

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JUNE 11, 2015**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Sammie McCoy  
Pete Mosley  
Paul Pratt, Jr.  
Bryan Richter  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Katy Rucker, Planner  
Lincoln Sweet, Planner  
Sheila Myers, Planning Assistant  
Lania Escobar, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, June 11, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson made the following announcements:

1. Sammie McCoy was appointed as a new Planning Commissioner by the County Commission June 8, 2015. Mr. McCoy is a transportation engineer specializing in road and bridge construction and design, and a resident of the Grassland Community; and
2. Item 17 has been withdrawn.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the May 14, 2015 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Givens. The motion passed by unanimous vote.

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. None of the Commissioners requested separate consideration.

3. **Chardonnay, Section 5** – Performance Bond for Landscaping – \$12,550.  
**Recommendation:** Extend in the current amount for a period of nine (9) months and require the completion of the landscaping.
4. **Chardonnay, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$210,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
5. **Chardonnay, Section 5** – Maintenance Bond for Wastewater Collection System - \$20,370.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
6. **King's Chapel, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$70,000.  
**Recommendation:** Release the bond.
7. **King's Chapel, Section 2B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.  
**Recommendation:** Release the bond.

8. **King's Chapel, Section 2C** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.  
**Recommendation:** Release the bond.
9. **Pepper Patch** – Performance Bond for Landscaping - \$8,965.  
**Recommendation:** Convert to Maintenance in the amount of \$2,000 for a period of nine (9) months.
10. **Temple Hills, Phase B, Section 16,** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
11. **The Grove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$495,250.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
12. **The Grove, Section 3** – Performance Bond for Wastewater Collection System - \$44,600.  
**Recommendation:** Convert to Maintenance in the amount of \$13,380 for a period of two (2) years.
13. **The Grove, Section 4** – Maintenance Bond for Wastewater Collection System - \$42,570.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **Watkins Creek, Section 5** – Maintenance Bond for Landscaping - \$2,000.  
**Recommendation:** Release the bond.
15. **Watkins Creek, Section 5** – Maintenance Bond for Wastewater Collection System - \$38,220.  
**Recommendation:** Release the bond.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner Walton seconded the motion, which passed by unanimous vote.

**PUBLIC HEARINGS:**

**ITEM 16**

**AMENDMENT TO APPENDIX B OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS REGARDING THE PRIVATE DRIVEWAY NOTATION**

Ms. Rucker reviewed the background (see Staff Report), recommending approval of the Amendment.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked how other lot owners would be notified if someone plats additional lots on an existing easement.

Ms. Rucker stated that regulations only allow 5 lots to take access off of an easement. She also stated if there are already 4 lots taking access and someone wanted to subdivide their property for another lot, it would be on a first come basis.

Commissioner Crohan stated he believes the property owners should be notified.

Commissioner Walton asked what happens if more than one owner wants to divide beyond the permitted five (5) lots.

Ms. Rucker stated they would have the option to make it a public road.

Ms. Ransom recommended another amendment to the Subdivision Regulations to be considered at a future Planning Commission meeting regarding the notification of property owners.

Commissioner Crohan stated that would be acceptable.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

#### **ITEM 17**

#### **AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING RURAL RETREAT-EXTENSIVE USES**

This item was withdrawn.

#### **ITEM 18**

#### **AMENDMENT TO ARTICLE 3 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PUBLIC HEARING NOTIFICATIONS**

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Amendment. Staff also recommended that the Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Fisher seconded the motion, which passed by unanimous vote.

#### **CONCEPT PLAN:**

#### **ITEM 19**

#### **CONCEPT PLAN REVIEW FOR SOUTHERN PRESERVE SUBDIVISION, CONTAINING 20 LOTS ON 35.10 ACRES LOCATED OFF LEWISBURG PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT**

Ms. Rucker reviewed the background (see Staff Report), recommending approval of this Concept Plan.

It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;

2. Prior to Preliminary Plat approval, construction plans for off-site roadway improvements, including turn lanes, must be approved by TDOT;
3. Submission of water plans for review and approval by HB & TS Utility District; and
4. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance.

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the turn lane improvements on Lewisburg Pike must be completed in accordance with the approved plans;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of HB & TS Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Dedication of right-of-way 48 feet off the centerline of Lewisburg Pike;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

## **ITEM 20**

### **CONCEPT PLAN REVIEW FOR WATER LEAF SUBDIVISION, CONTAINING 22 LOTS ON 48.89 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12<sup>TH</sup> VOTING DISTRICT**

Ms. Rucker reviewed the background (see Staff Report), recommending approval of this Concept Plan.

It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include turn lane improvements on Gosey Hill Road. Turn lane improvements must be approved by the County Highway Commission prior to Preliminary Plat approval;

2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance.

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the turn lane improvements on Gosey Hill Road must be completed in accordance with the approved plans;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Dedication of right-of-way 25 feet off the centerline of Gosey Hill Road;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 21**

**NON-RESIDENTIAL SITE PLAN (REVISED), FOR HIDEAWAY AT ARRINGTON, ARRINGTON NATIONAL GOLF COURSE AND AMENITY CENTER, ON 106.86 ACRES LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the revised Site Plan subject to the following:

1. The proposed Nontraditional Wastewater Treatment and Disposal System must be completed prior to the issuance of building permits for any proposed structures;
2. Applicable Performance and/or Maintenance Bonds for water, wastewater, landscaping and golf course improvements must be posted in conjunction with the first Final Plat; and
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley asked if prospective homeowners are notified that they are buying into a development where the HOA owns a golf course, and any potential financial liabilities that might accompany the same.

Ms. Ransom stated generally the HOA documents should address this and that the Homeowners Association does not have any responsibility for the oversight and maintenance of the golf course. Their responsibility is addressed via an agreement with the company operating the golf course and is addressed in the HOA documents.

There being no other comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**PRELIMINARY PLATS:**

**ITEM 22**

**PRELIMINARY PLAT REVIEW FOR FALLS GROVE, PHASE 3, CONTAINING 27 LOTS ON 51.41 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Ms. Rucker reviewed the background (see Staff Report), recommending approval of this Preliminary Plat.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
7. Dedication of right-of-way along Eudailey-Covington Road, as indicated on the Preliminary Plat; and
8. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

**FINAL PLATS:**

**ITEM 23**

**FINAL PLAT REVIEW FOR WHITE DEER, LARGE LOT EASEMENT  
SUBDIVISION, CONTAINING 3 LOTS ON 17.24 ACRES LOCATED OFF  
PEYTONSVILLE-ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

Mr. Sweet reviewed the background (see Staff Report), recommending approval subject to the following:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat; and
2. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:35p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL  
PLANNING COMMISSION ON JULY 9, 2015**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY