

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 8, 2015**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Steve Lane
John Lackey
Sammie McCoy
Pete Mosley
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Floyd Heflin, County Engineer
William Andrews, Assistant County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Katy Rucker, Planner
Sheila Myers, Planning Assistant
Lania Escobar, Secretary
Shironika Farris, Planning Intern

The Williamson County Regional Planning Commission met in regular session Thursday, October 8, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens, Pratt and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. A workshop regarding traffic evaluation will be held on November 12, 2015 from 5:30 to 6:30 prior to the Planning Commission meeting;
2. A joint meeting between the Planning Commission and County Commission is tentatively scheduled for November 5, 2015. A time has yet to be determined;
3. A minor revision to the Preliminary Plat for Falls Grove, Phase 2 and the Final Plat for Falls Grove, Section 2 are both on this agenda. Although taking action on a Preliminary and Final Plat is not a normal procedure, Staff felt the revision to the referenced Preliminary Plat was relatively minor in nature, and therefore asked for the body's consent to take action on both the Preliminary and Final Plat of this Phase/Section. The Commission agreed to hear both items; and
4. A moment of silence was held for Commissioner Brian Sanders, who passed away on September 17, 2015.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 10, 2015 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Fisher. 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.

Commissioners Crohan requested that Item 18. Stockett Creek, Section 1, be pulled for separate consideration.

3. **Arrington Retreat, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.
Recommendation: Defer to the November, 2015 meeting.

4. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Brienz Valley Addition, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Brienz Valley Addition, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$82,000.
Recommendation: Extend in the current amount for a period of six (6) months with a review in three (3) months.
7. **Dolan's Commercial Venue** – Maintenance Bond for Landscaping - \$2,400.
Recommendation: Release the bond.
8. **Fallsgrove, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$74,639.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Fallsgrove, Section 1** – Maintenance Bond for Wastewater Collection System - \$80,861.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Fallsgrove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$575,000.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **Gainango Farms** – Maintenance Bond for Landscaping - \$5,400.
Recommendation: Release the bond.
12. **Hillsboro Cove** – Performance Bond for Landscaping - \$47,700.
Recommendation: Extend in the current amount for a period of seven (7) months and require completion.
13. **King's Chapel, Section 6** – Performance Bond for Wastewater Collection System - \$82,500.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **Silver Stream Farm, Section 6A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Defer to the November, 2015 meeting.
15. **Silver Stream Farm, Section 6B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Defer to the November, 2015 meeting.
16. **Stag's Leap, Section 2B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **Stag's Leap, Section 3A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$6,000.
Recommendation: Extend in the current amount for a period of one (1) year.

18. **Stockett Creek, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control – Pulled for separate consideration.

FINAL PLATS:

ITEM 23

FINAL PLAT REVIEW FOR THE GROVE, SECTION 7, CONTAINING 68 LOTS ON 67.71 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2015-414)

The Plat is in order, and Staff recommends approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$550,000 for roads, drainage and erosion control. This amount is a reduced amount based on work completed;
2. The posting of a Performance Bond in the amount of \$275,600 for the wastewater collection system;
3. The posting of a Performance Bond in the amount of \$280,000 for water improvements as specified by Milcrofton Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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.

ITEM 25

FINAL PLAT REVIEW FOR SILVER STREAM FARMS, SECTION 4F, CONTAINING 14 LOTS ON 4.81 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2015-416)

The Plat is in order, and Staff recommends approval with the following stipulations:

1. Posting of a Performance Bond in the amount of \$50,000 for roads, drainage, and erosion control. This bond amount is based on work completed to date;
2. Posting of a Performance Bond for water improvements in the amount of \$30,000 as specified by the Nolensville/College Grove Utility District;
3. Posting of a Performance Bond for sewer improvements in the amount of \$14,500 as specified by Metro Nashville Water and Sewerage Services;
4. Posting of a Performance Bond for landscaping improvements in the amount of \$20,680;
5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission of two copies 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.

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

BONDS:

ITEM 18

STOCKETT CREEK SECTION 1 – MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff Report), recommending that this bond be extended in the current amount of \$180,000 for a period of six (6) months.

Commissioner Crohan asked for clarification regarding the bond being at the end of the bond period.

Mr. Andrews stated it just meant that the bond could be released at either 80% build-out or the end of the bond period, whichever comes first, and when the applicant places the final surface mix this bond could be brought back to the Commission sooner than six (6) months.

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.

NON-RESIDENTIAL SITE PLANS:

ITEM 19

NONRESIDENTIAL SITE PLAN REVIEW FOR TRIPLE STAR FARMS, RURAL RETREAT EXTENSIVE, ON 53.86 ACRES LOCATED OFF WILSON PIKE IN THE 5TH VOTING DISTRICT (5-2015-023)

Mr. Holmes reviewed the background (see Staff Report), recommending approval with the following stipulations:

1. The posting of a Performance Bond for Landscaping in the amount of \$124,150; and
2. 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.

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

PRELIMINARY PLATS:

ITEM 20

PRELIMINARY PLAT REVIEW FOR FALLS GROVE, PHASE 2 (REVISED), CONTAINING 85 LOTS ON 67.93 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2015-314)

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. Establishment of a performance bond for roads, drainage and erosion control;
2. Establishment of a performance bond for water improvements as specified by Milcrofton Utility District;
3. Establishment of a performance bond for the wastewater collection system;
4. Submission and approval of landscaping plans, and establishment of a performance bond for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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 Fisher seconded the motion, which passed by unanimous vote.

ITEM 21

PRELIMINARY PLAT REVIEW FOR VINEYARD VALLEY, PHASE 1, CONTAINING 26 LOTS ON 52.61 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT (1-2015-311)

Mr. Holmes 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 submittal of a Final Plat, the off-site improvements to Eudailey-Covington Road, as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 21-3), must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
 - c) A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same; and
 - d) The posting of a Performance Bond in the amount of \$100,800 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant.

3. 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;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Dedication of right-of-way 30 feet off the centerline of Eudailey-Covington Road;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. 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 Fisher made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

ITEM 22

PRELIMINARY PLAT REVIEW FOR WATER LEAF SUBDIVISION, CONTAINING 22 LOTS ON 49.14 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2015-313)

Ms. Farrior 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 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 twenty-five (25) feet off the centerline of Gosey Hill Road;
7. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plan 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 Walton seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 23

FINAL PLAT REVIEW FOR THE GROVE, SECTION 7, CONTAINING 68 LOTS ON 67.71 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2015-414)

This item was on Consent.

ITEM 24

FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 2, CONTAINING 85 LOTS ON 67.93 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2015-415)

Ms. Rucker reviewed the background (see Staff Report), recommending approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$675,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$231,300 for the wastewater collection system;
3. The posting of a Performance Bond in the amount of \$330,000 for water improvements as specified by Milcrofton Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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 Fisher seconded the motion, which passed by unanimous vote.

ITEM 25

**FINAL PLAT REVIEW FOR SILVER STREAM FARMS, SECTION 4F,
CONTAINING 14 LOTS ON 4.81 ACRES LOCATED OFF ROCKY FORK
ROAD IN THE 5TH VOTING DISTRICT (1-2015-416)**

This item was on Consent.

OTHER:

ITEM 26

**APPROVAL OF THE PLANNING COMMISSION MEETING SCHEDULE FOR
2016**

Mr. Horne recommended approval of the 2106 Planning Commission Schedule.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 27

**Update on the Save Rural Franklin and Save Old Hillsboro Road v.
Williamson County, by and through its Regional Planning Commission,
Williamson County Chancery Court, Docket Number 43237**

Ms. Ransom gave a brief update regarding the above noted case.

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There being no further business, the meeting was adjourned at approximately 7:33 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON NOVEMBER 12, 2015**

CHAIRMAN JOHN LACKEY