

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 8, 2016**

MEMBERS PRESENT

Don Crohan
Holli Givens
John Lackey
Steve Lane
Pete Mosley
Bryan Richter
Eddie Sanders
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
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, September 8, 2016 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Hatcher, McCoy and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 11 was withdrawn; and
2. Beginning next week a series of public forums regarding the educational impact fee will be held. The first will be September 14, 2016 at 6:30 p.m. at Independence High School in the auditorium; the second will be September 15, 2016 in the auditorium of the Administrative Building at 6:30 p.m.; and the third will be September 21, 2016 at Nolensville High School in the auditorium at 6:30 p.m.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the August 11, 2016 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Sanders. 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. There being none, Mr. Horne read the following into the record:

3. **Belle Vista, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$243,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Falls Grove, Section 2** – Performance Bond for Wastewater Collection System - \$231,300
Recommendation: Convert to Maintenance in the amount of \$69,390 and extend for a period of two (2) years.
5. **Falls Grove, Section 2** – Performance Bond for Water \$330,000.
Recommendation: Convert to Maintenance in the amount of \$33,000 and extend for a period of one (1) year.

6. **Falls Grove, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$675,000.
Recommendation: Convert to Maintenance in the amount of \$375,000 and extend for a period of one (1) year.
7. **Falls Grove Amenity Center** – Performance Bond for Landscaping - \$72,700.
Recommendation: Convert to Maintenance in the amount of \$21,800 and extend for a period of seven (7) months.

FINAL PLATS:

ITEM 12

FINAL PLAT REVIEW FOR THE GROVE, SECTION 8, CONTAINING 5 LOTS ON 7 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT

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

1. The posting of a Performance Bond for roads, drainage and erosion control in the amount of \$233,000;
2. The posting of Maintenance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$6,555.50;
3. The posting of a Performance Bond for the wastewater collection system in the amount of \$20,200;
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.

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

PRELIMINARY PLATS:

ITEM 8

PRELIMINARY PLAT REVIEW FOR DAVENTRY, PHASE 1, CONTAINING 34 LOTS ON 73 ACRES LOCATED OFF TULLOSS ROAD IN THE 5TH VOTING DISTRICT (1-2016-310)

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

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

1. 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 said 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 said 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 said system and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$123,000 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$40,920 for landscaping improvements.
2. Submittal of 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. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove 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. 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 Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley stated he had several calls this week pertaining to the traffic flow of two or three subdivisions being tied together between Clovercroft Road and Tulloss Road. He stated the residents feel they have not been given the opportunity to address their concerns about these developments. He asked what it meant when the applicant requests a 40-foot right-away and a design speed of 25 miles per hour.

Mr. Heflin stated that for several years, staff has requested the posted speed limit be 25 miles per hour because the residents do not want people speeding through the subdivisions and if the residents are concerned with cut through traffic they should want the design speed to be 25 miles per hour rather than 30 miles per hour.

Mr. Jamie Reed, SEC Inc., representing the applicant, stated the road will be designed for 25 miles per hour traffic.

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

ITEM 9

**PRELIMINARY PLAT REVIEW FOR FIDDLERS GLENN, PHASE 1,
CONTAINING 47 LOTS ON 139 ACRES LOCATED OFF MURFREESBORO
ROAD IN THE 5TH VOTING DISTRICT (1-2016-311)**

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

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

1. Prior to submittal of a Final Plat, turn lane improvements on Murfreesboro Road 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 said 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 said 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 said system and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$175,500 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$15,070 for landscaping improvements.
3. Submittal of 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 Nolensville/College Grove Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Dedication of right-of-way 60 feet off the centerline of Murfreesboro Road (SR 96);
8. Submission of landscaping plans and establishment of a performance bond for landscaping;
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.

Commissioner Mosley asked how many entrances this subdivision has onto Murfreesboro Road.

Mr. Matteson stated there is only one entrance on Murfreesboro Road. He also stated, based on the Concept Plan, there is a stub road to an adjoining property, which will have to be completed and connected to an existing county road before more than 99 lots can be final platted.

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

FINAL PLATS:

ITEM 10

FINAL PLAT REVIEW FOR CARTWRIGHT CLOSE (REVISED), CONTAINING 16 LOTS ON 127 ACRES LOCATED OFF HIDDEN VALLEY ROAD IN THE 8TH VOTING DISTRICT (1-2016-425)

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

1. The posting of a revised Performance Bond in the amount of \$375,000 for roads, drainage and erosion control;
2. Final approval of all septic systems for each lot from the Department of Sewage Disposal Management; and
3. Providing two (2) 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.

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.

ITEM 11

FINAL PLAT REVIEW FOR ENDERLE PROPERTY, 5TH LOT OFF EASEMENT, CONTAINING 2 LOTS ON 47 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (1-2016-416)

This item was withdrawn.

ITEM 12

FINAL PLAT REVIEW FOR THE GROVE, SECTION 8, CONTAINING 5 LOTS ON 7 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2016-424)

This item was on Consent.

ITEM 13

FINAL PLAT REVIEW FOR WATER LEAF, SECTION 1, CONTAINING 20 LOTS ON 35 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2016-418)

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

1. The posting of a Performance Bond for roads, drainage and erosion control in the amount of \$350,000;
2. The posting of a Performance Bond for landscaping in the amount of \$25,960;
3. The posting of a Performance Bond for incomplete water improvements within this Section in favor of Milcrofton Utility District in the amount of \$30,000;
4. The posting of a Maintenance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$18,578.10;
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 Richter seconded the motion, which passed by unanimous vote.

ITEM 14

APPROVAL OF THE PLANNING COMMISSION MEETING SCHEDULE FOR 2017

Mr. Matteson stated the only change to the meeting schedule for 2017 is the submittal deadline has changed to allow more time to review items.

Chairman Lackey asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 6:00 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 13, 2016

CHAIRMAN JOHN LACKEY