

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 9, 2017**

MEMBERS PRESENT

Don Crohan
Holli Givens
Sharon Hatcher
John Lackey
Sammie McCoy
Pete Mosley
Paul Pratt Jr.
Bryan Richter
Eddie Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Rachel Durham, Planner
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, March 9, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 14 and Item 18 have been withdrawn;
2. There is a revised attachment 15-3; and
3. There is a Non-Agenda item request for Lookaway Farms, Section 1, Maintenance Bond for Water. Without objection, the Planning Commission agreed to hear this item as Item 22.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 9, 2017 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Richter. 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. **Arrington Retreat, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Clovercroft Preserve, Section 1** – Performance Bond for Water - \$24,750.
Recommendation: Convert to maintenance in the amount of \$3,712.50 until April 16, 2018.
5. **Clovercroft Preserve, Section 1** – Performance Bond for Landscaping - \$98,560.
Recommendation: Convert to maintenance in the amount of \$29,600 for a period of six (6) months.
6. **Clovercroft Preserve, Section 1** – Performance Bond for Wastewater Collection System - \$150,000.
Recommendation: Extend in the current amount for a period of one (1) year.
7. **Clovercroft Preserve, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$490,000.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Delta Springs** – Maintenance Bond for Roads, Drainage and Erosion Control \$125,000.
Recommendation: Extend in the current amount for a period of one (1) year.

9. **Hideaway at Arrington, Section 1** – Maintenance Bond for Landscaping - \$68,277.
Recommendation: Release the bond.
10. **Hillsboro Cove** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **King's Chapel, Section 3B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **Silver Stream Farm, Section 4E** – Maintenance Bond for Sewer - \$25,000.
Recommendation: Release the bond.
13. **The Grove, Section 6** – Maintenance Bond for Landscaping - \$29,640.
Recommendation: Release the bond.

Chairman Lackey asked for comments from the Commission.

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

CONCEPT PLANS:

ITEM 14

CONCEPT PLAN REVIEW FOR SWANSON'S RIDGE, CONTAINING 21 LOTS ON 49 ACRES LOCATED OFF KITTRELL ROAD IN THE 9TH VOTING DISTRICT (1-2017-201)

This item was withdrawn.

NON-RESIDENTIAL SITE PLANS:

ITEM 15

NON-RESIDENTIAL SITE PLAN REVIEW FOR SOUTH CREEK RURAL RETREAT, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM ON 235 ACRES LOCATED OFF CARTERS CREEK PIKE IN THE 11TH VOTING DISTRICT (5-2016-024)

Mr. Holmes reviewed the background (see Staff Report) recommending approval. Prior to the issuance of a Certificate of Occupancy (C.O.) for the proposed Rural Retreat-Extensive use, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that said system was installed and is functioning;
2. 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;
3. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
4. The posting of a Performance Bond for the Wastewater Treatment and Disposal System in the amount of \$124,700 for said system, as specified by the County's wastewater consultant;
5. The posting of a Performance Bond for the Wastewater Collection System in the amount of \$409,000 for said system, as specified by the County's wastewater consultant; and

6. The posting of a Performance Bond in the amount of \$29,645 for landscaping improvements.

Chairman Lackey asked for comments from the Commission.

Commissioner Crohan asked if the facility would meet the required setbacks.

Mr. Preston Ayer, T-Square Engineering, representing the applicant, stated it did meet the required setbacks.

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

ITEM 16

NON-RESIDENTIAL SITE PLAN REVIEW FOR COX LADD TREATMENT FACILITY FOR ARRINGTON RIDGE, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM ON 128 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2017-003)

Ms. Durham reviewed the background (see Staff Report) recommending approval. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that said system is installed and is functioning;
2. 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;
3. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
4. The posting of a Performance Bond in the amount of \$120,000 for said system, as specified by the County's wastewater consultant; and
5. The posting of a Performance Bond in the amount of \$50,600 for landscaping improvements.

Chairman Lackey asked for comments from the Commission.

There being no other comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by a vote of nine (9) in favor and zero (0) against, with Commissioner Sanders abstaining.

PRELIMINARY PLATS:

ITEM 17

PRELIMINARY PLAT REVIEW FOR BURNING TREE FARMS (AKA BRICK CHURCH FARMS), CONTAINING 18 LOTS ON 27 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2017-301)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the 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 concurrently with 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 Nolensville/College Grove Utility District;

4. Submission of landscaping plans and establishment of a performance bond for landscaping;
5. Dedication of right-of-way 60 feet off the centerline of Nolensville Road;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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 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 18

FINAL PLAT REVIEW FOR BUMBLEBEE FARMS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, 2ND AND 3RD LOTS OFF EASEMENT, CONTAINING 2 LOTS ON 33 ACRES LOCATED OFF EVERGREEN ROAD IN THE 1ST VOTING DISTRICT (2-2017-001)

This item was withdrawn.

ITEM 19

FINAL PLAT REVIEW NATCHEZ RIDGE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 31 ACRES LOCATED OFF NEW HWY 96 W IN THE 9TH VOTING DISTRICT (1-2016-431)

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;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for 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 20

FINAL PLAT REVIEW FOR THE HUNTER KAY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, 3RD LOT OFF EASEMENT, CONTAINING 1 LOT ON 6.83 ACRES LOCATED OFF FIRE TOWER ROAD IN THE 9TH VOTING DISTRICT (2-2017-002)

Mr. Sweet reviewed the background (see Staff Report), recommending approval.

Chairman Lackey asked for comments from the Commission.

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

ITEM 21

FINAL PLAT REVIEW FOR THE GROVE, SECTION 9 (142---01309), CONTAINING 41 LOTS ON 23 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2016-432)

Mr. Matteson stated that the applicant is requesting this item be deferred until the next meeting, and as such, Staff recommends deferral of this item until April 2017 meeting.

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

NON-AGENDA ITEMS:

ITEM 22

LOOKAWAY FARMS, SECTION 1, PERFORMANCE BOND FOR WATER IMPROVEMENTS

Mr. Matteson reviewed the background (see Staff Report), recommending that the improvements be combined into on-site and off-site water improvements with a maintenance bond in the amount of \$60,000 for a period of one (1) year.

Chairman Lackey asked for comments from the Commission.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Walton 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 APRIL 13, 2017

_____ CHAIRMAN JOHN LACKEY