

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 8, 2018**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Sharon Hatcher
John Lackey, Chairman
Steve Lane
Beth Lothers
Pete Mosley
Bryan Richter
Eddie Sanders

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
Debbie Smith, Admin. Office Manager
Lania Escobar, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, November 8, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, McCoy and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Revised reports Items 3, 4 and 26 as well as the Triune Plan exhibit were placed in front of the members;
2. Training Session at Battlefield Park for Planning Commission and Board of Zoning Appeals will be Friday, November 9th and tickets are available after the meeting for those who wish to attend; and
3. There will be a closed session at the end of the meeting.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the October 11, 2018 Planning Commission meeting.

A motion was made by Commissioner Mosley to approve the minutes as submitted, and was seconded by Commissioner Richter, which 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. Hearing no request for separate discussion, Mr. Horne read the following into the record:

- 3. Burning Tree Farms, Section 1 – Performance Bond for Water (N/CG) - \$142,500**
Recommendation: Reduce to Maintenance in the amount of \$21,375 for a period of one (1) year.
- 4. Burning Tree Farms, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$188,000**
Recommendation: Extend in the current amount for a period of one (1) year.
- 5. Farms at Clovercroft, Wastewater Area – Maintenance Bond for Landscaping – \$19,300**
Recommendation: Release the bond.
- 6. Karen Whitford Commercial Lot – Performance Bond for Landscaping - \$1,815**
Recommendation: Reduce to maintenance in the amount of \$550 for a period of six (6) months.

- 7. King's Chapel, Section 3B** – Maintenance Bond for Wastewater Collection System - \$5,250
Recommendation: Release the bond.
- 8. King's Chapel, Section 5** - Maintenance Bond for Wastewater Collection System - \$21,000
Recommendation: Release the bond.
- 9. Mike Hayes Landscaping** – Performance Bond for Landscaping - \$9,300
Recommendation: Extend in the current amount for a period of six (6) months.
- 10. Stephens Valley, Section 1** – Performance Bond for Landscaping - \$72,160
Recommendation: Reduce to maintenance in the amount of \$21,650 for a period of six (6) months.
- 11. Stephens Valley, Section 1** – Performance Bond for Water and Sewer – \$819,297.83
Recommendation: Reduce to maintenance in the amount of \$20,000 until March 22, 2019.
- 12. The Grove, Section 7** – Maintenance Bond for Wastewater Collection System - \$82,680
Recommendation: Extend in the current amount for a period of one (1) year.

FINAL PLAT:

ITEM 24

Final Plat Review for Daventry Subdivision, Section 2 containing 24 lots on 55.75 acres located off Tulloss Road in the 5th Voting District (1-2018-433).

The plat is in order and Staff recommends approval with the following conditions:

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
2. Posting of a Performance Bond in the amount of \$752,000 for roads, drainage and erosion control;
3. Posting of a Performance Bond in the amount of \$190,000 for water improvements as specified by Nolensville/College Grove Utility District;
4. The posting of a Performance Bond in the amount of \$60,400 for the wastewater collection system;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. That the applicant provides 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. Commissioner Richter seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS

ITEM 13

PROPOSED AMENDMENT TO MAJOR THOROUGHFARE PLAN IN CONSIDERATION OF THE RECLASSIFICATION OF GOSEY HILL ROAD AS A COLLECTOR

Mr. Horne reviewed the background (see Staff Report) and, given the recommendations associated with the analysis conducted by the County's Traffic Consultant, recommended amending the MTP to re-classify Gosey Hill Road to "collector" road.

Commissioner Lackey opened the public hearing, noting that no one signed up to speak, and the public hearing was closed.

Commissioner Mosley asked if Long Lane would also be reclassified as a collector road. Mr. Horne indicated perhaps in the future it would, but currently it is not under consideration.

Commissioner Baldree addressed her concern with the delay in improvements of the Gosey Hill/Arno Road intersection until the school is at 75% capacity. Mr. Horne stated the improvements related to the schools construction have not been finalized.

Commissioner Lothers asked if there would be any reconsideration of the speed. Mr. Horne stated any speed assessment would be done by the Highway Commission and County Commission as this process continues.

Commissioner Crohan asked about acquiring right-of-way. Mr. Horne stated over time the right-of-way would be acquired, but as development projects come in, the right-of-way could be acquired with those approvals.

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

ITEM 14

AMENDMENT TO ARTICLE 14 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING OPEN SPACE STRIPS WITHIN CONSERVATION SUBDIVISIONS

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this revised Text Amendment. Staff also recommends that the attached Resolution (See Attachment 14-2) be forwarded to the County Commission for adoption.

Mr. Matteson indicated to the Commission that the attachment 14-1 everything in Section (E) and (F)1 has already approved and the only new language is in (F)2.

Commissioner Lothers stated she is in favor of this item, but asked who will grant final approval of the landscaping /berm for each project. Mr. Matteson stated the application will be reviewed by Staff to ensure it meets the Zoning Ordinance requirements, and it would also be presented to the Planning Commission for approval, as with any project.

Commissioner Lackey opened the public hearing, noting that no one signed up to speak, and the public hearing was closed.

Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 15

RESOLUTION TO ADOPT THE TRIUNE SPECIAL AREA PLAN AND RECOMMENDATION FOR ENDORSEMENT BY THE COUNTY COMMISSION

Mr. Matteson gave a brief PowerPoint presentation regarding the Plan.

Commissioner Lackey opened the public hearing.

Rhonda Rose, 2996 Old Murfreesboro Road, stated it has been an honor and privilege to work with Staff and Community on the Triune Citizens Advisory Committee. She stated that everything that is within this study is the community's desire to for future development and planning for the area. She requested the Board to approve of the Plan.

Penny Kemle, 2954 Spanntown Road, indicated she would like to thank Staff for the excellent job in walking everyone through this process and asked that the Planning Commission approve this Plan.

There being no further comments, Commissioner Lackey closed the public hearing.

Commissioner Baldree stated that Staff and the Committee have been excellent to work with and, the community has been very involved.

Commissioner Crohan asked if there was any discussion about changing the density in the area. Mr. Matteson stated there was some discussion, and the community's consensus was they would prefer to maintain low density, especially in Character Area 1.

Commissioner Lothers wanted to echo what Commissioner Baldree previously said.

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

OLD BUSINESS:

ITEM 16

PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1 CONTAINING 29 LOTS ON 38.60 ACRES LOCATED OFF OF LONG LANE IN THE 12TH VOTING DISTRICT

COMMISSIONER HATCHER RECUSED HERSELF FROM THIS ITEM.

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of this item until the December 2018 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed 8-0, with Commissioner Hatcher not voting.

ITEM 17

FINAL PLAT REVIEW FOR THE SLOAN FARM SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 38.84 ACRES LOCATED OFF CARL ROAD IN THE 9TH VOTING DISTRICT (1-2018-429)

Mr. Sweet reviewed the background (see Staff Report) recommending approval of this Final Plat subject to the following:

1. Establishment of a performance bond for water improvements in favor of H.B. and T.S. Utility District in the amount of \$185,000;
2. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
3. A Land Disturbance Permit must be obtained for the overall development; and
4. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

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

ITEM 18

FINAL PLAT REVIEW FOR THE FARMSTEAD SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 30.53 ACRES LOCATED OFF PEYTONSVILLE-TRINITY ROAD IN THE 5TH VOTING DISTRICT (1-2018-427).

Mr. Sweet reviewed the background (see Staff Report) recommending deferral of this item until the December 2018 meeting.

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

ITEM 19

FINAL PLAT REVIEW FOR THE REBECCA JEAN SMALLBONE, ET AL PROPERTY SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT ON 5.01 ACRES LOCATED OFF NEW HIGHWAY 96 WEST IN THE 9TH VOTING DISTRICT (1-2018-423)

Mr. Sweet reviewed the background (see Staff Report) recommending deferral of this item until the December 2018 meeting.

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

ITEM 20

FINAL PLAT REVIEW FOR DONALD MINGUS LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 45.79 ACRES LOCATED OFF OF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT (1-2018-411)

Mr. Sweet reviewed the background (see Staff Report) recommending deferral of this item until the December 2018 meeting, at which point Staff will recommend denial if all issues still have not been satisfactorily addressed.

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

NON-RESIDENTIAL SITE PLAN

ITEM 21

SITE PLAN REVIEW FOR CENTRAL EAST ELEMENTARY SCHOOL, ON 52.66 ACRES LOCATED OFF OF GOSEY HILL ROAD LOCATED IN THE 4TH AND 12TH VOTING DISTRICTS (5-2018-016)

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of this item until the December 2018 meeting.

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

PRELIMINARY PLATS

ITEM 22

PRELIMINARY PLAT REVIEW FOR FALLS GROVE SUBDIVISION, PHASE 6 CONTAINING 66 LOTS ON 82.8 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2018-317)

Ms. Durham reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions, which must be addressed in conjunction with Final Plat consideration:

1. Establishment of a performance bond for roads, drainage and erosion control;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of a performance bond for the wastewater collection system;
4. Submission 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.

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

ITEM 23

PRELIMINARY PLAT REVIEW FOR FALLS GROVE SUBDIVISION, PHASE 7 CONTAINING 24 LOTS ON 17.85 ACRES LOCATED OFF EUDAILEY COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2018-318)

Ms. Durham reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions, which must be addressed in conjunction with Final Plat consideration:

1. Establishment of a performance bond for roads, drainage and erosion control;

2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of a performance bond for the wastewater collection system;
4. Submission 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.

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

FINAL PLATS

ITEM 24

On Consent Agenda

ITEM 25

FINAL PLAT REVIEW FOR MCDANIEL ESTATES, SECTION 1 (RE-APPROVAL) CONTAINING 40 LOTS ON 322.76 ACRES LOCATED OFF MCDANIEL ROAD LOCATED IN THE 5TH VOTING DISTRICT (1-2018-434)

Mr. Holmes reviewed the background (see Staff Report) recommending re-approval of this Final Plat subject to the same conditions established at the August 2018 meeting.

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

OTHER BUSINESS

ITEM 26

2019 PLANNING COMMISSION AGENDA SCHEDULE

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

ITEM 27 – CLOSED SESSION

VADEN, ET AL VS. WILLIAMSON COUNTY, WILLIAMSON COUNTY CHANCERY DOCKET NO. 57440

No action was required.

ITEM 28

ENDORSEMENT OF THE COMPREHENSIVE LAND USE PLAN UPDATE ADVISORY COMMITTEE.

Mr. Matteson reviewed the proposed list of members for the committee.

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

There being no further business, the meeting was adjourned at approximately 6:42 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON DECEMBER 13, 2018**

_____ CHAIRMAN JOHN LACKEY