

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF FEBRUARY 14, 2019**

MEMBERS PRESENT

Don Crohan  
Holli Givens  
John Lackey, Chairman  
Beth Lothers  
Sammie McCoy  
Pete Mosley  
Eddie Sanders

STAFF PRESENT

Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Rachel Durham, Planner  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, February 14, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Hatcher, Lane, Pratt and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. A corrected set of minutes has been distributed to each member;
2. A revised report for Item 24 has also been distributed;
3. The Comprehensive Plan update is ongoing and there is an online survey at [www.Williamson2040.org](http://www.Williamson2040.org); and
4. Request for a Non-Agenda Item for South Creek Rural Retreat Water Bond.

Chairman Lackey asked if any Commissioner had any questions or objections to considering the Non-Agenda item, not hearing any he noted the item would be placed at the end of the Agenda.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the January 10, 2019 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as corrected, and was seconded by Commissioner McCoy, 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 Roads, Drainage and Erosion Control - \$188,000  
**Recommendation:** Convert to Maintenance in the amount of \$125,000 for a period of one (1) year.
4. **Chardonnay, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control – \$130,000  
**Recommendation:** Release the Bond.
5. **Chardonnay, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000  
**Recommendation:** Release the Bond.
6. **Chardonnay, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000  
**Recommendation:** Release the Bond.

7. **Chardonnay, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$165,000  
**Recommendation:** Release the Bond.
8. **Clovercroft Preserve, Wastewater System** – Maintenance Bond for Landscaping - \$8,600  
**Recommendation:** Release the Bond.
9. **Dunblane** – Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000  
**Recommendation:** Release the Bond.
10. **Foxen Canyon, Section 1** – Performance Bond for Landscaping - \$36,300  
**Recommendation:** Extend in the current amount for a period of six (6) months and require completion before the next review period.
11. **Foxen Canyon, Section 1** – Maintenance Bond for Sewer Improvements - \$57,600  
**Recommendation:** Extend in the current amount for a period of six (6) months.
12. **Foxen Canyon, Section 1** – Performance Bond for Water - \$441,333.75  
**Recommendation:** Reduce in the amount of \$73,552.25 until May 2019.
13. **Foxen Canyon, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$383,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **Hart's Landmark** – Maintenance Bond for Water - \$20,600  
**Recommendation:** Extend in the current amount until January 17, 2020.
15. **Lookaway Farms, Wastewater System** – Maintenance Bond for Landscaping \$6,000  
**Recommendation:** Release the Bond.
16. **Lookaway Farms, Section 1** – Maintenance Bond for Landscaping - \$13,500  
**Recommendation:** Release the Bond.
17. **Lookaway Farms, Section 1** – Performance Bond for Wastewater Collection System - \$282,000  
**Recommendation:** Extend in the current amount for a period of six (6) months.
18. **Lookaway Farms, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$493,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
19. **Silver Stream Farm, Section 4D** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000  
**Recommendation:** Release the Bond.
20. **Silver Stream Farm, Section 4E** – Maintenance Bond for Roads, Drainage and Erosion Control - \$65,000  
**Recommendation:** Release the Bond.

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

**PUBLIC HEARING:**

**ITEM 21**

**CONCEPT PLAN REVIEW FOR THE MILL AT BOND SPRINGS CONTAINING 55 LOTS ON 115 ACRES LOCATED OFF OF BETHESDA ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2019-200).**

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of this item until the March 2019 meeting. Additionally, as public notice of this hearing was provided according to Zoning Ordinance requirements, Staff recommended the Public Hearing be held.

Commissioner Lackey opened the Public Hearing.

Mary Jane LaGrow spoke in opposition of this item, stating she didn't feel represented by the County due to the lack of communication. She is concerned about traffic and septic systems since there is no sewer in that area. She stated that she would like to see the preservation to the farm areas and more controlled growth.

Angela Hawkins spoke opposition of this item, stating she also felt there was a lack of communication and wanted to see the Bethesda area to remain rural.

Eric Hawkins stated Bethesda is a small community with a big voice and asked the Board to consider carefully before approving of this item.

Ted Paine stated he is in agreement with the previous opposition, stating his concern for traffic and road improvements.

Mike Oliver stated his specific concern is traffic and infrastructure.

Nolan Walton stated that with all the development that is coming to the area, eventually we will not have enough land to build the schools needed to support the kids.

Allen Rosenhowler stated his concern is for the landscaping buffer requirements and why it is set as the minimum buffer required.

Dee Dee Cathman stated she wished someone would be concerned with the Bethesda Community and would like to see more public notice.

Roy Look stated he had no knowledge of the process as to how the community was supposed to see what is being proposed.

Commissioner Betsy Hester stated she is elected by the community and that if the community had any questions or concerns she would be happy to help them.

Chairman Lackey closed the Public Hearing and asked Mr. Matteson to comment on the procedural aspects.

Mr. Matteson stated that the county follows the procedure that is outlined in the Williamson County Zoning Ordinance, which includes notifying adjacent property owners and posting a public hearing sign on the site. He added that the agenda was published on the County's website and everyone is encouraged to always look at the website and call with any questions. Mr. Matteson also indicated that he and staff would be happy to meet with citizens regarding the project and encouraged people to participate in the County's Comprehensive Plan update.

There being no comments, Commissioner Crohan made a motion to defer until the March 2019 meeting. Commissioner McCoy seconded the motion, which passed by unanimous vote.

## **ITEM 22**

### **AMENDMENT TO ARTICLE 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING DECIBEL MEASUREMENT STANDARDS**

Mrs. Ransom reviewed the background (see Staff Report) recommending approval of this proposed Text Amendment. Staff also recommends that the attached Resolution (See Attachment 22-2) be forwarded to the County Commission for adoption.

Commissioner Lackey opened the Public Hearing. Patrick Berger stated he lives in an area where there is an exceptional amount of noise and introduced a report for the Board he had done on decibel levels.

Commissioner Givens asked if this item could be deferred until further research could be done on the decibel scale.

There was general discussion regarding A scale measurements and C scale measurements of the decibels.

Commissioner Lothers made a motion to defer this item until the March 2019 meeting. Commissioner Givens seconded the motion, which passed by unanimous vote.

**OLD BUSINESS:**

**ITEM 23**

**PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1 CONTAINING 29 LOTS ON 39.97 ACRES LOCATED OFF OF LONG LANE IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2018-310).**

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

1. 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:
  - a. A monitoring plan, approved by TDEC, showing the location of monitoring wells and surface water sampling locations to assess the impact of the wastewater disposal system on ground and surface water in the area surrounding the disposal fields;
  - b. Proof that any required Class V injection well permits have been issued by TDEC;
  - c. A letter from TDEC indicating that said system to serve this development was installed and is functioning;
  - d. As-built drawings showing the location of all system components, as well as the monitoring wells as shown on the monitoring plan approved by TDEC, and a sealed certification letter from the design engineer indicating that said system and monitoring components were constructed in accordance with the approved construction plans and specifications;
  - e. A letter from the owner/utility provider indicating that it has accepted said system to serve this development and is currently operating same; and
  - f. The posting of a Performance Bond in the amount of \$120,000 for said system as specified by the County's wastewater consultant.
2. Proof that any required Class V injection well permits have been issued by TDEC;
3. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with 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. 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.

Mrs. Ransom noted that a copy of the Drainage Calculations has been distributed to the Board as part of the record.

Commissioner Mosley asked whether the stormwater run-off would be increasing. He also expressed a concern for the monitoring wells for the sewer system.

Mr. Heflin stated as far as the stormwater, it will be increasing volume post development, not flow rate and under the current regulations, it meets the standards.

Commissioner McCoy asked why the Drainage Calculations were given to the Board. Mrs. Ransom stated so the information would be part of the record and that they show the storm water being diverted around the Wastewater Drip fields, which was a concern noted at previous meetings.

Commissioner Lothers stated that whether the Board likes or dislikes this development, it is in compliance with the Williamson County Zoning Ordinance standards.

There being no additional comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed 6-1 with Commissioner Mosley voting "No".

#### **PRELIMINARY PLAT:**

#### **ITEM 24**

#### **PRELIMINARY PLAT REVIEW FOR ARRINGTON RIDGE SUBDIVISION, PHASE 2 CONTAINING 33 LOTS ON 64.08 ACRES LOCATED OFF OF COX ROAD IN THE 5TH VOTING DISTRICT (1-2019-300).**

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. Prior to Final Plat submittal, turn lane improvements on Cox Road must be completed to the satisfaction of the Williamson County Highway Superintendent;
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 treatment and disposal system was installed and is functioning;
  - b) As-built drawings showing the location of all treatment system components and a sealed certification letter from the design engineer

- indicating that said treatment 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 treatment system and is currently operating same;
  - d) The posting of a Performance Bond in the amount of \$120,000 for said treatment and disposal system as specified by the County's wastewater consultant; and
  - e) The posting of a Performance Bond in the amount of \$50,600 for landscaping improvements.
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 HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with 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. 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.

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

#### **ITEM 25**

#### **PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 6, CONTAINING 77 LOTS ON 23.76 ACRES LOCATED OFF PASQUO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2019-301).**

Mr. Matteson 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. Prior to Final Plat submittal, off-site roadway improvements required in association with individual sections of the development, as stipulated in the Traffic Impact Study review findings provided by the County's traffic engineering consultant (See Attachment 25-3), must be completed in accordance with the approved plans;
2. Prior to submittal of a Final Plat for the section of development that includes lots between Trace Creek and the Timberline subdivision, the specific method for ensuring emergency access must be installed and deemed operational by the County's Emergency Management Department;
3. Establishment of performance bonds for roads, drainage and erosion control;

4. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping, which shall include any bond required by the National Park Service related to the Natchez Trace Parkway reforestation plan;
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.

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

**FINAL PLAT:**

**ITEM 26**

**FINAL PLAT REVIEW FOR DAVENTRY, SECTION 1 (RE-APPROVAL) CONTAINING 14 LOTS ON 52.09 ACRES LOCATED OFF OF TULLOSS ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2018-417).**

Mr. Holmes reviewed the background (see Staff Report) recommending re-approval of this Final Plat 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 \$396,000 for roads, drainage and erosion control;
3. Posting of a Performance Bond in the amount of \$488,000 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$48,000 for the wastewater collection system;
5. Posting of a Performance Bond in the amount of \$81,510 for landscaping improvements;
6. The applicant shall submit a letter to the Planning Department agreeing to have a registered professional engineer involved in the construction phase for roads, drainage and erosion control of the project for the purpose of monitoring construction in order to ensure conformity with approved plans and specifications;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**NON-AGENDA ITEM**

**ESTABLISHMENT OF A PERFORMANCE BOND FOR WATER IMPROVEMENTS FOR SOUTH CREEK RURAL RETREAT, ON 235 ACRES LOCATED AT 1994 CARTERS CREEK PIKE THE 11<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff Report) recommending the establishment of a Performance Bond for water improvements in favor of HB & TS Utility District in the amount of \$252,000 as specified by the district.

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

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There being no further business, the meeting was adjourned at approximately 6:35 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 14, 2019.**

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CHAIRMAN JOHN LACKEY