

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 13, 2019**

MEMBERS PRESENT

Don Crohan
John Lackey, Chairman
Steve Lane
Pete Mosley
Eddie Sanders
Sharon Hatcher
Sammie McCoy
Bryan Richter
Holli Givens

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

The Williamson County Regional Planning Commission met in regular session Thursday, June 13, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lothers, and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Staff report for item 15 has been revised; and
2. Announcement of Rachel Durham's resignation from the Planning Department.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 9, 2019 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes. The motion was seconded by Commissioner McCoy, and 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. **Arrington Ridge, Section 5** – Maintenance Bond for Water (N/CG) – \$12,750
Recommendation: Release the bond.
4. **Arrington Ridge, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$580,000
Recommendation: Extend in the current amount for a period of one (1) year.
5. **Blackberry Ridge** – Performance Bond for Roads, Drainage and Erosion Control - \$295,000
Recommendation: Extend in the current amount for a period of one (1) year.
6. **King's Chapel, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$81,000
Recommendation: Extend in the current amount for a period of one (1) year.
7. **King's Chapel, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000

- Recommendation:** Extend in the current amount for a period of one (1) year.
8. **King's Chapel, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000
Recommendation: Extend in the current amount for a period of one (1) year.
 9. **Southern Preserve, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$80,000
Recommendation: Extend in the current amount for a period of one (1) year.
 10. **Southern Preserve, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000
Recommendation: Extend in the current amount for a period of one (1) year.
 11. **Temple Hills, Phase B, Section 16** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000
Recommendation: Extend in the current amount for a period of one (1) year.
 12. **The Grove, Section 8** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000
Recommendation: Extend in the current amount for a period of one (1) year.

FINAL PLATS:

ITEM 19

FINAL PLAT REVIEW FOR VINEYARD VALLEY, SECTION 2 CONTAINING 16 LOTS ON 16.60 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT (1-2019-411)

Staff recommended approval with the following conditions:

1. The posting of a Performance Bond in the amount of \$231,000 for roads, drainage and erosion control;
2. Posting of a Maintenance Bond in the amount of \$35,000 for water improvements as specified by Milcrofton Utility District;
3. The posting of a Performance Bond in the amount of \$49,600 for the wastewater collection system;
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. Commissioner Richter seconded the motion, which passed by unanimous vote.

Old Business:

ITEM 13

**PRELIMINARY PLAT REVIEW FOR MCDANIEL ESTATES, PHASE 3
CONTAINING 42 LOTS ON 16.46 ACRES LOCATED OFF MCDANIEL ROAD
IN THE 5TH VOTING DISTRICT (1-2019-303)**

Mr. Holmes reviewed the background (see Staff Report), recommending that action on this Item be deferred until the July 2019 meeting.

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

ITEM 14

**FINAL PLAT REVIEW FOR LOCUST CREEK HOLLOW LARGE LOT
EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 84.67 ACRES
LOCATED OFF OF FISHER ROAD IN THE 1ST VOTING DISTRICT (1-2019-
408)**

Mr. Sweet reviewed the background (see Staff Report), recommending that action on this Item be deferred until the July 2019 meeting.

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-RESIDENTIAL SITE PLANS:

ITEM 15

**NON-RESIDENTIAL SITE PLAN REVIEW (REVISED) FOR TROUBADOUR
CLUB (FORMERLY HIDEAWAY AT ARRINGTON) AMENITY CENTER ON
80.12 ACRES LOCATED OFF OF CLUBVIEW LANE IN THE 5TH VOTING
DISTRICT**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the revised Site Plan with the following conditions:

1. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
2. All proposed signage must be approved per Ordinance requirements

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

PRELIMINARY PLAT:

ITEM 16

**PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 6 (REVISED)
CONTAINING 94 LOTS ON 65.23 ACRES LOCATED OFF OF ARNO ROAD IN
THE 2ND VOTING DISTRICT (1-2019-305)**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Preliminary Plat with the following conditions, which shall 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 Lane seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 17

**FINAL PLAT REVIEW FOR ENCLAVE AT DOVE LAKE, SECTION 1
CONTAINING 59 LOTS ON 174.49 ACRES LOCATED OFF NOLENSVILLE
ROAD IN THE 5TH VOTING DISTRICT (1-2019-409)**

Mr. Holmes reviewed the background (see Staff Report) recommending re-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 \$900,000 for roads, drainage and erosion control. This bond amount does not cover the existing County road of Big Oak Lane, as the Highway Department has bonded this portion of the roadway;
3. Posting of a Performance Bond in the amount of \$380,000 for water improvements as specified by Nolensville/College Grove Utility District;
4. The posting of a Performance Bond in the amount of \$165,600 for the wastewater collection system;
5. The posting of a Performance Bond in the amount of \$83,600 for landscaping improvements;
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 Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 18

FINAL PLAT REVIEW FOR HARDEMAN SPRINGS, SECTION 2 CONTAINING 42 LOTS ON 62.68 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2019-410)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Final Plat with the following conditions:

1. Prior to the issuance of the building permit for the 22nd lot within this Section, the original cabin must be reconstructed as depicted on the Final Plat.
2. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
3. Posting of a Performance Bond in the amount of \$638,000 for roads, drainage and erosion control. This is a reduced amount based on work already completed;
4. Posting of a Performance Bond in the amount of \$215,000 for water improvements as specified by Nolensville/College Grove Utility District;
5. The posting of a Performance Bond in the amount of \$112,000 for the wastewater collection system;
6. Posting of a Performance Bond in the amount of \$52,100 for landscaping improvements;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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.

Commissioner Givens inquired if there will be a path from Percheron Lane to the Cabin for public access.

Chairman Lackey stated that it was a requirement to have public access to the cabin and cemetery.

Mr. John Harney, of Park Trust Development, stated that a permanent access easement to the cabin and cemetery is shown on the plat. Parking is curbside along Percheron Lane.

Commissioner Givens inquired if this subdivision will have dark sky-compliant lighting.

Mr. Harney stated that lighting has been installed for this development; he will look into dark sky compliant lighting for future developments.

Chairman Lackey asked Mr. Harney about maintenance responsibility for the cabin and cemetery.

Mr. Harney stated that the maintenance will be the responsibility of the HOA.

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

ITEM 19

Heard on Consent Agenda.

ITEM 20

**FINAL PLAT REVIEW FOR TODD AND JOY GRIFFIN PROPERTY
CONTAINING 1 LOT ON 5.02 ACRES LOCATED OFF OWEN HILL ROAD IN
THE 2ND VOTING DISTRICT (1-2019-412)**

Mr. Sweet reviewed the background (see Staff Report) recommending approval of the Final Plat.

Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Hatcher seconded the motion, which passed unanimously.

There being no further business, the meeting was adjourned at approximately 5:52 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON JULY 11, 2019.**

CHAIRMAN JOHN LACKEY