

MINUTES OF THE
STORM WATER APPEALS BOARD (SWAB)
MEETING OF April 23, 2025

1. OPENING – The Storm Water Appeals Board (SWAB) met in session on Wednesday, April 23, 2025 at 8:30 a.m. in the Auditorium of the Williamson County Administrative Complex. A quorum was present. Attendees were:

1.1 Board Members

John Kinnie, Agricultural Representative, Chairman
Liz McLaurin, Environmental Representative
Betsy Hester, County Commission Representative
Davis Lamb, Development Representative
George Garden, Engineering Representative
Rob Adams Jr, Builders Representative

1.2 Staff

Mario Forgione, Stormwater Coordinator
Floyd Heflin, County Engineer
Kristi Ransom, County Attorney
Debbie Smith, Administrative Office Manager

2. APPROVAL OF MINUTES – Chairman John Kinnie opened the floor for comments on the March 26, 2025, minutes. Liz McLaurin made a motion to approve; seconded by Rob Adams. The motion was unanimously approved.

3. 04-23-2025-03– Waiver of Section 4 by Rick Salisbury for property located at 5598 Parker Branch Road.

3.1 Introduction by Staff – Mr. Forgione reviewed the report for the record.

3.2 Applicant – Joseph Yeayman, representative for the owner. Mr. Yeayman stated this wall was an Engineered wall built on a rock base.

Mr. Yeayman stated the wall was constructed because the creek was eroding the bank and exposing an electrical line that supplies the neighboring property and therefore the wall was constructed to stop the erosion.

3.3 Public Hearing – No Comment

3.4 Board Discussion – George Garden asked if the pool was constructed prior to the regulations. Mario Forgione stated that was correct.

Mr. Yeayman asked when the regulations took effect. Floyd Helfin indicated that they took effect in 2005.

Liz McLaurin asked if the owner is in the construction business, why were permits not obtained prior to building the wall. Mr. Yeayman stated that he was unable to answer that question.

George Garden stated that since the bank was eroding, the wall made a strong argument for approval. However, historically the Board has required mitigation along the WNA. But with the electrical line being within the area, it would not be safe to install any landscaping within that area.

Rob Adams advised that the construction of this wall and materials they used will ensure the longevity of the wall. Mr. Heflin noted that the violation on the wall is still a factor, and the applicant will need to submit the Engineer's Certification for the construction of the wall.

3.5 Board Action – George Garden made a motion to approve with the condition that the owners provide the required Engineer Certification for the retaining wall, seconded by Liz McLaurin. The motion was unanimously approved.

4. 04-23-2025-03– Waiver of Section 4 by Chet Rhodes for property located at 8192 Shoals Branch Road.

George Garden recused himself from this item.

4.1 Introduction by Staff – Mr. Forgione reviewed the report for the record.

4.2 Applicant – Brad Tatum, general contractor for the owners, represented the item along with Chet Rhodes, the applicant's engineer. Mr. Tatum noted that any previous work done to the property was not done by his company. Mr. Tatum added that there was an existing logging road on the property up to the building site. The storm that came through in 2022 took out a lot of the trees on the top of the hill. He said that MTEMC was allowed to remove trees to allow for the installation of the electric to the building site. Once that was completed, the repairs were made to the existing driveway to widen and re-gravel.

Chet Rhodes, Rhodes Engineering LLC, stated there is a creek crossing on the property for which a bridge will need to be constructed. When he made the first visit to the property, he saw how much disturbance was done along the WNA. MTEMC did obtain a general permit to cross the creek with the electric installation.

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Mr. Rhodes stated he has prepared an Erosion Control Plan and also a Hydrologic and Flood Study for Shoals Branch since there is no FEMA map or study done in this area. Once these studies were done, the bridge design was done. The bridge has been designed with the 100-year floodplain requirements being met.

4.3 Public Hearing – No Comment

4.4 Board Discussion – Davis Lamb asked for information on the design of the bridge. Mr. Rhodes stated the original design had multiple piers, but some of those piers had been removed and the piers on each side will be bored into the bedrock, then mount the bridge top with steel and reinforced walls.

Davis Lamb asked if they had done any tree removal on this site. Mr. Tatum stated that as soon as they were notified, erosion control measures were installed and disturbed areas were stabilized.

Betsy Hester asked if the bridge would be adequate for heavy construction loads. Mr. Rhodes stated it was constructed with that in mind, and otherwise this would be used like a local road with residential traffic on this one lane bridge.

Floyd Heflin stated that Staff will need to see the construction plans and calculations for the bridge design and certify the as-built. Mr. Rhodes stated they originally were looking at several designs, but the final design has landed on the rail car bridge and will remove all previous references on plans.

4.5 Board Action – Davis Lamb made a motion to approve in the location as shown with the condition that no additional disturbance is done within the WNA, also giving the flexibility to revert back to another plan with approval from Engineering Staff, seconded by Rob Adams. The motion was unanimously approved.

5. Revisions to the Stormwater Regulations.

Kristi Ransom explained proposed revisions to the Bylaws, which were for discussion only today. The primary amendment is to allow general public comment at all meetings, resulting from a pending change in the State law and at the request of the County Mayor.

She also noted a few minor changes and typo's that she's also made at this time. This will be brought back to the Board at the next meeting for a vote.

Also, at the next meeting, we will have the Election of Officers.

ADJOURNMENT - There being no further business, Davis Lamb moved for adjournment. The motion was unanimously approved.

Chairman

John P. Kinne

Date
5/26/25