

MINUTES OF THE
STORM WATER APPEALS BOARD (SWAB)
MEETING OF MAY 28, 2025

1. OPENING – The Storm Water Appeals Board (SWAB) met in session on Wednesday, May 28, 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
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
Michael Scott, Asst to the 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 April 24, 2025, minutes. Davis Lamb made a motion to approve; seconded by Betsy Hester. The motion was unanimously approved.

3. 05-28-2025-02– Waiver of Section 4 by Michael Homes (H & H Surveying) for Craig Hudgens for property at 4441 Buchanan Ln.

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

3.2 Applicant – Craig Hudgens stated the driveway, and turnaround was not new and had been there since 1954, also that it was 40 feet wide not 80 feet, the only thing new is the rock. He was just trying to follow the regulations to find a suitable turnaround.

3.3 Public Hearing – Michael Paich, 4413 Savage Point Dr, stated that he lives in the adjacent neighborhood and over the last few years the drainage has increased. He stated the County Staff had come out to the site and basically it would be up to the owners to mitigate the runoff from uphill. He wanted to know if there was anything that could be done to reduce or maintain the existing water flow.

3.4 Board Discussion – John Kinnie asked if the driveway will be paved. Mr. Hudgens stated that it would be. Mr. Kinnie also stated that the driveway rock

Williamson County Storm Water Appeals Board

Meeting of May 28, 2025

Page 2 of 4

was washing into the creek. Mr. Hudgens said he's tried to maintain the driveway as best as possible without damaging the creek.

John Kinnie indicated that the existing hill is currently sliding and asked how he proposed to keep that from happening. Mr. Hudgens stated that if he did fire suppression on the structures, he would not be required to install the turnarounds or the 16 foot wide driveway. Mr. Scott indicated that according to Section 3.02.B in the Subdivision Regulations the driveway width must be 16 feet.

Rob Adams asked if the Board has the right to require fire protection to the property. Ms. Ransom stated they have the option to either meet the requirements of the Subdivision Regulations and install the driveway and turnaround locations or meet the sprinkler requirements.

George Garden asked where the house location would be. Mr. Hudgens approached and pointed to the map where it would be.

Betsy Hester asked what type of fire suppression would be necessary (i.e. roof, sprinklers, etc.). Mr. Hudgens stated that normally sprinklers meet all necessary requirements, but there were other options.

Davis Lamb asked if there was any obligation from the applicant to address the stormwater. Mr. Scott stated that generally with all Large Lot Easements, the builder is required to submit a Site-Specific Erosion Control Plan.

Ms. Ransom stated that based on the applicant's comments today, it was unclear what the applicant was requesting and asked for clarification. Mr. Hudgens stated there were 2 options; (A) would be the turnarounds and driveway width, or (B) expand the width of the driveway to 16 feet and install fire suppression in the home. The preferred option is (B) and the expansion could be done on the opposite side of the creek.

Betsy Hester asked if retention areas or pond could be a condition of this Board. Ms. Ransom stated it has not gone to Planning Commission until this Board has made a decision and at this time the only thing that can be reviewed is the request for the driveway and the storm water requirements would be reviewed in conjunction with the plat review.

3.5 Board Action – Davis Lamb made a motion to allow the widening of the driveway to meet the Williamson County Subdivision Regulations of 16 feet wide with the condition that the expansion goes on the opposite side of the creek and that paving is allowed, seconded by George Garden. The motion was unanimously approved.

4. 05-28-2025-03– Amendments to the Storm Water By-Laws.

4.1 Introduction by Staff – Ms. Ransom reviewed the amendments as noted in the copies.

Ms. Ransom stated that she did clarify the result if a motion failed for lack of a second. She reiterated that the Board would have to then take action to deny in that circumstance, so if a matter was appealed and taken to court the reason for denial would be clear and concise.

4.2 Public Hearing – No Comment

4.3 Board Discussion – Davis Lamb asked if in the “representation” we should add Engineer, since most of the projects are represented by an Engineer. Ms. Ransom stated that in most cases the owner and Engineer were present, if not we would require a Power of Attorney from the owner to represent the item.

4.4 Board Action – Davis Lamb made a motion to approve, seconded by George Garden. The motion was unanimously approved.

5. 05-28-2025-04 – Election of Officers

Chairman

Davis Lamb made a motion to elect John Kinnie as Chair, seconded by Betsy Hester. The motion was unanimously approved.

Vice Chairman

Rob Adams made a motion to elect Davis Lamb as Vice Chair, seconded by George Garden. The motion was unanimously approved.

Secretary

Davis Lamb made a motion to elect George Garden as Secretary, seconded by Rob Adams. The motion was unanimously approved.

6. Resolution Honoring Bradley Hoot's service.

6.1 Introduction by Staff – Ms. Ransom stated that at the last meeting, the Board requested Staff present a Resolution honoring Mr. Hoot's long dedicated service to the Board. A Resolution was presented, and signatures would be taken and then presented to Ms. Hoot.

6.4 Board Action – Rob Adams made a motion to approve, seconded by Davis Lamb. The motion was unanimously approved.

7. Other Business

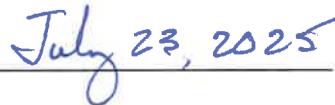
John Kinnie stated that in the future, if the request was for a gated community to please make sure the Board has the codes for the gates. Also, the packets need to be mailed earlier, so that they may go out to the site prior to the day before the meeting. Several members did not receive the packet in a sufficient amount of time to visit the site.

Betsy Hester stated the sign was waterlogged and had fallen down and wanted to know if there could be an improvement in the quality of signage. She also added that there was a guard on site and didn't feel comfortable entering the site. Ms. Ransom stated that in the future, Staff could accompany any of the Board members to a site, they just cannot go as a group.

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



Chairman



Date