

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF FEBRUARY 12, 2015**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Susan Fisher  
Steve Lane  
Pete Mosley  
Tom Murdic  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Katy Rucker, Planner  
Lincoln Sweet, Planner  
Sheila Myers, Administrative Assistant  
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, February 12, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Lackey, Pratt, Richter, and Sanders were unable to attend.

Vice Chairman Crohan called the meeting to order.

Mr. Horne announced that Items 17 and 19 have been withdrawn.

**CONSIDERATION OF MINUTES:**

Vice Chairman Crohan asked for a motion to consider the minutes of the January 15, 2015 Planning Commission meeting.

A motion was made by Commissioner Murdic to approve the minutes as submitted, and was seconded by Commissioner Mosley. The motion passed by unanimous vote.

**CONSENT AGENDA:**

Vice Chairman Crohan asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. None of the Commissioners requested separate consideration.

3. **Auto Clinic of Franklin** – Performance Bond for Landscaping - \$26,000.  
**Recommendation:** Convert to Maintenance in the amount of \$7,800 and extend for a period of six (6) months.
4. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.  
**Recommendation:** This bond to be reviewed at the March 2015 meeting.
5. **Chardonnay, Section 6** – Performance Bond for Water (Milcrofton) - \$12,500.  
**Recommendation:** Defer to the April 2015 meeting.
6. **Chardonnay, Section 6** – Performance Bond for Landscaping - \$12,850.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
7. **Chardonnay, Section 6** – Performance Bond for Wastewater Collection System - \$65,200.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

8. **Chardonnay, Section 6** – Performance Bond for Roads, Drainage and Erosion Control - \$550,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
9. **Kings Chapel, Section 3A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$126,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. **King's Chapel, Section 4B** – Performance Bond for Wastewater Collection System \$67,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
11. **King's Chapel, Section 6** – Performance Bond for Roads, Drainage and Erosion Control \$440,000.  
**Recommendation:** No action at this time.
12. **Silver Stream Farm, Section 6A** – Maintenance Bond for Sewer (Metro) - \$15,000.  
**Recommendation:** Defer to the March 2015 meeting.

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

**PUBLIC HEARINGS:**

**ITEM 13**

**AMENDMENT TO SECTION 3 OF THE SUBDIVISION REGULATIONS REGARDING VESTING**

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Amendment.

Vice Chairman Crohan opened the Public Hearing.

There being no one wishing to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for any comments from the Commission.

Vice Chairman Crohan asked what happens if the City annexes a property would that make it null and void.

Mr. Matteson stated the vesting would remain with the property.

Ms. Ransom stated when the City annexes a subdivision it is usually taken subject to what the County has already approved, however the City Attorney would ultimately determine what vesting terms continue under the City's jurisdiction over the development.

Vice Chairman Crohan asked what happens if the City takes jurisdiction and provides sewer.

Ms. Ransom stated there would be a revised Site Plan or Plat to reflect removal of the septic systems or decentralized system, and the amendment could rise to the level where that development would lose its vested status, but that would be up to the local government in charge of the development at that time.

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

#### **ITEM 14**

#### **AMENDMENT TO SECTION 4 OF THE SUBDIVISION REGULATIONS REGARDING BOND REQUIREMENTS**

Ms. Ransom reviewed the background (see Staff Report), recommending proposed Section IV be approved and adopted in its entirety, replace the current Section IV and become effective immediately.

Vice Chairman Crohan opened the Public Hearing.

There being no one wishing to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for any comments from the Commission.

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

#### **ITEM 15**

#### **AMENDMENT TO ARTICLE 17, SECTION 17.03(A) OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PRIVATE EASEMENTS**

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Amendment. Staff also recommended that the Resolution be forwarded to the County Commission for adoption.

Vice Chairman Crohan opened the Public Hearing.

There being no one wishing to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for any comments from the Commission.

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

#### **ITEM 16**

#### **AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING ACCESSORY STRUCTURE SIZE**

Ms. Rucker reviewed the background (see Staff Report), recommending approval of the Amendment. Staff also recommended that the Resolution be forwarded to the County Commission for adoption.

Vice Chairman Crohan opened the Public Hearing.

There being no one wishing to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for any comments from the Commission.

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

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 17**

**SITE PLAN REVIEW FOR VINEYARD VALLEY NONTRADITIONAL TREATMENT AND DISPOSAL SYSTEM, ON 106 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

This item was withdrawn.

**CONCEPT PLANS:**

**ITEM 18**

**CONCEPT PLAN FOR CLOVERCROFT PRESERVE, CONTAINING 95 LOTS ON 193.77 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> AND 5<sup>TH</sup> VOTING DISTRICTS**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this Concept Plan along with the request for a 40-foot right-of-way width. It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include turn lane improvements on Clovercroft Road. Turn lane improvements must be approved by the County Highway Commission prior to Preliminary Plat submittal;
2. Submission of water plans for review and approval by Nolensville-College Grove Utility District;
3. Sewer lines must be shown outside of road right-of-ways;
4. Submission of construction plans for all required wastewater treatment and disposal facilities to TDEC, the County's consultant, and staff; and
5. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance.

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the turn lane improvements on Clovercroft Road must be completed in accordance with the approved plans;
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 the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
  - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Nontraditional Wastewater Treatment and Disposal 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 the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
  - d) The posting of a Performance Bond in the amount of \$146,600 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
  - e) The posting of a Performance Bond in the amount of \$28,750 for landscaping improvements related to the treatment plant;
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 approved HOA documents must be recorded prior to 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 Nolensville/College Grove 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. Dedication of right-of-way 36 feet off the centerline of Clovercroft Road;
  9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
  10. 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.

Mr. Jamie Reed, SEC, representing the applicant, was available for any questions.

Vice Chairman Crohan asked for any comments from the Commission.

Commissioner Mosley expressed concerns about the traffic caused by new developments and the developers not funding roadway improvements.

Mr. Matteson stated the County's program with respect to traffic has been through the traffic shed methodology and when a development is proposed, the roadway capacity is evaluated and if the roadway cannot handle the density allowed in the Zoning District, then the developer can either scale back the size of the development or make highway improvements if they choose the higher density. In this case, the development has been scaled back to less than half the density allowed in the zoning district because of roadway capacity deficiencies.

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

**PRELIMINARY PLATS:**

**ITEM 19**

**PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 6, CONTAINING 69 LOTS ON 67.71 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

This item was withdrawn.

**FINAL PLATS:**

**ITEM 20**

**FINAL PLAT REVIEW FOR MISTYE MEADOW FARMS, LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL), CONTAINING 3 LOTS ON 15.03 ACRES LOCATED OFF LONG LANE IN THE 4<sup>TH</sup> VOTING DISTRICT**

Mr. Sweet reviewed the background (see Staff Report), recommending approval subject to the stipulations set forth in the November 2014 approval.

Vice Chairman Crohan asked for any comments from the Commission.

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

**OTHER:**

**ITEM 21**

**ESTABLISHMENT OF A LANDSCAPING BOND FOR ON TRACK (ART) STUDIOS, LOCATED AT 1978 WILSON PIKE ON 1.69 ACRES IN THE 4<sup>TH</sup> VOTING DISTRICT (5-2014-025)**

Mr. Sweet reviewed the background, recommending the establishment of a Performance Bond for landscaping in the amount of \$32,065.

Vice Chairman Crohan asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 7:40 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MARCH 12, 2015**

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VICE CHAIRMAN DON CROHAN