

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MAY 12, 2016**

MEMBERS PRESENT

Don Crohan
John Lackey
Steve Lane
Pete Mosley
Paul Pratt, Jr.
Eddie Sanders
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, Planning Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, May 12, 2016 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Baldree, Givens, McCoy and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 20 was withdrawn; and
2. A training session for the Planning Commission will be held on June 9, 2016; once all details are finalized, Staff will inform the Commission of the time.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the April 14, 2016 Planning Commission meeting.

A motion was made by Commissioner Walton to approve the minutes as submitted, and was seconded by Commissioner Mosley. The motion 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. Commissioner Walton requested separate consideration for Item 7. Mr. Horne read the following into the record:

3. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000
Recommendation: Extend in the current amount for a period of six (6) months.
4. **Chardonay, Section 5** – Performance Bond for Landscaping - \$12,550.
Recommendation: Convert to maintenance in the amount of \$3,765 and extend for a period of six (6) months.
5. **Chardonay, Section 6** – Performance Bond for Landscaping - \$12,850.
Recommendation: Convert to maintenance in the amount of \$3,855 and extend for a period of six (6) months.
6. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$90,000.
Recommendation: Extend in the current amount for a period of one (1) year.
7. **Hart's Landmark** – Not on Consent as requested by Commissioner Walton.

8. **Hart's Landmark** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Hart's Landmark** – Performance Bond for Sewer Improvements - \$85,970.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Hillsboro Cove** – Performance Bond for Landscaping - \$47,700.
Recommendation: Extend in the current amount for a period of six (6) months and require a completion schedule within thirty (30) days.
11. **Ivan Creek** – Maintenance Bond for Roads, Drainage and Erosion Control - \$220,000.
Recommendation: Release the bond.
12. **Ivan Creek** – Maintenance Bond for Off-Site Road Improvements - \$45,000.
Recommendation: Defer until the October 2016 meeting.
13. **King's Chapel, Section 4B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **King's Chapel, Section 6** – Performance Bond for Roads, Drainage and Erosion Control - \$220,000.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **Owendale** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.
Recommendation: Release the bond.
16. **Stag's Leap, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control \$150,000.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **Vale Creek** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Extend in the current amount for a period of one (1) year.

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

ITEM 7

HART'S LANDMARK, PERFORMANCE BOND FOR LANDSCAPING

Mr. Andrews reviewed the background (see Staff Report), recommending that this bond be extended in the current amount of \$110,600 for a period of six months and require a completion schedule within 30 days.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked if the entrance to the subdivision is covered under this bond.

Mr. Andrews stated there had been a sign installed at the entrance, but it was discovered that the sign was located in the right-of-way and had to be removed. He stated we do not have a signage plan as far as the entrance is concerned.

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

OLD BUSINESS:

ITEM 18

CONCEPT PLAN REVIEW FOR FOXEN CANYON (REVISED), CONTAINING 49 LOTS ON 92.29 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2016-203)

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

Staff recommends that the following stipulations be included, along with any other stipulations that the Commission may deem necessary:

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, a construction entrance, which provides access from Foxen Canyon to a road that is on the County Road List, must be identified and written proof from the applicable authorities that access is granted must be submitted. Such construction entrance shall be shown on the Preliminary Plat and on the construction drawings. A road protection bond may be required from the Williamson County Highway Superintendent to protect the county road(s) accessed by this construction traffic.
2. The roadway connection from Hart's Landmark to Foxen Canyon via Hart's Landmark Drive shall not be opened for vehicular traffic of any kind until the roadways in Hart's Landmark have been formally accepted by the County on the County Road List, unless the developer of Hart's Landmark provides written consent to such connection and both developers determine, in that writing, responsibility for any damages or liabilities resulting from this access.

In the alternative, no Preliminary Plats shall be submitted for Foxen Canyon until the roads within Hart's Landmark are accepted on the County Road List.

3. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
4. Submission of water plans for review and approval by Mallory Valley Utility District;
5. Submission of sewer plans for review and approval by Harpeth Wastewater Cooperative; and
6. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance.

The Final Plat must address the following:

1. 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;
2. Establishment of a performance bond for roads, drainage and erosion control;

3. Establishment of a performance bond for water improvements in favor of Mallory Valley Utility District;
4. Establishment of a performance bond for sewer improvements in favor of Harpeth Wastewater Cooperative;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
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.

Mr. Matteson also noted that the property owner adjacent to the construction entrance has requested a landscape buffer be installed between his property and the construction entrance. The developer has agreed to this condition. If the Commission approves this request Staff would recommend the following;

- a. The applicant shall provide a "Type C" buffer, as outlined in Section 15.06 of the Zoning Ordinance, between the portion of the proposed construction entrance that is located within the Hart's Landmark subdivision and the adjacent lot that is located within the Farmington subdivision. A landscaping plan reflecting this buffer must be submitted in conjunction with the submittal of a Preliminary Plat, and the buffer must be installed prior to the issuance of a Land Disturbance Permit for any portion of Foxen Canyon.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked if the construction entrance is wide enough.

Mr. Heflin stated that it should be adequate.

Commissioner Walton asked if the construction entrance would be over the sewer line and whether a Land Disturbance Permit would be required.

Mr. Heflin stated he would assume the sewer would be installed before the entrance. He also stated the construction plans will be submitted at the Preliminary Plat stage and any issues will be resolved at that time.

Commissioner Walton asked what a "Type C" buffer would be.

Mr. Matteson stated the Zoning Ordinance has four tiers of landscaping requirements, with "Type A" being the least and "Type D" being the most, "Type C" is the third tier.

Commissioner Pratt asked for clarification of stipulation number two (2) at the Preliminary Plat stage.

Mr. Matteson stated until the roads in Hart's Landmark are accepted by the County, the roads belong to the developer of Hart's Landmark and would require an agreement between the two developers, which he believes has been already reached.

Commissioner Crohan asked if the problem with emergency access not having enough room to make turns has been resolved.

Mr. Heflin stated the problem was that vehicles were parked in the roadway and emergency vehicles had to make additional turning maneuvers. He stated the roads are of adequate width. He also noted that the County does not have parking regulations. He also stated Emergency Management advised they have never had a problem getting to a location.

There being no other comments, Commissioner Mosley made a motion to accept Staff's recommendation including the stipulation of the "Type C" landscape buffer as recommended by Staff; and with the additional stipulation that a wire fence shall be incorporated into the landscape requirement. This fence can be removed after construction has ended. . Commissioner Sanders seconded the motion, which passed by unanimous vote.

NON-RESIDENTIAL SITE PLANS:

ITEM 19

NON-RESIDENTIAL SITE PLAN REVIEW FOR SPRING HOLLOW FARMS, WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 142 ACRES LOCATED OFF LAMPKINS BRIDGE ROAD IN THE 5TH VOTING DISTRICT (5-2016-008)

Mr. Holmes reviewed the background (see Staff Report), recommending approval with the following stipulations:

1. No Concept Plan(s) can be approved for any subdivision that would cause the total number of lots that would send wastewater to the Eudailey treatment system to exceed the limits of the State Operating Permit; and
2. 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 letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System to serve this development 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 to serve this development 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 to serve this development is currently operating same; and
 - d) The posting of a Performance Bond in the amount of \$11,825 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton stated he would like to see more traffic mitigation plans for these developments.

Mr. Holmes stated this would be evaluated when the Concept Plan is submitted.

Commissioner Mosley stated he believes road improvements on McDaniel Road need to be made before any developments are approved on this road.

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

CONCEPT PLANS:

ITEM 20

CONCEPT PLAN REVIEW FOR THE ENCLAVE AT DOVE LAKE, CONTAINING 158 LOTS ON 214.60 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 4TH VOTING DISTRICT (1-2015-210)

This item was withdrawn.

FINAL PLATS:

ITEM 21

FINAL PLAT REVIEW FOR BLACKHAWK, SECTION 2 (REVISED), CONTAINING 3 LOTS ON 5.14 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2016-409)

Mr. Sweet reviewed the background (see Staff Report), recommending approval of this request.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley inquired about correspondence he received stating the Homeowners Association had not been contacted about this request.

Mr. Horne stated that is a private matter between the HOA and the applicant, and that this body had no role in this matter.

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

ITEM 22

FINAL PLAT REVIEW FOR THE MANORS AT HIGHCLERE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 37.85 ACRES LOCATED OFF SR-96E IN THE 4TH VOTING DISTRICT (1-2016-402)

Mr. Sweet reviewed the background (see Staff Report), recommending approval with the following stipulations:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits;
4. Chairman Lackey asked for any comments from the Commission.

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 23

FINAL PLAT REVIEW FOR SOUTHERN PRESERVE, SECTION 1, CONTAINING 4 LOTS ON 5.89 ACRES LOCATED OFF LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (1-2016-408)

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Ms. Rucker reviewed the background (see Staff Report), recommending approval with the following stipulations:

1. The posting of a Performance Bond for roads, drainage and erosion control in the amount of \$100,000 (this is a reduced amount based on work completed to date);
2. The posting of a Performance Bond for water improvements in favor of HB & TS Utility District in the amount of \$35,500;
3. The posting of a Performance Bond for landscaping in the amount of \$11,385;
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.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 24

FINAL PLAT REVIEW FOR SANDRA MORAN ZIMMERLE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT OFF OWEN HILL ROAD IN THE 2ND VOTING DISTRICT (1-2016-405)

Mr. Sweet reviewed the background (see Staff Report), recommending approval of this request.

Chairman Lackey asked for any comments from the Commission.

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

OTHER BUSINESS:

Commissioner Mosley stated he would like to ask Staff when considering approval of the Concept Plan for The Enclave at Dove Lake, to protect the two large oak trees on this property near Big Oak Road. He stated they are the largest oak trees in the County.

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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 JUNE 9, 2016

CHAIRMAN JOHN LACKEY