

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JUNE 9, 2016**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Holli Givens  
John Lackey  
Steve Lane  
Sammie McCoy  
Pete Mosley  
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  
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, June 9, 2016 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Items 20, 22 and 26 were withdrawn; and
2. Discussions are underway with the consultant selected to conduct the Comprehensive Traffic Study. Staff anticipates that the Study will be complete by March 2017.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the May 12, 2016 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Lane. 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. **Brienz Valley, Section 1 – NOT ON CONSENT.**
4. **Brienz Valley, Section 2 – NOT ON CONSENT.**
5. **Brienz Valley, Section 3 – NOT ON CONSENT.**
6. **Chardonay, Section 5 – Maintenance Bond for Wastewater Collection System - \$20,370.**  
**Recommendation:** Release the bond.
7. **Chardonay, Section 5 – Performance Bond for Roads, Drainage and Erosion Control - \$210,000.**  
**Recommendation:** Convert to Maintenance in the amount of \$100,000 and extend for a period of one (1) year.
8. **Dunblane – Maintenance Bond for Water - \$14,493.45.**  
**Recommendation:** Release the bond.
9. **Hart's Landmark – Maintenance Bond for Water - \$51,500.**  
**Recommendation:** Reduce in the amount of \$20,600 and review again at the August 2016 meeting.

10. **King's Chapel, Section 3C** – Maintenance Bond for Water - \$3,125.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
11. **Silver Stream Farm, Section 4D** – Performance Bond for Landscaping - \$26,200.  
**Recommendation:** Extend in the current amount for a period of six (6) months and require completion.
12. **Silver Stream Farm, Section 4E** – Performance Bond for Landscaping - \$20,460.  
**Recommendation:** Convert to Maintenance in the amount of \$6,100 and extend for a period of six (6) months.
13. **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.
14. **The Grove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$495,250.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
15. **The Grove, Section 4** – Maintenance Bond for Wastewater Collection System - \$42,570.  
**Recommendation:** Release the bond.
16. **Vintage Construction** – Performance Bond for Landscaping - \$26,100.  
**Recommendation:** Convert to Maintenance in the amount of \$7,800 and extend for a period of six (6) months.

**FINAL PLATS:**

**ITEM 23**

**FINAL PLAT REVIEW FOR THE FARMS AT CLOVERCROFT, SECTION 2, CONTAINING 28 LOTS ON 31.59 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

The Plat is in order, and Staff recommends approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$300,000 for roads, drainage and erosion control. This amount has been reduced based on work completed;
2. The posting of a Performance Bond in the amount of \$112,000 for the wastewater collection system;
3. The posting of a Maintenance Bond in the amount of \$85,000 for water improvements as specified by Nolensville-College Grove Utility District;
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 Items. Commissioner Lane seconded the motion, which passed by unanimous vote.

**ITEM 3**

**BRIENZ VALLEY, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL**

Mr. Andrews reviewed the background (see Staff Report), recommending that that the default be lifted and that the remaining funds will be held in escrow until the improvements are accepted as a part of the County Road system.

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 4**

**BRIENZ VALLEY, SECTION 2, MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL**

Mr. Andrews reviewed the background (see Staff Report), recommending that that the default be lifted and that the remaining funds will be held in escrow until the improvements are accepted as a part of the County Road system.

Chairman Lackey asked for any comments from the Commission.

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

**ITEM 5**

**BRIENZ VALLEY, SECTION 3, MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL**

Mr. Andrews reviewed the background (see Staff Report), recommending that that the default be lifted and that the remaining funds will be held in escrow until the improvements are accepted as a part of the County Road system.

Chairman Lackey asked for any comments from the Commission.

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

**PUBLIC HEARINGS:**

**ITEM 17**

**AMENDMENT TO ARTICLE 17 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING DEVELOPMENT ENTRY POINTS AND DEAD-END ROAD NETWORKS (6-2016-001)**

Mr. Matteson reviewed the background (see Staff Report), recommending that the Resolution, as amended, be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

Ms. Laura Turner, 1108 Dickinson Lane, stated she is still concerned about changing dwelling units to lots and asked if this would allow a developer to put more than one unit on a lot. She also stated she hopes the Planning Commission will add a citizen comment section each month to the agenda.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley stated due to topography, he would suggest the first developer in an area have to build a road to keep property from being land-locked and unable to develop.

Commissioner McCoy asked for an explanation about the lots versus dwelling units.

Mr. Matteson stated the existing language in the Zoning Ordinance refers to dwelling units. It was changed to lots because that is what is reflected on the plats that the Planning Commission approves.

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

### **ITEM 18**

#### **AMENDMENTS TO ARTICLE 19 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING TRAFFIC SHED CAPACITIES (6-2016-002)**

Mr. Horne reviewed the background (see Staff Report), recommending that the Resolution, as amended, be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

Mr. George Dean, representing the owners of Daventry Subdivision, stated he would like to voice his support for this amendment.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked whether the increase in acreage in Traffic Shed 113, Murfreesboro Road, means they can have more trips.

Ms. Amy Burch, RPM Transportation, stated this will allow a certain number of trips per acre.

Mr. Matteson stated that the change may actually lower the number of trips per acre.

Commissioner Mosley asked if this traffic shed takes into account traffic coming from other counties and areas.

Mr. Horne stated it takes into account the current traffic regardless of where the traffic comes from.

Commissioner Baldree stated she is glad the Arno Road area is being studied for improvements.

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

**CONCEPT PLANS:**

**ITEM 19**

**CONCEPT PLAN REVIEW FOR LAMPKINS CROSSING, CONTAINING 133 LOTS ON 147 ACRES LOCATED OFF LAMPKINS BRIDGE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2016-205)**

Mr. Holmes reviewed the background (see Staff Report), recommending approval of this Concept Plan along with the requests for a 40-foot right-of-way width and a design speed of twenty-five (25) MPH within the subdivision. The first 750 feet of right-of-way of Tomaso Place from Lampkins Bridge Road should extend to the property's boundaries, and sidewalk shall not be located along this section of the roadway. 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 off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 19-3). Off-site improvements must be approved by the County Highway Commission and TDOT, as applicable, prior to Preliminary Plat submittal;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 19-3), 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 said 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 said 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 said system and is currently operating same; and
  - d) The posting of a Performance Bond for said system as specified by the County's wastewater consultant.
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 HOA documents must be submitted with the Final Plat, and the approved HOA documents 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 Milcrofton 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. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. 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.

Commissioner Walton asked if the traffic study for this development took into account the new subdivision going in on McDaniel Road.

Mr. Horne stated specifically it did not; however, it would be considered as part of the annual growth.

Commissioner Mosley asked if the improvements included bridge widening also.

Mr. Heflin stated the Highway Department will determine what needs to be done to the bridges.

Commissioner Sanders asked if the developments which are tying into the Eudailey-Covington Treatment Facility are on a first come, first served basis.

Chairman Lackey stated it is on a first come, first served basis.

Commissioner Baldree stated she is still concerned about the impact these new developments in this area will have.

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

#### **ITEM 20**

#### **CONCEPT PLAN REVIEW FOR MCDANIEL FARMS, CONTAINING 99 LOTS ON 252.27 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2016-206)**

This item was withdrawn.

#### **PRELIMINARY PLATS:**

#### **ITEM 21**

#### **PRELIMINARY PLAT REVIEW FOR CARTWRIGHT CLOSE (REVISED), CONTAINING 16 LOTS ON 126.66 ACRES LOCATED OFF HIDDEN VALLEY ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2016-305)**

Mr. Matteson reviewed the background (see Staff Report), recommending approval of this revised Preliminary Plat with the following stipulations:

1. Establishment of a revised Performance Bond for roads, drainage and erosion control as deemed necessary by the County's Engineering Department;
2. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and

3. Provide two (2) copies 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.

Commissioner Crohan asked what the width of the right-of-way is.  
Mr. Andrews stated it is fifty feet.

Commissioner Walton asked if the large tracts in this subdivision can be subdivided later.

Mr. Matteson stated if they would like to subdivide further, they would have to submit a revised Final Plat.

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

**FINAL PLATS:**

**ITEM 22**

**FINAL PLAT REVIEW FOR COUNTRY ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 28.06 ACRES LOCATED OFF BUNKER HILL DRIVE IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2016-412)**

This item was withdrawn.

**ITEM 23**

**FINAL PLAT REVIEW FOR FARMS AT CLOVERCROFT, SECTION 2, CONTAINING 28 LOTS ON 31.59 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2016-413)**

This item was on Consent.

**ITEM 24**

**FINAL PLAT REVIEW FOR HOLLIDAY ASSOCIATES, L.P. LARGE LOT EASEMENT SUBDIVISION, 3<sup>RD</sup> LOT OFF EASEMENT (RE-APPROVAL), CONTAINING 1 LOT OF 28.90 ACRES LOCATED OFF SWEENEY HOLLOW ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2016-410)**

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 Sanders made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**ITEM 25**

**FINAL PLAT REVIEW FOR JERRY REMUS PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 28.17 ACRES LOCATED OFF BETHESDA ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2016-411)**

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.

Chairman Lackey asked for any comments from the Commission.

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

**ITEM 26**

**FINAL PLAT REVIEW FOR SILVER STREAM FARMS, SECTION 4G, CONTAINING 16 LOTS ON 8.84 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

This item was withdrawn.

**OTHER BUSINESS:**

Mr. Matteson reminded the Commission of the discussion last fall about changing the Planning Commission meeting time from 7:00 pm to 5:30 pm. At that time, all but one Planning Commission member was supportive of changing the time. Since that member is no longer on the Commission, Staff felt it would be appropriate to revisit this issue.

After receiving concurrence regarding this proposal from the Commission members present, Chairman Lackey asked Staff to proceed with bringing a bylaw amendment back to the Commission to accomplish this.

Commissioner Crohan asked when a discussion will be held concerning all written documents and when the Commission will receive them.

Chairman Lackey stated he believes there should be a deadline of 72 hours in order to get the documents to the Commission.

Mr. Horne stated Staff will have to look into this for the best way to accomplish it.

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There being no further business, the meeting was adjourned at approximately 8:05 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JULY 14, 2016**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY