

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 10, 2016**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Holli Givens
Sharon Hatcher
John Lackey
Sammie McCoy
Pete Mosley
Eddie Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
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, September 8, 2016 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Richter and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 28 was withdrawn; and
2. Request for a non-agenda item, Brienz Valley Addition, Section 2, Maintenance Bond for Roads, Drainage and Erosion Control, All members agreed to hear this non-agenda item as Item 31.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the October 13, 2016 Planning Commission meeting.

A motion was made by Commissioner Walton to approve the minutes as submitted, and was seconded by Commissioner Sanders. 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. There being none, Mr. Horne read the following into the record:

3. **Arrington Vineyard Rural Retreat** – Maintenance Bond for Wastewater Treatment & Disposal System - \$21,825.
Recommendation: Release the bond.
4. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Reduce to the amount of \$30,000 and extend for a period of one (1) year.
5. **Belle Vista, Section 3** – Maintenance Bond for Wastewater Collection System \$32,400.
Recommendation: Release the bond.
6. **Brienz Valley Addition, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Release the bond.
7. **Chardonnay, Section 5** – Maintenance Bond for Landscaping - \$3,765.
Recommendation: Release the bond.

8. **Chardonnay, Section 6** – Maintenance Bond for Landscaping - \$3,855.
Recommendation: Release the bond.
9. **Grace Chapel Parking Lot Addition** – Performance Bond for Landscaping - \$24,200.
Recommendation: Convert to Maintenance in the amount of \$7,260 and extend for a period of six (6) months.
10. **Hillsboro Cove** – Performance Bond for Landscaping - \$47,700.
Recommendation: Defer to the December 2016 meeting.
11. **King's Chapel, Section 3B** – Performance Bond for Wastewater Collection System - \$17,500.
Recommendation: Convert to Maintenance in the amount of \$5,250 and extend for a period of two (2) years.
12. **King's Chapel, Section 3C** – Performance Bond for Wastewater Collection System - \$12,500.
Recommendation: Extend in the current amount for a period one (1) year.
13. **King's Chapel, Section 4B** – Performance Bond for Wastewater Collection System - \$67,500.
Recommendation: Convert to Maintenance in the amount of \$20,250 and extend for a period of two (2) years.
14. **King's Chapel, Section 5** – Performance Bond for Wastewater Collection System - \$70,000.
Recommendation: Convert to Maintenance in the amount of \$21,000 and extend for a period of two (2) years.
15. **King's Chapel, Section 7** – Performance Bond for Wastewater Collection System - \$92,500.
Recommendation: Convert to Maintenance in the amount of \$27,750 and extend for a period of two (2) years.
16. **Leipers Fork Distillery** – Performance Bond for Landscaping - \$66,100.
Recommendation: Convert to Maintenance in the amount of \$19,830 and extend for a period of six (6) months.
17. **On-Track Studios** – Performance Bond for Landscaping - \$32,065.
Recommendation: Defer to the December 2016 meeting.
18. **Silver Stream Farm, Section 4A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$7,000.
Recommendation: Defer to the January 2017 meeting.
19. **Silver Stream Farm, Section 4C** – Maintenance Bond for Roads, Drainage and Erosion Control - \$25,000.
Recommendation: Extend in the current amount for a period one (1) year.
20. **The Grove, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$600,000.
Recommendation: Convert to Maintenance in the amount of \$300,000 and extend for a period of one (1) year.
21. **The Grove, Section 7** – Maintenance Bond for Water - \$28,000.
Recommendation: Bond was released on November 2, 2016.
22. **Vintage Construction** – Maintenance Bond for Landscaping - \$7,800.
Recommendation: Release the bond.

Chairman Lackey asked for comments from the Commission.

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

CONCEPT PLANS:

Chairman Lackey excused himself and turned the meeting over to Vice Chairman Crohan.

ITEM 23

CONCEPT PLAN REVIEW FOR BRICK CHURCH FARMS, CONTAINING 18 LOTS ON 28 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2016-208)

Mr. Holmes reviewed the background (see Staff Report) recommending approval. A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. TDOT approval for any roadway improvements to Nolensville Road;
2. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer; and
3. Submission of water plans for review and approval by Nolensville/College Grove Utility District.

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 Nolensville/College Grove Utility District;
4. Submission of landscaping plans and establishment of a performance bond for landscaping;
5. Dedication of right-of-way 60 feet off the centerline of Nolensville Road;
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.

Vice Chairman Crohan asked for any comments from the Commission.

Vice Chairman Lackey returned.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Mosley seconded the motion, which passed by a vote of eight (8) yes, zero (0) no and with Chairman Lackey abstaining.

ITEM 24

CONCEPT PLAN REVIEW FOR WATER LEAF (REVISED), CONTAINING 24 LOTS ON 49 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2016-207)

Ms. Rucker reviewed the background (see Staff Report) recommending approval of the revised Concept Plan with the same stipulations established in conjunction with the June 2015 approval.

Chairman Lackey asked for comments from the Commission.

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

PRELIMINARY PLATS:

ITEM 25

RECONSIDERATION OF PRELIMINARY PLAT FOR LOOKAWAY FARMS, PHASE 1, CONTAINING 47 LOTS ON 47 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT, IN ORDER TO MODIFY STIPULATIONS OF APPROVAL (1-2016-314)

Mr. Matteson reviewed the background (see Staff Report). He noted if the Planning Commission supports this request, Staff recommends re-approval with the following stipulations, which must be addressed in conjunction with Final Plat consideration:

1. Prior to signature and recording of the Final Plat, the off-site improvements, including turn lane improvements on Clovercroft Road, as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant, 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 \$142,500 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 \$18,920 for landscaping improvements associated with the Nontraditional Wastewater Treatment and Disposal System.

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 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. 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.

Chairman Lackey asked for comments from the Commission.

Commissioner Mosley asked if this pertained to the eastern or western entrance to the subdivision.

Mr. Heflin stated it was the eastern access point.

Commissioner Mosley stated the western entrance was in the worse location in his opinion.

Mr. Heflin stated the applicant has demonstrated adequate sight distance at the western entrance and this will be checked when it is complete.

Chairman Lackey asked if it was a vertical curve that is the problem.

Mr. Matteson stated it was.

Chairman Lackey asked if this is where the construction traffic will access the site.

Mr. Heflin stated the construction entrance is on the east side which does not yet have adequate sight distance.

Mr. Richard House, SEC, representing the applicant, stated his client is currently getting bids to address this situation and the work will be completed in a few weeks.

Commission Sanders stated if the sight distance is not adequate it needs to be fixed as soon as possible.

Commissioner Crohan stated he believes this request should be denied because a Final Plat should not be submitted until the turn lane and road improvements are made.

There being no other comments, Commissioner Crohan made a motion to deny this request with the original conditions remaining. Commissioner Sanders seconded the motion, which passed by unanimous vote.

ITEM 26

PRELIMINARY PLAT REVIEW FOR MCDANIEL FARMS, PHASE 1, CONTAINING 43 LOTS ON 226 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (1-2016-315)

Mr. Holmes reviewed the background (see Staff Report) recommending approval. In conjunction with the Final Plat consideration, the following items must be addressed:

1. 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;
 - d. The posting of a Performance Bond for the additional Treatment and Disposal components Addition in the amount of \$183,208; and
 - e. The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.
2. 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;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of a performance bond for the wastewater collection system;
6. Submission of landscaping plans and establishment of a performance bond for landscaping;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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 Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

ITEM 27

**PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 1,
CONTAINING 88 LOTS ON 49 ACRES LOCATED OFF PASQUO ROAD IN
THE 9TH VOTING DISTRICT (1-2016-313)**

Mr. Matteson reviewed the background (see Staff Report) recommending approval. In conjunction with the Final Plat consideration, the following items must be addressed:

1. Prior to Final Plat submittal, off-site roadway improvements required in association with individual sections of the development as stipulated in the Traffic Impact Study review findings provided by the County's traffic engineering consultant (See Attachment 27-3), must be completed in accordance with the approved plans;
2. Prior to submittal of a Final Plat for the section of development that includes lots between Trace Creek and the Timberline subdivision, the specific method for ensuring emergency access must be installed and deemed operational by the County's Emergency Management Department;
3. Prior to the submittal of a Final Plat that includes the 20th lot in the development; the applicant shall provide a written agreement with St. Matthew Catholic School relative to the developer providing a traffic control officer per the recommendation letter from the County's traffic consultant (See Attachment 27-3). If such an agreement cannot be reached, the completion of the left turn lane improvements at both Sneed Road approaches to the Timberline Drive intersection, as specified in Attachment 27-3, must be accelerated to coincide with the submittal of a Final Plat that includes the 20th lot;
4. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. These HOA documents shall specifically address maintenance of the private alleys as well as the emergency access to Timberline Drive. The approved HOA documents must be recorded prior to the recording of the Final Plat;
5. Establishment of performance bonds for roads, drainage and erosion control;
6. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
7. Submission of landscaping plans and establishment of a performance bond for landscaping, which shall include any bond required by the National Park Service related to the Natchez Trace Parkway reforestation plan;
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.

Mr. Alan Thompson, Regan Smith, representing the applicant, was in attendance for any questions.

Commissioner McCoy asked if the signal changes at Sneed Road have taken place.

Mr. Matteson stated that they have.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by a vote of eight (8) yes, zero (0) no and with Commissioner Mosley abstaining.

FINAL PLATS:

ITEM 28

FINAL PLAT REVIEW FOR ROCK HILL FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 51.70 ACRES LOCATED OFF YORK ROAD IN THE 5TH VOTING DISTRICT (1-2016-429)

This item was withdrawn.

OTHER:

ITEM 29

ESTABLISHMENT OF A LANDSCAPING BOND FOR BRUCE YAZDIAN PROPERTY, ON 4.88 ACRES LOCATED AT 8327 HORTON HWY IN THE 5TH VOTING DISTRICT (5-2016-020)

Mr. Holmes reviewed the background (see Staff Report) recommending establishment of a Performance Bond for landscaping in the amount of \$7,750.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 30

ESTABLISHMENT OF A LANDSCAPING BOND FOR FINLEY RIDGE EQUESTRIAN FACILITY, ON 44.83 ACRES LOCATED AT 2650 FINLEY RIDGE IN THE 5TH VOTING DISTRICT (5-2016-019)

Mr. Holmes reviewed the background (see Staff Report) recommending establishment of a Performance Bond for landscaping in the amount of \$5,830.

Chairman Lackey asked for any comments from the Commission.

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

NON-AGENDA ITEMS:

ITEM 31

BRIENZ VALLEY ADDITION, SECTION 2, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be released.

Chairman Lackey asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 6:20 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON DECEMBER 8, 2016**

_____ CHAIRMAN JOHN LACKEY