

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 12, 2017**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Holli Givens
Sharon Hatcher
John Lackey
Steve Lane
Sammie McCoy
Pete Mosley
Paul Pratt Jr.
Bryan Richter
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
Sheila Myers, Planning Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, January 12, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 13 and Item 15 have been withdrawn; and
2. Revised reports relating to Item 6 and Item 12 have been provided.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the December 8, 2016 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Richter. 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 Retreat, Section 3** – Maintenance Bond for Wastewater Collection System - \$32,250.
Recommendation: Release the bond.
4. **Arrington Retreat, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000.
Recommendation: Extend in the current amount for a period six (6) months.
5. **Clovercroft Preserve Wastewater Area (aka Clovercroft Acres)** – Performance Bond for Wastewater Treatment and Disposal System - \$146,600
Recommendation: Extend in the current amount for a period one (1) year.
6. **The Farms at Clovercroft Wastewater Area** – Performance Bond for Landscaping - \$64,350.
Recommendation: Defer to the February 2017 meeting.
7. **Silver Stream Farm, Section 4A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$7,000.
Recommendation: Release the bond.
8. **Watkins Creek, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$157,000.
Recommendation: Release the bond.

9. **Weatherford Estates** – Performance Bond for Landscaping - \$99,500.
Recommendation: Convert to Maintenance in the amount of \$29,850 for a period of six (6) months.
10. **Weatherford Estates** – Performance Bond for Water - \$125,000.
Recommendation: Convert to Maintenance in the amount of \$12,500 for a period of one (1) year.
11. **Weatherford Estates** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Extend in the current amount for a period one (1) year.

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 Pratt seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 12

CONCEPT PLAN REVIEW FOR MCDANIEL ESTATES, CONTAINING 210 LOTS ON 409 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (1-2016-209)

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. 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 by the County Engineer. Such would include the pedestrian bridge spanning the Harpeth River and all off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 12-3);
2. Prior to submittal of a Preliminary Plat, the Traffic Impact Analysis that was prepared by the applicant and the corresponding recommendation letter from the County's traffic engineer consultant, which outlines the required off-site roadway improvements, must be accepted by the County Highway Commission;
3. Submission of water plans for review and approval by Milcrofton Utility District; and
4. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff. All necessary easements for the wastewater delivery system must be in place for connection to the regional wastewater system (Eudaily Regional System).

The Final Plat must address the following:

1. 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 said 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 said 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 said system to serve this development is currently operating same; and
 - d) 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. Prior to consideration of Final Plat approval, roads, drainage and erosion control plans, including plans for the pedestrian bridge spanning the Harpeth River and off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 12-3), must be approved by the County Engineer;
 4. Prior to submittal of the Final Plat containing the 87th lot, all off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 12-3) must be completed in accordance with the approved plans;
 5. Prior to consideration of Final Plat approval for the first Section of the development, construction of the pedestrian bridge across the Harpeth River must be completed;
 6. Establishment of a performance bond for roads, drainage and erosion control;
 7. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
 8. Establishment of a performance bond for the wastewater collection system;
 9. Submission of landscaping plans and establishment of a performance bond for landscaping;
 10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
 11. 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 opened the Public Hearing.

There being none one having signed up to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for comments from the Commission.

Commissioner Mosley stated he believes there needs to be a left turn lane onto McDaniel Road.

Mr. Bob Murphy, RPM Transportation (County's Traffic Consultant), stated there will be a shared left turn lane and based on the traffic analysis this should be adequate.

Commissioner Mosley also asked if the pedestrian bridge will be just for pedestrians or will golf carts also be able to access it.

Mr. Heflin stated it is for pedestrians only.

Commissioner Baldree stated she is very concerned about the traffic that this subdivision, as well as other proposed subdivisions, will generate. She stated it is a very dangerous road.

Chairman Lackey asked if Mr. Murphy could describe the improvements in detail.

Mr. Murphy stated the intersection at McDaniel and Arno Road will be substantially improved, including left turn lanes north and south bound on Arno Road. There will also be a left turn lane west bound on McDaniel Road. A right turn lane north bound on Arno Road will also be constructed. Also McDaniel Road must be widened to Arno Road. In addition, the intersection needs to be realigned to improve site distance.

Mr. Matteson stated it will be up to the applicant's engineer to design the improvements and make sure they work.

Chairman Lackey stated he believes the site distance improvements need to be constructed now and would like this to be a part of the motion.

Mr. Kris Keown, Signature Homes, stated his understanding was that this would be required at the 87th lot and this is when it will be done, but he understands the need for it now.

Commissioner McCoy asked if the Planning Commission would see the roadway plans or just the Highway Commission.

Mr. Heflin stated typically it is just the Highway Commission, but those plans could be provided to the Planning Commission at Preliminary Plat.

Commissioner Walton stated he wants to see more detail on this and he is uncomfortable approving this at this time.

Commissioner Pratt asked if this meets all of the Zoning Ordinance requirements.

Mr. Holmes stated it does as long as all the stipulations outlined in RPM's letter are met.

Commissioner McCoy asked what the Commission could ask the applicant to provide over the next month.

Mr. Heflin stated that the applicant may be able to present preliminary plans, but final plans aren't required at Concept Plan review.

Mr. Keown stated the pedestrian bridge will be similar to the one in Pinkerton Park, wood deck, 10 feet wide, steel beams.

There being no other comments, Commissioner Walton made a motion to defer this item to the February 9, 2017 meeting. Commissioner Hatcher seconded the motion, which passed by ten (10) to two (2) with Commissioners Crohan and Pratt voting "No".

NON-RESIDENTIAL SITE PLANS:

ITEM 13

NON-RESIDENTIAL SITE PLAN FOR SOUTH CREEK RURAL RETREAT (091---13100), NON-TRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM ON 235 ACRES LOCATED OFF CARTERS CREEK PIKE IN THE 11TH VOTING DISTRICT (5-2016-024)

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 14

PRELIMINARY PLAT REVIEW FOR WATER LEAF, PHASE 2, CONTAINING 4 LOTS ON 14 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2016-316)

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

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

2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. 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.

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

FINAL PLATS:

ITEM 15

FINAL PLAT REVIEW FOR BRENDA HALE PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 31 ACRES LOCATED OFF NEW HWY 96 IN THE 9TH VOTING DISTRICT (1-2016-431)

This item was withdrawn.

OTHER:

ITEM 16

CODE OF ETHICS AND STATE DISCLOSURE REMINDER

Ms. Ransom reminded the Commissioners that the Code of Ethics and State Disclosure must be completed by January 31, 2017.

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There being no further business, the meeting was adjourned at approximately 6:10 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 9, 2017

_____ CHAIRMAN JOHN LACKEY