

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF FEBRUARY 9, 2017**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Holli Givens
John Lackey
Steve Lane
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
Rachel Durham, Planner
Lincoln Sweet, Planner
Debbie Smith, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, February 9, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher and McCoy were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 14 and Item 15 have been withdrawn; and
2. Welcome to Rachel Durham, new Planner.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the January 12, 2017 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Givens. 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. **Chardonnay, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$275,000.
Recommendation: Reduce to the amount of \$165,000 and extend for a period of one (1) year.
4. **Clovercroft Preserve Wastewater Area (aka Clovercroft Acres)** – Performance Bond for Landscaping - \$28,750.
Recommendation: Extend in the current amount for a period of one (1) year.
5. **The Farms at Clovercroft Wastewater Area** – Performance Bond for Landscaping - \$64,350.
Recommendation: Extend in the current amount for a period of three (3) months to allow for completion.
6. **Hart's Landmark** – Maintenance Bond for Water - \$20,600.
Recommendation: Extend in the current amount for a period of one (1) year.

7. **Stag's Leap, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Reduce to the amount of \$62,000 and extend for a period of one (1) year.
8. **Stag's Leap, Section 2B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Reduce to the amount of \$69,000 and extend for a period of one (1) year.
9. **Stag's Leap, Section 3B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$180,000.
Recommendation: Reduce to the amount of \$114,000 and extend for a period of 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.

OLD BUSINESS:

ITEM 10

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 the Concept Plan along with the recommendations for off-site roadway improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 10-3), and the requests for a 40-foot right-of-way width and 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 internal roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include the pedestrian bridge spanning the Harpeth River;
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. Prior to consideration of the Preliminary Plat containing the 87th lot, roads, drainage and erosion control plans for all off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 10-3), must be approved by the County Engineer. The applicant shall demonstrate that sufficient rights-of-way or easements necessary to construct all off-site roadway improvements as specified in the Traffic Impact Analysis

review letter from the County's traffic consultant (See Attachment 10-3) are in place;

4. Submission of water plans for review and approval by Milcrofton Utility District; and
5. 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 (Eudailey 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 the first Final Plat, 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 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 10-3) must be completed in accordance with the approved plans;
4. 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;
5. Establishment of a performance bond for roads, drainage and erosion control;
6. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
7. Establishment of a performance bond for the wastewater collection system;
8. Submission of landscaping plans and establishment of a performance bond for landscaping;
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. Kris Keown, Signature Homes, gave a brief presentation concerning the roadway improvements for the McDaniel Road / Meeks Road / Arno Road area in conjunction with the development. He also stated they would be working in conjunction with the Highway Department.

Commissioner Baldree asked if Mr. Keown could go into more detail concerning the sight distance at the intersection.

Mr. Keown stated that correcting the sight distance issue would entail the lowering of the grade of Arno Road South of the intersection of McDaniel Road / Meeks Road.

Commissioner Lackey asked what the sight distance currently is and what it should be at a 40 miles per hour speed limit.

Mr. Richard Houze, SEC, stated it is currently 300 to 335 feet and should be 440 feet at the 40 miles per hour speed limit.

Commissioner Givens asked when the Highway Department has this road scheduled for improvements.

Mr. Heflin stated improvements were scheduled for 2030.

Commissioner Baldree asked how the developer could work with the Highway Department if his improvements are to be made at the 87th lot and the Highway Department is not scheduled for improvements until 2030.

Mr. Keown stated he understands at the 87th lot the roadway improvements must be made or the development will stop and by working with the Highway Department they want to make sure the improvements they make will work in conjunction with the Highway Department's improvements. He also stated they will be continually working with the Highway Department on their plans for improvements.

Commissioner Pratt asked when the County plans to improve the roadway near the vicinity of Page Middle / High School to I-840.

Mr. Heflin stated he believed it was 2020.

Chairman Lackey asked when the plans would go to the Highway Department.

Mr. Heflin stated that when the developer comes in with the 87th lot, the off-site improvement plans will have to be submitted to the Engineering Department. The traffic study and highway improvement recommendations will go to the Highway Department for approval, but they do not want to see the actual plans until the improvements are ready to be constructed.

Commissioner Walton asked if the roadway improvements are to be completed by the 87th lot.

Mr. Heflin stated that was correct.

Commissioner Mosley asked if the developer knew approximately when the 87th lot would be started.

Mr. Keown stated approximately 2020.

Commissioner Crohan stated he is concerned about the construction traffic that will be generated before the sight distance improvements are made.

Mr. Keown stated if there is a reasonable way to divert the construction traffic they will certainly look into it.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation with the additional stipulation that the developer work with Staff on a Construction Traffic Plan. Commissioner Pratt seconded the motion, which passed by a vote of nine (9) to one (1) with Commissioner Mosley abstaining.

NON-RESIDENTIAL SITE PLANS:

ITEM 11

NON-RESIDENTIAL SITE PLAN REVIEW FOR GRACE CHRISTIAN ACADEMY (REVISED) ON 167.92 ACRES, LOCATED AT 3279 SOUTHALL ROAD IN THE 9TH VOTING DISTRICT (5-2016-026)

Mr. Holmes reviewed the background (see Staff Report) recommending approval.

Chairman Lackey asked for comments from the Commission.

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

PRELIMINARY PLATS:

ITEM 12

PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 7 (REVISED), CONTAINING 40 LOTS ON 73 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2016-317)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Preliminary Plat. 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. Establishment of a performance bond for the wastewater collection system;
4. Submission of landscaping plans and establishment of a performance bond for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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.

Chairman Lackey asked how many roadways were involved in the variance.

Mr. Heflin stated he believes they have three (3) different roads that exceed the design speed.

Mr. Hunter Dale, representing Dale and Associates, stated the longest section is approximately 400 feet.

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

FINAL PLATS:

ITEM 13

FINAL PLAT REVIEW FOR LOOKAWAY FARMS, SECTION 1, CONTAINING 47 LOTS ON 47.36 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (1-2016-423)

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the Final Plat with the following stipulations:

1. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. The posting of a Performance Bond in the amount of \$493,000 for roads, drainage and erosion control. This is a reduced amount based on work completed to date;
3. The posting of a Performance Bond in the amount of \$305,971 for off-site water improvements as specified by Milcrofton Utility District;
4. The posting of a Maintenance Bond in the amount of \$57,757.80 for on-site water improvements as specified by Milcrofton Utility District;
5. The posting of a Performance Bond in the amount of \$282,000 for the wastewater collection system;
6. The posting of a Performance Bond in the amount of \$44,825 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 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 14

FINAL PLAT REVIEW FOR ROCK HILL FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 52 ACRES LOCATED OFF YORK ROAD IN THE 5TH VOTING DISTRICT (1-2016-429)

This item was withdrawn.

ITEM 15

**FINAL PLAT REVIEW FOR THE GROVE, SECTION 9 (142---01309),
CONTAINING 41 LOTS ON 23 ACRES LOCATED OFF ARNO ROAD IN THE
2ND VOTING DISTRICT (1-2016-432)**

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 6:15 p.m.

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

_____ CHAIRMAN JOHN LACKEY