

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 13, 2017**

MEMBERS PRESENT

Don Crohan
Holli Givens
Sharon Hatcher
John Lackey
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
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Rachel Durham, Planner
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, April 13, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, McCoy and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 18 and Item 22 have been withdrawn;

CONSIDERATION OF MINUTES:

Chairman Lackey asked if any of the Commissioners had any changes to the minutes of the March, 2017 meeting.

Commissioner Sanders stated the vote for Item 15 and Item 16 were incorrect. He stated he abstained from Item 16, Cox Ladd Treatment Facility for Arrington Ridge, not Item 15, South Creek Rural Retreat.

Chairman Lackey asked for a motion to consider the minutes of the March 9, 2017 Planning Commission meeting as amended.

A motion was made by Commissioner Walton to approve the minutes as amended, 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. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.
Recommendation: Release the bond.
4. **Blackberry Ridge** – Performance Bond for Landscaping - \$9,900.
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Blackberry Ridge** – Performance Bond for Roads, Drainage and Erosion Control - \$295,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Falls Grove Amenity Center** – Maintenance Bond for Landscaping - \$21,800.
Recommendation: Release the bond.

7. **Falls Grove, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$290,000.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Farms at Clovercroft, Section 1** – Maintenance Bond for Landscaping - \$13,700.
Recommendation: Release the bond.
9. **King’s Chapel, Section 3C** – Performance Bond for Wastewater Collection System – Withdrawn from agenda.
10. **Silver Stream Farm, Section 4B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$67,500.
Recommendation: Release the bond.
11. **Silver Stream Farm, Section 4D** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Reduce bond to the amount of \$50,000 and extend for a period of one (1) year.
12. **Silver Stream Farm, Section 4D** – Maintenance Bond for Landscaping - \$7,860.
Recommendation: Release the bond.
13. **Silver Stream Farm, Section 4F** – Maintenance Bond for Landscaping - \$6,204.
Recommendation: Release the bond.

FINAL PLATS:

ITEM 14

FINAL PLAT REVIEW FOR THE GROVE, SECTION 9, CONTAINING 41 LOTS ON 23 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2017-432)

Staff recommends approval of the Final Plat with the following Stipulations:

1. The posting of a performance bond in the amount of \$631,000 for roads, drainage and erosion control;
2. The posting of a maintenance bond in the amount of \$34,000 for water improvements as specified by Milcrofton Utility District;
3. The posting of a performance bond in the amount of \$166,200 for the wastewater collection system;
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 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.

OLD BUSINESS:

ITEM 14

FINAL PLAT REVIEW FOR THE GROVE, SECTION 9, CONTAINING 41 LOTS ON 23 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2017-432)

This item was on Consent.

CONCEPT PLANS:

ITEM 15

CONCEPT PLAN REVIEW FOR SWANSON'S RIDGE, CONTAINING 21 LOTS ON 49 ACRES LOCATED OFF KITTRELL ROAD IN THE 9TH VOTING DISTRICT (1-2017-201)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this Concept Plan. 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; and
2. Submission of water plans for review and approval by HB&TS 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 HOA documents must be approved concurrently with the recording of the Final Plat;
2. Installation of warning signage at the CSX rail line crossing at Kittrell Road as recommended by the County's Traffic Consultant (See Attachment 15-3);
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of HB&TS Utility District;
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.

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.

NON-RESIDENTIAL SITE PLANS:

ITEM 16

NON-RESIDENTIAL SITE PLAN REVIEW FOR COLLEGE GROVE ELEMENTARY SCHOOL, CLASSROOM ADDITION (REVISED), LOCATED ON 20 ACRES AT 6668 ARNO-COLLEGE GROVE ROAD IN THE 5TH VOTING DISTRICT (5-2017-006)

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 Walton seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 17

FINAL PLAT REVIEW FOR SLEDGE, ROBINETTE AND EWING PROPERTY, LARGE LOT EASEMENT SUBDIVISION, 2ND AND 3RD LOT OFF EASEMENT, CONTAINING 2 LOTS ON 28 ACRES LOCATED OFF OWEN HILL ROAD IN THE 2ND VOTING DISTRICT (2-2017-003)

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

Chairman Lackey asked for 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 18

FINAL PLAT REVIEW FOR BUMBLEBEE FARMS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, 2ND AND 3RD LOTS OFF EASEMENT, CONTAINING 2 LOTS ON 33 ACRES LOCATED OFF EVERGREEN ROAD IN THE 1ST VOTING DISTRICT (2-2017-001)

This item was withdrawn.

ITEM 19

FINAL PLAT REVIEW FOR BENTLEY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, 3RD LOT OFF EASEMENT, CONTAINING 1 LOT ON 15 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 4TH VOTING DISTRICT (2-2017-005)

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

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.

ITEM 20

FINAL PLAT REVIEW FOR LAMPLEY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, 4TH LOT OFF EASEMENT, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (2-2017-004)

Mr. Sweet reviewed the background (see Staff Report), recommending deferral to the May, 2017 meeting.

Chairman Lackey asked for comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation of deferral until the May, 2017 meeting. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 21

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)

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

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 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.

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There being no further business, the meeting was adjourned at approximately 6:00 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MAY 11, 2017

_____ CHAIRMAN JOHN LACKEY