

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

MEMBERS PRESENT

Robin Baldree
Don Crohan
Holli Givens
Sharon Hatcher
John Lackey
Pete Mosley
Paul Pratt

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, October 12, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, McCoy, Richter, Sanders and Walton were unable to attend.

Chairman Lackey called the meeting to order.

Chairman Lackey asked if there were any announcements.

Mr. Horne announced the following:

1. Staff has reserved a limited number of tickets to the Middle Tennessee TAPA Planning Commissioner and Board of Zoning Appeals training session which will be held Friday, November 3, 2017 from 10:00 a.m. to 2:00 p.m.;
2. Item 22 has been withdrawn; and
3. The first Triune Public Involvement Meeting will be held November 2, 2017 at 5:30 p.m. at the Triune United Methodist Church.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 14, 2017 Planning Commission meeting.

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

3. **Blackberry Ridge** – Performance Bond for Landscaping - \$9,900.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **Clovercroft Preserve, Section 1** – Maintenance Bond for Landscaping - \$29,600.
Recommendation: Defer to the November 9, 2017 meeting.
5. **Hideaway at Arrington, Section 1** – Performance Bond for Wastewater Treatment and Disposal System - \$537,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Hideaway at Arrington, Section 2** – Maintenance Bond for Wastewater Collection System - \$66,100.

- Recommendation:** Extend in the current amount for a period of one (1) year.
7. **Hideaway at Arrington, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$567,000.
Recommendation: Extend in the current amount for a period of one (1) year.
 8. **Karen Whitford Commercial Lot** – Performance Bond for Landscaping - \$1,815.
Recommendation: Extend in the current amount for a period of six (6) months.
 9. **Silver Stream Farm, Section 4F** – Performance Bond for Sewer Improvements - \$14,500.
Recommendation: Release the bond.
 10. **Silver Stream Farm, Section 4F** – Not on Consent.
 11. **Stag's Leap, Section 3A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$6,000.
Recommendation: Extend in the current amount for a period of one (1) year.
 12. **The Grove, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000.
Recommendation: Extend in the current amount for a period of one (1) year.
 13. **The Grove, Section 7** – Performance Bond for Wastewater Collection System - \$275,600.
Recommendation: Extend in the current amount for a period of three (3) months.
 14. **The Grove, Section 7** – Performance Bond for Roads, Drainage and Erosion Control - \$550,000.
Recommendation: Extend in the current amount for a period of one (1) year.
 15. **Yazdian Property** – Performance Bond for Landscaping - \$7,750.
Recommendation: Defer to the November 9, 2017 meeting.

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 Givens seconded the motion, which passed by unanimous vote.

ITEM 10

SILVER STREAM FARM, SECTION 4F, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be converted to maintenance in the amount of \$50,000 for a period of one (1) year.

Chairman Lackey asked for comments from the Commission.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 16

NON-RESIDENTIAL SITE PLAN FOR GATEWAY CHURCH, PHASE 2 (REVISED), ON 11 ACRES LOCATED AT 1288 LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (5-2017-022)

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 Pratt seconded the motion, which passed by unanimous vote.

ITEM 17

NON-RESIDENTIAL SITE PLAN FOR TERRA VISTA WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 131 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT (5-2017-023)

Mr. Holmes reviewed the background (see Staff Report) recommending approval, with the condition that 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:

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. 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;
3. A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same; and
4. The posting of a Performance Bond in the amount of \$120,000 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant.

Chairman Lackey asked for comments from the Commission.

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

PRELIMINARY PLATS:

ITEM 18

PRELIMINARY PLAT REVIEW FOR HARDEMAN SPRINGS, PHASE 1, CONTAINING 35 LOTS ON 114 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2017-310)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Preliminary Plat with the following conditions, which shall be addressed in conjunction with Final Plat consideration:

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 and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$165,000 for the Nontraditional 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 \$63,580 for landscaping improvements.
2. Prior to submittal of a Final Plat, turn lane improvements on Murfreesboro Road must be completed in accordance with the approved plans, which includes the left turn lanes at each of the site's entrances, and the right turn deceleration lanes at each of the site's entrances as recommended by Staff;
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 must be recoded concurrently with 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 Nolensville/College Grove 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 comments from the Commission.

Commissioner Mosley asked for clarification on the number of lots and the acreage.

Mr. Holmes stated it is 35 lots on 114 acres.

Commissioner Mosley asked if the five (5') foot side setback is correct on the plat.

Mr. Holmes stated the Zoning Ordinance allows for five (5') foot side setbacks in Conservation Subdivision's in this zoning district.

Chairman Lackey asked what the average lot size is in this subdivision.

Mr. Richard Houze, SEC, representing the applicant, stated the lots were approximately one hundred (100') feet wide on average.

Commissioner Baldree asked about the status of the McDaniel and Arno Road Intersection improvements.

Mr. Houze stated it is in the design phase. He also stated design plans will be submitted to the Highway Department next week.

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

ITEM 19 (REVISED)

PRELIMINARY PLAT REVIEW FOR MCDANIEL ESTATES, PHASE 1 (REVISED), CONTAINING 40 LOTS ON 352 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (1-2017-309)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Preliminary Plat with the following conditions, which shall be addressed in conjunction with Final Plat consideration:

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 and 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 must be recorded concurrently with 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 19-3) must be completed in accordance with the approved plans. The developer shall be responsible for acquiring any additional rights-of-way and/or construction easements in order to complete the required improvements;

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.

Chairman Lackey asked for comments from the Commission.

Chairman Lackey asked if the applicant has acquired the rights-of-way for roadway improvements.

Mr. Houze stated they are in the process of talking to the neighbors about acquiring it.

Commissioner Crohan asked for clarification on the amount of open space.

Mr. Holmes stated there will be three hundred thirty eight (338) acres of open space.

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

FINAL PLATS:

ITEM 20

FINAL PLAT REVIEW FOR BURNING TREE FARMS, SECTION 1, CONTAINING 10 LOTS ON 18 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2017-410)

Mr. Holmes reviewed the background (see Staff Report) recommending approval with the following conditions:

1. The posting of a Performance Bond in the amount of \$188,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$142,500 for water improvements as specified by Nolensville/College Grove Utility District;
3. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;

4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. That the applicant provides two 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 comments from the Commission.

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

ITEM 21

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 1, PHASE 1A, CONTAINING 63 LOTS ON 29 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff Report) recommending approval with the following conditions:

1. Prior to signature and recording of the Plat, the traffic control officer specified in the recommendation letter from the County's traffic engineering consultant (See Attachment 21-3) must be actively working;
2. The approved HOA documents must be recorded concurrently with the Final Plat;
3. The posting of a Performance Bond in the amount of \$2,208,000 for roads, drainage and erosion control;
4. The posting of a Performance Bond in the amount of \$819,297.83 for water and sewer improvements as specified by Harpeth Valley Utility District;
5. The posting of a Performance Bond in the amount of \$72,160 for landscaping improvements;
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.

Commissioner Mosley asked who would be paying for the traffic control officer and for how long.

Mr. Matteson stated the applicant will pay for the traffic control officer and they will be in place until the turn lane improvements have been completed.

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.

OTHER:

ITEM 22

ESTABLISHMENT OF A PERFORMANCE BOND FOR WATER IMPROVEMENTS FOR SOUTH CREEK RURAL RETREAT, ON 235 ACRES LOCATED AT 1994 CARTERS CREEK PIKE THE 11TH VOTING DISTRICT

This item was withdrawn.

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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 NOVEMBER 9, 2017

_____ CHAIRMAN JOHN LACKEY