

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

MEMBERS PRESENT

Don Crohan  
Jack Walton  
Sharon Hatcher  
John Lackey  
Pete Mosley  
Paul Pratt  
Sammie McCoy  
Steve Lane

STAFF PRESENT

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant Engineer  
Kristi Ransom, Attorney  
Debbie Smith, Administrative Assistant  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, November 9, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Sanders, Givens, Baldree and Richter 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. The first Triune Special Area plan public meeting was held on Thursday November 2, 2017, with a good turnout;
2. Items 11 and 13 have been withdrawn; and

**CONSIDERATION OF MINUTES:**

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

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner McCoy. 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. Commissioner Walton stated he had some questions regarding Item 5 and wishes to pull that item for separate discussion, Mr. Horne read the following into the record:

3. **Bell Pond** – Not on Consent
4. **Clovercroft Preserve, Section 1** – Maintenance Bond for Landscaping - \$29,600.  
**Recommendation:** Release the bond.
5. **Hart's Landmark** – Removed from Consent.
6. **King's Chapel, Section 3C** – Performance Bond for Wastewater Collection System - \$12,500.  
**Recommendation:** Extend in the current amount for a period of three (3) months.
7. **Leiper's Fork Distillery** – Maintenance Bond for Landscaping - \$19,830.  
**Recommendation:** Release the bond.
8. **Oak Valley Baptist Church** – Performance Bond for Landscaping - \$34,400.

**Recommendation:** Project has been abandoned, therefore release the bond.

9. **The Grove, Section 7** – Performance Bond for Wastewater Collection System - \$275,600.

**Recommendation:** Reduce to Maintenance in the amount of \$82,680 for a period of one (1) year.

10. **Yazdian Property** – Performance Bond for Landscaping - \$7,750.

**Recommendation:** Reduce to maintenance in the amount of \$2,325 for a period of six (6) months

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 Lane seconded the motion, which passed by unanimous vote.

### **ITEM 3**

#### **BELL POND SUBDIVISION PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL LOCATED OFF NOLENSVILLE ROAD.**

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

Chairman Lackey asked Mr. Andrews what those issues were. Mr. Andrews stated prior to the resolution being presented to the Highway Commission the roadway failed in several areas probably due to heavy construction traffic. The applicants have had several months to correct the failures, and are aware that the bond will be called.

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

### **ITEM 5**

#### **HART'S LANDMARK PERFORMANCE BOND FOR LANDSCAPING LOCATED OFF HARTLAND ROAD.**

Mr. Andrews reviewed the background (see Staff Report) recommending that the applicant submit a schedule for installation within three (3) months or the bond could be called.

Chairman Lackey asked Commissioner Walton what his concerns were. Commissioner Walton stated he has had several calls regarding the debris and silt runoff onto the road system and would like an update as to what Staff is able to do regarding this matter. Mr. Andrews stated they have had several meetings on site with the Developer, and it appears as though those conversations have helped address the issues. Staff also tries to do weekly visits.

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

**OTHER:**

**ITEM 12**

**COMPREHENSIVE TRAFFIC STRATEGY REPORT.**

Mr. Matteson gave a brief PowerPoint presentation summarizing the report.

Commissioner Walton asked whether the \$0.41 property tax increase scenario would be for both incorporated and unincorporated areas. Mr. Matteson indicated that scenario would be for the unincorporated areas only. The County wide property tax scenario would only be a \$0.09.

Commissioner Pratt asked if this could be specifically for roads. Mrs. Ransom stated she believed it could be earmarked for roads, but would need to confirm that with the Budget Director.

Commissioner Mosley stated that in the report it states that the majority of the growth will be within the City limits and stated that the City residents are also using the County Road system and City Residence should have to pay for the improvements also.

Chairman Lackey stated the funding situation he felt was most adequate was the Transportation Utility Fee. Commissioner Lackey asked if there had been any discussion of this Fee passing at the State level. Mrs. Ransom stated she has identified several places within the Tennessee Code where this fee would allow. There has been no communication with legislators at this point.

Chairman Lackey asked where this will go from here if the Board moves to accept this Report. Mr. Matteson stated it will go to the County Commission on November 13, 2017 with this Board's recommendation.

Commissioner Lane pointed out that if the \$0.09 property tax increase scenario was enacted, this funding would be only for the unincorporated county roads and not for improvements within the cities. Therefore, another funding source would be required for those improvements.

Commissioner McCoy stated that the County does have a traffic problem, regardless of where it comes from. Currently the Highway budget is only used for maintenance and repairs and not capacity improvements.

Commissioner Crohan stated he could not recommend this report to the County Commission because he feels that if the roadways are widened it would not alleviate congestion, but felt that roads leading to interstates needed to be built or improved to move traffic off local roads.

There being no additional comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed 6-2. Commissioners Mosley and Crohan voted no.

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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 14, 2017.**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY