

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF FEBRUARY 8<sup>th</sup>, 2018**

**MEMBERS PRESENT**

Pete Mosley  
Don Crohan  
Paul Pratt, Jr  
Sammie McCoy  
John Lackey  
Eddie Sanders  
Robin Baldree  
Brian Richter  
Sharon Hatcher  
Holli Givens

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant Engineer  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Rachel Durham, Planner  
Kristi Ransom, Attorney  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Planning Assistant  
Holly Scott, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, February 8<sup>th</sup>, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane 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 second scheduled Triune Special Area Plan public meeting will be held February 13<sup>th</sup>, 2018 at 6:30pm at the Triune United Methodist Church in Triune.

Introduced our new Planning Department employee, Holly Scott.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the January 11<sup>th</sup>, 2018 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Sanders. The motion passed by unanimous vote.

**OLD BUSINESS:**

**ITEM 17**

**FINAL PLAT REVIEW FOR HOMESTEAD VALLEY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 47.5 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2017-411)**

Mr. Sweet reviewed the background (see Staff Report) recommending that action on this Item be deferred until the March 8, 2018 meeting.

A motion was made by Commissioner McCoy to accept Staff's recommendation, and was seconded by Commissioner Sanders. The motion passed by unanimous vote.

**ITEM 18**

**SITE PLAN REVIEW FOR PAGE MIDDLE SCHOOL, CLASSROOM ADDITION ON 24.60 ACRES LOCATED OFF OF ARNO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2017-26)**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Site Plan. Mr. Holmes added that the County Highway Department has approved the entrance plans.

A motion was made by Commissioner Pratt to accept Staff's recommendation, and was seconded by Commissioner Givens. The motion passed by unanimous vote.

**ITEM 19**

**HEIRS OF HAZEL MOSS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 75.07 ACRES LOCATED OFF OSCAR GREEN ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT (1-2017-413)**

Mr. Sweet reviewed the background (see Staff Report) recommending that action on this item be deferred until the March 8, 2018 meeting to allow the applicant additional time to address all requirements.

A motion was made by Commissioner Crohan to accept Staff's recommendation, and was seconded by Commissioner Richter. The motion passed by unanimous vote.

**NON-RESIDENTIAL SITE PLAN:**

**ITEM 20**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR GRACE CHAPEL NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 167.92 ACRES LOCATED OFF SOUTHALL ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2018-001)**

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

1. A letter from TDEC indicating said systems were installed and are functioning;
2. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said systems were constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/utility provider indicating that it has accepted said systems and is currently operating same; and
4. The posting of a Performance Bond for the expansion of the existing disposal system and the new treatment facilities in the amount of \$232,500.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Mosley. The motion passed by unanimous vote.

**CONCEPT PLAN:**

**ITEM 21**

**CONCEPT PLAN REVIEW FOR BARNSLEY SUBDIVISION, CONTAINING 19 LOTS ON 30 ACRES LOCATED OFF TULLOSS ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2017-204)**

Mr. Holmes reviewed the background (see Staff Report) recommending that action on this Item be deferred until the March 8, 2018.

A motion was made by Commissioner Crohan to accept Staff's recommendation, and was seconded by Commissioner Richter. The motion passed by unanimous vote.

**PRELIMINARY PLATS:**

**ITEM 22**

**PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 8 (REVISED)  
CONTAINING 53 LOTS ON 38 ACRES LOCATED OFF OF MURFREESBORO  
ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2017-311)**

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

1. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 22-3);
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of appropriate performance bonds for the wastewater treatment and/or collection system;
5. Prior to Final Plat approval of more than 191 total lots within the development, the new access to State Route 96 shall be constructed. Said access shall provide for two exit lanes: one entrance lane from State Route 96 and a minimum of fifty (50) feet of storage capacity for each exit lane;
6. Prior to Final Plat approval of more than 191 total lots within the development, an eastbound left turn lane shall be constructed at the new access entrance, and shall have a minimum of 125 feet of storage space. Additionally, said turn lane shall conform to AASHTO or TDOT guidelines, whichever is more restrictive.
7. Said design shall be subject to TDOT approval;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Providing two (2) 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 Final Plat.

A motion was made by Commissioner Crohan to accept Staff's recommendation, and was seconded by Commissioner McCoy. The motion passed by unanimous vote.

**ITEM 23**

**PRELIMINARY PLAT FOR FALLS GROVE, PHASE 5 CONTAINING 31 LOTS  
ON 25 ACRES LOCATED OFF OF EUDAILEY-COVINGTON ROAD IN THE 5<sup>TH</sup>  
VOTING DISTRICT (1-2018-300)**

Ms. Durham reviewed the background (see Staff Report) recommending approval with the following conditions, which must be addressed 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.

A motion was made by Commissioner Crohan to accept Staff's recommendation, and was seconded by Commissioner Hatcher. The motion passed by unanimous vote.

**FINAL PLATS:**

**ITEM 24**

**ST. JAMES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 9 LOTS ON 70.25 ACRES LOCATED OFF OF PEYTONSVILLE-ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2018-400)**

Mr. Sweet reviewed the background (see Staff Report) and at this time Staff is recommending that action on this item be deferred until the March 8, 2018 meeting.

A motion was made by Commissioner Crohan to accept Staff's recommendation, and was seconded by Commissioner Pratt. The motion passed by unanimous vote.

There being no further business, the meeting was adjourned at 5:55 PM.

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CHAIRMAN JOHN LACKEY

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MARCH 8, 2018.**