

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 8th, 2018**

MEMBERS PRESENT

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

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
Holly Scott, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, March 8th, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Walton was unable to attend.

Chairman Lackey called the meeting to order.

Chairman Lackey asked if there were any announcements.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 8, 2018 Planning Commission meeting.

A motion was made by Commissioner McCoy 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 pull an item for separate discussion. There being none, Mr. Horne read the following into the record.

3. Clovercroft Preserve, Section 1 – Performance Bond for Wastewater Collection System – \$150,000.
Recommendation: Extend the current amount for a period of six (6) months.
4. Clovercroft Preserve, Section 1 – Performance Bond for Roads, Drainage and Erosion Control – \$300,000.
Recommendation: Convert to maintenance in the amount of \$300,000 for a period of one (1) year.
5. Hideaway at Arrington, Section 3 – Maintenance Bond for Water (Milcrofton) – \$19,672.20.
Recommendation: Release the bond.
6. Hillsboro Cove – Maintenance Bond for Roads, Drainage and Erosion Control – \$185,000.
Recommendation: Extend in the current amount for a period of one (1) year.
7. King's Chapel, Section 3B – Maintenance Bond for Roads, Drainage and Erosion Control – \$100,000.
Recommendation: Extend in the current amount for a period of one (1) year.

8. King's Chapel, Section 4B – Maintenance Bond for Wastewater Collection System – \$20,250.
Recommendation: Extend in the current amount for a period of nine (9) months.
9. Lookaway Farms, Section 1 – Maintenance Bond for Water (Milcrofton) – \$60,000.
Recommendation: Release the bond.
10. Southern Preserve, Section 1 – Performance Bond for Landscaping – \$11,385.
Recommendation: Extend in the current amount for a period of six (6) months and require the landscaping to be installed in this time frame.
11. Southern Preserve, Section 2 – Performance Bond for Landscaping – \$44,660.
Recommendation: Extend in the current amount for a period of six (6) months and require the landscaping to be installed in this time frame.
12. Silver Stream Farm, Section 4G – Maintenance Bond for Landscaping – \$19,800.
Recommendation: Extend in the current amount for a period of six (6) months.
13. The Grove, Section 8 – Performance Bond for Wastewater Collection System – \$20,200.
Recommendation: Extend in the current amount for a period of six (6) months.

FINAL PLATS:

ITEM 22

FINAL PLAT REVIEW FOR HIDEAWAY AT ARRINGTON, PHASE 1, SECTION 4 CONTAINING 39 LOTS ON 24.85 ACRES LOCATED OFF TRIDENT RIDGE ROAD IN THE 5TH VOTING DISTRICT (1-2018-402)

Staff recommended approval of the Final Plat with the following stipulations:

1. The Posting of a Performance Bond in the amount of \$520,000 for roads, drainage and erosion control. This is a reduced amount based on work completed;
2. The posting of a Performance Bond in the amount of \$87,750 for the wastewater collection system as specified by the County's wastewater consultant;
3. The posting of a Maintenance Bond in the amount of \$40,194 for water improvements as specified by Milcrofton Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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 Plat.

ITEM 23

FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 4, CONTAINING 55 LOTS ON 49.27 ACRES LOCATED OFF OF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2018-403)

Staff recommended approval of the Final Plat with the following stipulations:

1. The posting of a performance bond in the amount of \$597,000 for roads, drainage and erosion control. This is a reduced performance amount based on work completed;
2. The posting of a performance bond in the amount of \$322,258 for water improvements as specified by Milcrofton Utility District;
3. The posting of a performance bond in the amount of \$150,000 for the wastewater collection system as specified by the County's wastewater consultant;
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.

There being no comments, Commissioner xxx made a motion to accept Staff's recommendation on the Consent Agenda, Items. Commissioner xxx seconded the motion, which passed by unanimous vote.

OLD BUSINESS:

ITEM 14

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 approval subject to the following conditions.

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.

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

ITEM 15

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

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

1. A Notice of Coverage issued by TDEC will require 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.

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

ITEM 16

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

Mr. Holmes reviewed the background (see Staff Report) recommending that action on this item be deferred until the April 2018 meeting.

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

ITEM 17

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

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

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.

Motion was made by Commissioner Givens to approve the minutes as submitted, and was seconded by Commissioner McCoy. The motion passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 18

CONCEPT PLAN REVIEW FOR TERRAVISTA SUBDIVISION, CONTAINING 116 LOTS ON 130 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT (1-2017-205)

Commissioner Sharon Hatcher recused herself from participation on this Item.

Mr. Holmes reviewed the background (see Staff Report) recommending that action on this Item be deferred until the April 2018 meeting, and as many people were present to speak to hold the required Public Hearing.

Chairman Lackey opened the Public Hearing to those who had signed in to speak.

Paul Vaden, 4481 Long Lane, stated his concerns are as follows his family quality of life will be compromised by this new project. Stormwater is another concern with the run-off that he believes will be mostly affecting him and his surrounding neighbors. The discrepancy with this project he feels is they sit lower on his property and the septic system will sit higher above the ponds that sit lower to the road. Mr. Vaden's cattle drink from the ponds. Also the wells and Springs on the property and would like to keep the Rural and conservative nature of the property and surrounding property's.

Mike Vaden, Frontier Lane, Nashville, stated his family has owned the family farm since the Battle of Franklin and feels that Williamson County should maintain the rural character. Mr. Vaden's concern is the Step Drip System that is located across the fence from his property with only a 15' buffer and feels that the Step System will go into his property and will drain into springs and wells that water the livestock The family fishes and swims in the ponds on the property, and drink from a well located on the property. The steep slopes are also a concern to him because of run-off to his property.

David Murphy, 4470 Long Lane, stated he has lived on Long Lane for 20 years and feels that the Rural area is disappearing. The main concern is the spring's and water quality. The Step System purposed is above his property and is concerned that it will eventually drain into his field, the neighbor's fields and streams. The water quality is his main concern and controlling the run-off.

Donna Murphy, 4470 Long Lane. Back in 2000 she asked and petitioned to be kept out of the Urban Growth boundary. Referred to the 2007 Comprehensive Plan and its promise to maintain the land use plan and she feels that this does not follow this current plan. They currently have four drinking wells on her property and is concerned that the development could pose a problem for the use of the wells being contaminated with sewage water.

Joe Davis, 4492 Long Lane, stated he thinks that there hasn't been enough studies done regarding this property and verify that wetlands are not present. He would like a determination done before any plans are approved for this project.

Gary Moody, 103 Galuay Lane, Nashville, had a PowerPoint Presentation showing the current average rainfall for Tennessee per year, and the effect of this project on streams and wet weather conveyances Also showed elevations and how it's going to effect the property's and the effects on the farms.

Dorie Bolze, 201 Deerfield Lane, Franklin, stated the streams on these properties are very short and drain into the Harpeth River and she is concerned that this will affect existing waterways with contamination. Would like to see a more detailed design plans and also would like TDEC to come out to the site and do a determination of the smaller streams to make sure they are not going to be affected, which would provide additional information for the overall Storm Water design.

John Michael Corn, 215 Jamestown Park, Suite 100, was present to represent the Vaden Family and provided a report. Summarizing the Step System is at the top of a hill top and more than 80 percent of steep slopes showed that this a direct pathway to the wells from the Step System.

Kahn Garrett 4203 Peytonsville-Trinity Road, stated he was invited to the Vaden farm to see where the Step System is going to be located and would like for the Planning Commissioners to do a site visit to see the loacation as well. Mr Garrett states that this Step System will contaminate the streams with sewage water.

Alan Fister, 5115 Maryland Way, Brentwood, stated he is the attorney for the Vaden family. He requested the January 2018 vote on the Concept Plan be invalidated due to the failure to notify the adjacent property owners and that the Concept Plan has been revised. (Will need Kristi's help with this part)

Betsy Hester, 112 Valley Ridge Rd, Franklin, stated Long Lane is a roller coaster and always has been. Conservation Subdivisions she feels just don't work for the County. Mrs. Hester receives several of phone calls regarding people that have concerns and are not happy with conservation subdivisions. The schools don't have enough room for any new students that will come with this new subdivision and that should be considered before a decision is made to approve this project.

Chairman Lackey closed the Public Hearing.

A motion was made by Commissioner Crohan to defer the Item until the April 2018 meeting, and was seconded by Commissioner McCoy. The motion passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 19

**PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 3,
CONTAINING 27 LOTS ON 5.94 ACRES LOCATED OFF PASQUO ROAD IN
THE 9TH VOTING DISTRICT (1-2018-301)**

Mr. Matteson reviewed the background (see Staff Report) recommending approval subject to the following conditions

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of the development as stipulated in the Traffic Impact Study review findings provided by the County's traffic engineering consultant (See Attachment 19-3), must be completed in accordance with the approved plans;
2. Prior to submittal of a Final Plat for the section of development that includes lots between Trace Creek and the Timberline subdivision, the specific method for ensuring emergency access must be installed and deemed operational by the County's Emergency Management Department;
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping, which shall include any bond required by the National Park Service related to the Natchez Trace Parkway reforestation plan;
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

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

ITEM 20

**PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 4
CONTAINING 21 LOTS ON 507 ACRES LOCATED OFF PASQUO ROAD IN THE
9TH VOTING DISTRICT (1-2018-303)**

Mr. Matteson reviewed the background (see Staff Report) recommending approval subject to the following conditions

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of the development as stipulated in the Traffic Impact Study review findings provided by the County's traffic engineering consultant (See Attachment 20-3), must be completed in accordance with the approved plans;
2. Prior to submittal of a Final Plat for the section of development that includes lots between Trace Creek and the Timberline subdivision, the specific method for ensuring emergency access must be installed and deemed operational by the County's Emergency Management Department;
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping, which shall include any bond required by the National Park Service related to the Natchez Trace Parkway reforestation plan;
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.

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

FINAL PLATS:

ITEM 21

**FINAL PLAT REVIEW FOR HIDEAWAY AT ARRINGTON, PHASE 1, SECTION
3 (REVISED) CONTAINING 37 LOTS ON 19.72 ACRES LOCATED OFF
TRIDENT RIDGE ROAD IN THE 5TH VOTING DISTRICT (1-2018-)**

Mr. Matteson reviewed the background (see Staff Report) recommending approval subject to the following conditions

1. That the existing Performance Bond for roads, drainage and erosion control be converted to a Maintenance Bond in the amount of \$300,000.
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
3. Signature blocks must be added for all owners within this Section. All signatures must be obtained prior to signature and recording of the Plat; and

4. 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 Plat.

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

ITEM 22

FINAL PLAT REVIEW FOR HIDEAWAY AT ARRINGTON, PHASE 1, SECTION 4 CONTAINING 39 LOTS ON 24.85 ACRES LOCATED OFF TRIDENT RIDGE ROAD IN THE 5TH VOTING DISTRICT (1-2018-402)

This item was on Consent.

ITEM 23

FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 4, CONTAINING 55 LOTS ON 49.27 ACRES LOCATED OFF OF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2018-403)

This item was on Consent.

ITEM 24

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 8 CONTAINING 53 LOTS ON 38 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2018-311)

Mr. Holmes reviewed the background (see Staff Report) recommending that action on this item be deferred until the April 2018 meeting.

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

OTHER:

ITEM 25

ESTABLISHMENT OF A PERFORMANCE BOND FOR LANDSCAPING IMPROVEMENTS FOR RONDO POOLS, ON 5.23 ACRES AND LOCATED AT 6615 COOL SPRINGS ROAD IN THE 2ND VOTING DISTRICT.

Mr. Holmes reviewed the background (see Staff Report) recommending the establishment of a Performance Bond for landscaping improvements in the amount of \$87,230.

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

ITEM 26

RESOLUTION TO REPEAL THE 2009 INTERNATIONAL BUILDING CODE, THE 2009 INTERNATIONAL RESIDENTIAL BUILDING CODE, THE 2009 INTERNATIONAL PLUMBING CODE, AND THE 2009 INTERNATIONAL MECHANICAL CODE, AND ADOPT THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL RESIDENTIAL CODE EXCLUDING SECTION R 313.2, ONE AND TWO FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS PURSUANT TO T.C.A. 68-120-101 (A)(8) AND

CHAPTER 34-43 RELATING TO ELECTRICAL, THE 2015 INTERNATIONAL PLUMBING CODE, AND THE 20015 INTERNATIONAL MECHANICAL CODE

Mr. Horne reviewed the background (see Staff Report) recommending the adoption of the 2015 IBC and its several attachments be recommended to the Board of Commissioners for adoption.

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

There being no further business, the meeting was adjourned at 6:45 PM.

CHAIRMAN JOHN LACKEY

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 12, 2018.