

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JUNE 14, 2018**

**MEMBERS PRESENT**

Pete Mosley  
Sharon Hatcher  
Sammy McCoy  
Don Crohan  
John Lackey  
Eddie Sanders  
Hollie Givens  
Robin Baldree  
Steve Lane

**STAFF PRESENT**

Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to the County Eng.  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Rachel Durham, Planner  
Debbie Smith, Admin. Office Manager  
Holly Scott, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, June 14, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson made a statement to the Commission regarding the passing of Jack Walton, stating he left his mark on this County in many ways and will always be remembered not only for his public service but also for his kindness and sense of humor.

Mr. Matteson announced the following:

1. A revised report for Item 25 and
2. A revised attachment for Item 27.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the May 10, 2018 Planning Commission meeting.

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.

**CONSENT AGENDA:**

**Commissioner Givens recused herself from the Consent Agenda and Item 26.**

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. There being no response, Mr. Matteson read the following into the record:

3. Arrington Retreat, Section 5 – Performance Bond for Water (N/CG) - \$85,000  
**Recommendation:** - Reduce to maintenance in the amount of \$12,750 for a period of one (1) year.
4. Arrington Retreat, Section 5 – Performance Bond for Wastewater Collection System-\$125,300  
**Recommendation:** Extend in the current amount for a period of six (6) months.
5. Arrington Retreat, Section 5– Performance Bond for Roads, Drainage and Erosion Control - \$580,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.

6. Blackberry Ridge – Performance Bond for Landscaping - \$9,900  
**Recommendation:** Reduce to Maintenance in the amount of \$2,900 for a period of six (6) months.
7. 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.
8. Chardonnay, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$130,000  
**Recommendation:** Extend for a period of one (1) year.
9. Hart's Landmark – Performance Bond for Landscaping - \$110,600  
**Recommendation:** Extend in the current amount for a period of six (6) months.
10. King's Chapel, Section 5 – Maintenance Bond for Roads, Drainage and Erosion Control -\$81,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
11. King's Chapel, Section 7 – Maintenance Bond for Roads, Drainage and Erosion -\$75,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
12. Southern Preserve, Section 1 – Performance Bond for Roads, Drainage and Erosion Control -\$100,000  
**Recommendation:** Convert to maintenance in the amount of \$80,000 for a period of one (1) year.
13. Southern Preserve, Section 2 – Performance Bond for Roads, Drainage and Erosion Control -\$200,000  
**Recommendation:** Convert to maintenance in the amount of \$175,000 and extend for a period of one (1) year.
14. Stag's Leap, Section 2A – Maintenance Bond for Roads, Drainage and Erosion Control -\$62,000  
**Recommendation:** Release the bond.
15. Stag's Leap, Section 2B – Maintenance Bond for Roads, Drainage and Erosion Control - \$69,000  
**Recommendation:** Release the bond.
16. Stag's Leap, Section 3A – Maintenance Bond for Roads, Drainage and Erosion Control -\$6,000  
**Recommendation:** Release the bond.
17. Stag's Leap, Section 3B – Maintenance Bond for Roads, Drainage and Erosion Control - \$114,000  
**Recommendation:** Release the bond.
18. Temple Hills, Phase B, Section 16 – Maintenance Bond for Roads, Drainage and Erosion Control -\$135,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
19. The Grove, Section 1 – Maintenance Bond for Wastewater Treatment and Disposal System - \$495,250  
**Recommendation:** Extend in the current amount for a period of one (1) year.

20. 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.
21. The Grove, Section 7 – Performance Bond for Roads, Drainage and Erosion Control - \$550,000  
**Recommendation:** Convert to maintenance in the amount of \$275,000 and extend for a period of one (1) year.
22. The Grove, Section 8 – Performance Bond for Roads Drainage and Erosion Control - \$233,000  
**Recommendation:** Convert to maintenance in the amount of \$100,000 and extend for a period of one (1) year.
23. Waterleaf, Section 1- Maintenance Bond for Landscaping - \$ 8,000  
**Recommendation:** Release the bond.

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

**OLD BUSINESS:**

**ITEM 24**

**FINAL PLAT REVIEW FOR HAWTHORNE TRACE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 28.7 ACRES LOCATED OFF PEYTONSVILLE-TRINITY ROAD IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2018-405).**

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 Mosley seconded the motion, which passed by unanimous vote.

**ITEM 25**

**FINAL PLAT REVIEW FOR STONE VALLEY SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 37.8 ACRES LOCATED OFF LEWISBURG PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2018-407).**

Mr. Sweet reviewed the background (see Staff Report) recommending deferral until the July 14, 2018 meeting.

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 26**

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

**Commissioner Givens recused herself from this Item.**

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

1. The payment of \$72,770 (\$1,915 per lot) as traffic mitigation funds to the appropriate traffic shed escrow account;
2. The posting of a Performance Bond in the reduced amount of \$525,000 for roads, drainage and erosion control based on a work completed;
3. The posting of a Performance Bond in the amount of \$605,000 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Maintenance Bond in the amount of \$90,700 for water improvements as specified by Milcrofton Utility District;
5. The posting of a Performance Bond in the amount of \$132,500 for the wastewater collection system;
6. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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.

There being no comments, Commissioner McCoy made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed 8-0.

**PUBLIC HEARINGS:**

**ITEM 27**

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING MOBILE FOOD VENDORS IN THE GRASSLAND VILLAGE CHARACTER 4 (GVC4) AND MUNICIPAL GROWTH AREA-HAMLET (MGA-H) DISTRICTS (6-2017-604)**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of these proposed amendments and to forward the Resolution to County Commission for adoption.

Mr. Lackey opened the floor for public comments. No comments were made and the public hearing was closed.

Commissioner Mosley asked if the temporary primary use had to be in operation in order for the temporary accessory use to be approved.

Mr. Matteson indicated no, but the truck would not be allowed to stay overnight and would have to be removed nightly.

Commissioner Crohan asked if there were any health regulations regarding these food trucks.

Mr. Matteson stated they are monitored by the State the same way all food vendors are monitored.

Commissioner Givens asked what if any of the other Villages wanted to have food trucks.

Mr. Matteson stated that this would only apply to the Grassland Village Character 4 and the Municipal Growth Area-Hamlet districts initially.

Commission Hatcher asked if there was a limit to the number of food trucks allowed at an event.

Mr. Matteson stated there was no limit for an approved Special Event.

Commissioner McCoy asked if the property owner that recently had a food truck in Grassland was aware of these changes.

Mr. Matteson stated the property owner was aware of this Resolution and has read the revisions.

Commissioner Mosley asked what the allowable hours of operation were.

Mr. Matteson stated they are in the proposed regulations as 8am to 8pm.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed 8-1 with Commissioner Mosley voting no.

**PRELIMINARY PLATS:**

**ITEM 28**

**PRELIMINARY PLAT REVIEW FOR DAVENTRY SUBDIVISION, PHASE 1 (REVISED) CONTAINING 42 LOTS ON 73.22 ACRES LOCATED OFF OF TULLOSS ROAD IN THE 4<sup>TH</sup> AND 5<sup>TH</sup> VOTING DISTRICTS (1-2018-304).**

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

1. Prior to Final Plat submittal, a Zoning Certificate must be obtained for the completed wastewater 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 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 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 and is currently operating same;
  - d. The posting of a Performance Bond in the amount of \$120,000 for the treatment and disposal system as specified by the County's wastewater consultant; and
  - e. The posting of a Performance Bond in the amount of \$40,920 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 concurrently recorded with the recording of the Final Plat;
3. Establishment of a performance bond for roads, drainage and erosion control;
  4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
  5. Establishment of a performance bond for the wastewater collection system;
  6. Submission of landscaping plans and establishment of a performance bond for landscaping;
  7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
  8. 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.

Commissioner Lackey asked for comments from the Commission.

Commissioner Mosley asked about the submittal of the landscaping plan and wanted to know if we could require extra landscaping along Tulloss Road. Also he questioned the acreage of Items 28 and 29.

Mr. Holmes stated the landscaping plan will meet all the requirements of the zoning ordinance and we can't require more. He also stated there was a discrepancy in the acreage figure submitted by the applicant and that will be corrected prior to next month's report.

Mr. Matteson stated that the density of the development was .61 units per acre and it does meet the required density of the district.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Hatcher seconded the motion, which passed 8-1 with Commissioner Mosley voting no.

#### **ITEM 29**

#### **PRELIMINARY PLAT REVIEW FOR DAVENTRY SUBDIVISION, PHASE 2 (REVISED) CONTAINING 57 LOTS ON 24.26 ACRES LOCATED OFF OF TULLOSS ROAD IN THE 4<sup>TH</sup> AND 5<sup>TH</sup> VOTING DISTRICTS (1-2018-305)**

Mr. Holmes reviewed the background (see Staff Report) recommending this Item be deferred until the July 12, 2018 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed 8-1 with Commissioner Mosley voting no.

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There being no further business, the meeting was adjourned at approximately 6:10 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON JULY 12, 2018**

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