

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 11, 2018**

MEMBERS PRESENT

Don Crohan
Holli Givens
Sharon Hatcher
John Lackey, Chairman
Beth Lothers.
Pete Mosley
Bryan Richter
Eddie Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
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, October 11, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lane, McCoy and Pratt and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. There will be an Open House for the Triune Special Area Plan on October 30th at 6:00 p.m. at the Triune Methodist Church. This meeting will be a drop in;
2. Training Session on November 9th and all are welcome to attend; and
3. There is a request for a Non-Agenda Item for a Re-approval of Stone Valley Subdivision.

Chairman Lackey asked if there was any objection to hearing the Non-Agenda Item. Hearing no objection the Item will be considered at the end of the Agenda.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 13, 2018 Planning Commission meeting.

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

CONSENT AGENDA:

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

3. 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.
4. Hideaway At Arrington, Section 2 – Maintenance Bond for Wastewater Collection System- \$66,100
Recommendation: Release the bond.
5. King's Chapel, Section 6 – Maintenance Bond for Wastewater Collection System -\$24,750
Recommendation: Release the bond.

6. Silver Steam Farm, Section 4F – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000
Recommendation: Extend in the current amount for a period of one (1) year.
7. Sycamore Farms Event Center – Performance Bond for Landscaping- \$12,600
Recommendation: Reduce to Maintenance in the amount of \$3,780 for a period of six (6) months.

FINAL PLATS:

ITEM 16

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 2 CONTAINING 25 LOTS ON 20.52 ACRES LOCATED OFF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2018-431).

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

1. The posting of a Performance Bond in the amount of \$635,000.00 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$71,078.20 for water and sewer improvements as specified by Harpeth Valley Utilities District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. 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.

ITEM 22

THE GROVE, SECTION 11, CONTAINING 46 LOTS ON 68.78 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2018-430).

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

1. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$1,600,000;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$663,000;
3. Establishment of a performance bond for the wastewater collection system in the amount of \$186,500;
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 Crohan made a motion to accept Staff's recommendation on the Consent Agenda. Commissioner Richter seconded the motion, which passed by unanimous vote.

OLD BUSINESS:

ITEM 8

FINAL PLAT REVIEW FOR FALLS GROVE SUBDIVISION, SECTION 5 CONTAINING 31 LOTS ON 25.43 ACRES LOCATED OFF EUDAILY COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2018-421).

Ms. Durham reviewed the background (see Staff Report) recommending approval of this Final Plat with the following conditions:

1. Establishment of a performance bond for roads, drainage and erosion control in the reduced amount of \$400,000. This amount is based on work already completed;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$21,000;
3. Establishment of a performance bond for the wastewater collection system in the amount of \$84,400;
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 Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 9

FINAL PLAT REVIEW FOR SPRING GROVE SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 25.47 ACRES LOCATED OFF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT (1-2018-413).

Mr. Sweet reviewed the background (see Staff Report) recommending approval of the Final Plat with 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.

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

ITEM 10

FINAL PLAT REVIEW FOR DONALD MINGUS LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 45.79 ACRES LOCATED OFF OF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT (1-2018-411).

Mr. Sweet reviewed the background (see Staff Report) noting the applicant has requested deferral until the November 2018 meeting. Staff concurs with this request.

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

ITEM 11

PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1 CONTAINING 29 LOTS ON 38.60 ACRES LOCATED OFF OF LONG LANE IN THE 12TH VOTING DISTRICT (1-2018-310).

Commissioner Hatcher recused herself from this item.

Mr. Holmes reviewed the background (see Staff Report) noting the applicant has requested deferral until the November 2018 meeting. Staff concurs with this request.

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

ITEM 12

CONCEPT PLAN REVIEW FOR LITTLE CREEK FARMS (VAN DRIEST PROPERTY) CONTAINING 18 LOTS ON 57.08 ACRES LOCATED OFF OF WILSON PIKE IN THE 4TH VOTING DISTRICT (1-2018-203).

Ms. Durham reviewed the background (see Staff Report) recommending approval of this Concept Plan with the following conditions:

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, construction plans for off-site roadway improvements on Wilson Pike must be approved by TDOT;
2. Submission of internal roads, drainage and erosion control plans for review and approval by the County Engineer; and
3. Submission of water plans for review and approval by Milcrofton Utility District.

The Final Plat must address the following:

6. Prior to the submittal of the first Final Plat, off-site roadway improvements on Wilson Pike must be completed per the approved plans;
7. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
8. Establishment of a performance bond for roads, drainage and erosion control;
9. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
10. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
11. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

12. 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 Crohan asked what the additional 5 feet of extra pavement was regarding. Clint Genoble with Edge stated that the traffic study required this additional pavement along Wilson Pike. Commissioner Crohan also asked how many lots would have access from Tap Root Farms. Clay Wallace with Energy Land & Infrastructure, LLC, stated it was approximately 70-80 lots that would have access.

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation. Commissioner Hatcher seconded the motion, which passed 6-2, with Commissioners Mosley and Crohan voted "No".

ITEM 13

FINAL PLAT REVIEW FOR THE REBECCA JEAN SMALLBONE, ET AL PROPERTY SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT ON 5.01 ACRES LOCATED OFF NEW HIGHWAY 96 WEST IN THE 9TH VOTING DISTRICT (1-2018-423).

Mr. Sweet reviewed the background (see Staff Report) noting the applicant has requested deferral until the November 2018 meeting. Staff concurs with this request.

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

PRELIMINARY PLATS

ITEM 14

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 1 (REVISED) CONTAINING 63 LOTS ON 28.97 ACRES LOCATED OFF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2018-315).

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this preliminary plat with the same conditions that were established in conjunction with the November 2016 approval.

Commissioner Crohan asked if Items 14 and 15 were being altered in order to postpone the road improvements to Sneed Road. Mr. Matteson stated that is not correct. It is simply because they wanted to split up the preliminary plat to match the boundary of the final plats.

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

ITEM 15

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 2 CONTAINING 25 LOTS ON 20.52 ACRES LOCATED OFF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2018-316).

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this preliminary plat with the same conditions that were established in conjunction with the November 2016 approval.

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

FINAL PLATS:

ITEM 16

On Consent

ITEM 17

FINAL PLAT REVIEW FOR TROUBADOUR CLUB (AKA HIDEAWAY AT ARRINGTON) SECTION 1 (REVISED), CONTAINING 9 LOTS ON 667.54 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2018-424).

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

1. Prior to issuance of a Land Disturbance Permit for the irrigation pond, the applicant shall provide a No Impact Statement certifying no increase in off-site flood elevations;
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
3. 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 Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by a unanimous vote.

ITEM 18

FINAL PLAT REVIEW FOR TROUBADOUR CLUB (AKA HIDEAWAY AT ARRINGTON) SECTION 3 (REVISED), CONTAINING 32 LOTS ON 21.89 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2018-425).

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

1. That the existing Maintenance Bond for roads, drainage and erosion control for Section 3 be replaced with a Performance Bond in the amount of \$410,000;
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
3. 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 Crohan made a motion to accept Staff's recommendation. Commissioner Hatcher seconded the motion, which passed by a unanimous vote.

ITEM 19

FINAL PLAT REVIEW FOR TROUBADOUR CLUB (AKA HIDEAWAY AT ARRINGTON) SECTION 4 (REVISED), CONTAINING 33 LOTS ON 26.40 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2018-426).

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

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 \$74,250 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.

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

ITEM 20

FINAL PLAT REVIEW FOR THE FARMSTEAD SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 30.53 ACRES LOCATED OFF PEYTONSVILLE-TRINITY ROAD IN THE 5TH VOTING DISTRICT (1-2018-427).

Mr. Sweet reviewed the background (see Staff Report) noting the applicant failed to submit the corrected plat in a timely manner, and Staff recommends deferral until the November 2018 meeting.

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

ITEM 21

FINAL PLAT REVIEW FOR THE SLOAN FARM SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 38.84 ACRES LOCATED OFF CARL ROAD IN THE 9TH VOTING DISTRICT (1-2018-429).

Mr. Sweet reviewed the background (see Staff Report) noting the applicant still needs to address several outstanding issues, and Staff recommends deferral until the November 2018 meeting.

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

ITEM 22

ON CONSENT

OTHER BUSINESS

ITEM 23

ESTABLISHMENT OF A PERFORMANCE BOND FOR LANDSCAPING IMPROVEMENTS FOR HORTON HIGHWAY STORAGE, ON 6.55 ACRES LOCATED AT 8089 HORTON HIGHWAY IN THE 2ND VOTING DISTRICT.

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

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

NON-AGENDA:

RE-APPROVAL OF THE FINAL PLAT REVIEW FOR STONE VALLEY SUBDIVISION.

Mr. Horne explained at the beginning of the meeting that this item merely failed to get recorded prior to expiring, therefore, re-approval was necessary.

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

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 NOVEMBER 8, 2018

CHAIRMAN JOHN LACKEY