

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 10, 2019**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Holli Givens
John Lackey, Chairman
Beth Lothers
Sammie McCoy
Paul Pratt Jr.
Bryan Richter
Eddie Sanders

STAFF PRESENT

Michael Matteson, Planning Director
Floyd Heflin, County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Rachel Durham, Planner
Debbie Smith, Admin. Office Manager
Lania Escobar, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, January 10, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher, Lane, and Mosley were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson announced the following:

1. Joe Horne's mother passed away and the funeral will be held Friday January 11, 2019;
2. Jim Svoboda, Assistant Director of Planning and Sustainability for the City of Franklin also passed away this week.
3. The Comprehensive Plan Update is underway and the citizen participation will be starting with online surveys within the next few weeks.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the December 14, 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. Matteson read the following into the record:

3. **Blackberry Ridge** – Maintenance Bond for Landscaping - \$2,900
Recommendation: Release the Bond.
4. **Chardonnay, Section 3** – Maintenance Bond For Roads, Drainage and Erosion Control - \$130,000
Recommendation: Defer until February 2019 meeting.
5. **Chardonnay, Section 4**– Maintenance Bond for Roads, Drainage and Erosion Control – \$100,000
Recommendation: Defer until February 2019 meeting.
6. **Chardonnay, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000
Recommendation: Defer until February 2019 meeting.
7. **Chardonnay, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$165,000
Recommendation: Defer until February 2019 meeting.

- 8. Clovercroft Preserve, Section 1 - Maintenance Bond for Wastewater Collection System - \$45,000**
Recommendation: Extend until May 2020 (or sixteen [16] months).
- 9. Dunblane – Maintenance Bond for Roads Drainage and Erosion Control - \$175,000**
Recommendation: Defer until February 2019 meeting.
- 10. Silver Stream Farm, Section 4D – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000**
Recommendation: Defer until February 2019 meeting.
- 11. Silver Stream Farm, Section 4E – Maintenance Bond for Roads Drainage and Erosion Control – \$65,000**
Recommendation: Defer until February 2019 meeting.
- 12. Troubadour Club (aka Hideaway At Arrington), Section 3 - Performance Bond for Wastewater Collection System - \$87,750**
Recommendation: Extend in the current amount for a period of six (6) months.

FINAL PLAT:

ITEM 16

FINAL PLAT REVIEW FOR STEPHENS VALLEY SUBDIVISION, SECTION 3 CONTAINING 27 LOTS ON 5.91 ACRES LOCATED OFF SNEED ROAD IN THE 5TH VOTING DISTRICT (1-2018-438)

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

1. The posting of a Performance Bond in the amount of \$305,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$24,333.67 for water and sewer improvements as specified by Harpeth Valley Utilities District;
3. The applicant shall submit a letter to the Planning Department agreeing to have a registered professional engineer involved in the construction phase for roads, drainage and erosion control of the project for the purpose of monitoring construction in order to ensure conformity with approved plans and specifications;
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.

ITEM 17

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SUBDIVISION SECTION 4 CONTAINING 21 LOTS ON 5.10 ACRES LOCATED OFF OF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2018-439)

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

1. The posting of a Performance Bond in the amount of \$473,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$20,670.18 for water and sewer improvements as specified by Harpeth Valley Utilities District;
3. The applicant shall submit a letter to the Planning Department agreeing to have a registered professional engineer involved in the construction phase for roads, drainage and erosion control of the project for the purpose of monitoring construction in order to ensure conformity with approved plans and specifications;
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 Givens seconded the motion, which passed by unanimous vote.

OLD BUSINESS:

ITEM 13

PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1 CONTAINING 29 LOTS ON 39.97 ACRES LOCATED OFF OF LONG LANE IN THE 12TH VOTING DISTRICT (1-2018-310).

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of this item until the February 2019 meeting.

Commissioner Lackey asked the applicant why they continue to defer this item. Mr. Tim Turner, T-Square Engineering, stated that the County Engineer has asked for additional information regarding the retaining walls. Mr. Heflin stated the information has not been received to date. Mr. Lackey noted to the applicant that this information needed to be submitted to Staff because this application will not continue to be deferred for an indefinite amount of time.

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

NON-RESIDENTIAL SITE PLAN:

ITEM 14

NON-RESIDENTIAL SITE PLAN REVIEW FOR STARNES CREEK, NONTRADITIONAL WASTEWATER AND TREATMENT DISPOSAL SYSTEM ON 154.94 ACRES LOCATED OFF OF MEEKS ROAD IN THE 5TH VOTING DISTRICT (5-2018-006).

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this Site Plan, with the condition that prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
4. The posting of a Performance Bond in the amount of \$120,700 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
5. The posting of a Performance Bond in the amount of \$8,200 for landscaping improvements.

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.

PRELIMINARY PLAT:

ITEM 15

PRELIMINARY PLAT REVIEW FOR PINE CREEK SUBDIVISION, PHASE 1 CONTAINING 49 LOTS ON 70.87 ACRES LOCATED OFF OF COX ROAD IN THE 5TH VOTING DISTRICT (1-2018-319)

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

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal 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 \$186,900 for said system as specified by the County's wastewater consultant; and
 - e. The posting of a Performance Bond in the amount of \$70,150 for landscaping improvements.
2. Prior to submittal of a Final Plat, turn lane improvements, which includes both the right and left turn lanes at the site's entrance on Cox Road, must be completed to the satisfaction of the Williamson County Highway Superintendent;
 3. 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 recorded concurrently with the recording of the Final Plat;
 4. Establishment of a performance bond for roads, drainage and erosion control;
 5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
 6. Establishment of a performance bond for the wastewater collection system;
 7. Submission of landscaping plans and establishment of a performance bond for landscaping;
 8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
 9. 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 Lothers inquired as to whether the County has considered standards regarding front-loaded garages based on various lot sizes. After some additional discussion, Mr. Holmes stated the lot sizes are determined by the Zoning Ordinance and front-loaded garages were not restricted by the County.

There being no further 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 5:49 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 14, 2019.

CHAIRMAN JOHN LACKEY