

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JULY 11, 2019**

MEMBERS PRESENT

John Lackey, Chairman
Don Crohan
Beth Lothers
Pete Mosley
Eddie Sanders
Sammie McCoy
Bryan Richter
Holli Givens
Robin Baldree

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, County Engineer Assistant
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Lania Escobar, Planning Assistant
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, July 11, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher, Lane, and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Staff report for Item 12 has been revised;
2. Census 101, a flyer distributed detailing information about the 2020 Census; and
3. Request for Non-Agenda Item for The Cliffs at Garrison Creek, LLC, Large Lot Easement Subdivision to be considered at the end of the agenda.

Commissioner Lackey asked if there were any objections to adding the Non-Agenda Item; hearing none, the item will be added to the end of the Agenda.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the June 13, 2019 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes. The motion was seconded by Commissioner McCoy, and 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. **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.
4. **King's Chapel, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control – \$81,000.
Recommendation: Release the bond.
5. **King's Chapel, Section 6** - Maintenance Bond for Roads, Drainage and Erosion control – \$135,000.
Recommendation: Release the bond.
6. **King's Chapel, Section 7** - Maintenance Bond for Roads, Drainage and Erosion Control – \$75,000.
Recommendation: Release the bond.

7. **Lookaway Farms Wastewater Area** – Performance Bond for Wastewater Treatment and Disposal System – \$142,500.
Recommendation: Convert to maintenance and extend in the current amount for a period of two (2) years.
8. **Stone Valley Subdivision** – Performance Bond for Water (HB & TS) – \$79,000.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **The Grove, Section 11** – Performance Bond for Roads, Drainage and Erosion Control – \$1,600,000.
Recommendation: Reduce to an amount of \$800,000 and extend for a period of one (1) year.
10. **Waterleaf, Section 2** – Performance Bond for Roads, Drainage and Erosion Control – \$25,000.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Waterleaf, Section 2** – Performance Bond for Water (Milcrofton Utility) – \$7,000.
Recommendation: Release the bond.

OLD BUSINESS:

ITEM 12

PRELIMINARY PLAT REVIEW FOR MCDANIEL ESTATES, PHASE 3 CONTAINING 42 LOTS ON 16.46 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (1-2019-303)

Mr. Holmes reviewed the background (see Staff Report), recommending action on this Item be deferred until the August 2019 meeting.

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 13

FINAL PLAT REVIEW FOR LOCUST CREEK HOLLOW LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 84.67 ACRES LOCATED OFF OF FISHER ROAD IN THE 1ST VOTING DISTRICT (1-2019-408)

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, consistent with Zoning Ordinance requirements, prior to issuance of building permits.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 14

NON-RESIDENTIAL SITE PLAN REVIEW FOR PAGE MIDDLE SCHOOL, ON 24.6 ACRES LOCATED OFF ARNO ROAD IN THE 5TH VOTING DISTRICT (5-2019-010)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Site Plan.

Commissioner Lothers expressed concerns for the safety of students crossing Arno Road between Page High School and Page Middle School.

Randy Harper, representing GMC, indicated there are currently no plans for a school crossing.

Commissioner Baldree noted the frequency of unsafe crossings that occur when crossing Arno Road and expressed the importance for installing a safe crossing for students.

Kevin Fortney, facilities director for Williamson County School District, recognized the need for safe crossing of Arno Road between the schools. As Arno Road is currently under construction, Williamson County Schools realizes the need for a safe crossing.

Chairman Lackey asked if there is further discussion.

Commissioner McCoy confirmed that the safety of students crossing Arno Road should be addressed promptly.

Commissioner Baldree stated that during Arno Road construction there is no shoulder for students to walk on. She suggested a sidewalk(s) be placed along Arno Road to connect a safe crossing.

Commissioner McCoy agreed that a safe crossing connection needs to be made.

Commissioner Lothers praised the design of the Site Plan and stated that she would like to see more safe connectivity between the schools and suggested that various boards, commissions, etc. work together to solve this safety issue.

Chairman Lackey inquired why sidewalks are not a part of this project.

Mr. Fortney informed the Commission that this Site Plan was drawn not knowing what the final drawings for the Arno Road expansion would be. He stated that final drawings for Arno Road expansion were only recently received from the Highway Department. Mr. Fortney noted that discussion of safety concerns with the Highway Department will commence, and safety amendments can be added to this Site Plan.

Commissioner Lothers suggested that sidewalks shown on the Site Plan should be extended to Arno Road.

Commissioner Baldree agreed with Commissioner Lothers and noted that students cross all day, sometimes with band equipment. She added that the sidewalk should continue towards Page High School.

Mr. Fortney stated that Williamson County Schools, the Highway Department, and the gas company can work together to devise a solution that will provide a safe crossing between Page Middle and Page High Schools along Arno Road.

Chairman Lackey asked the Commission if there is any further discussion or if they are ready to make a motion.

Commissioner Crohan asked Attorney Ransom if they can defer the Item until these safety issues are resolved.

Attorney Ransom suggested rather than defer, the Commission could add a condition that a safe crossing be approved by the Williamson County Engineering Department or Highway Department to any motion that might be made.

Commissioner Crohan would like Williamson County Schools involved in determining any condition to insure the safe crossing amendment meets student safety.

Attorney Ransom stated that the Williamson County School system is responsible for the draft of this Site Plan and will draft the amendment to the Site Plan in conjunction with approval from either the Williamson County Engineering Department and/or the Highway Department.

Chairman Lackey stated that the Board can make a motion requiring a condition of continuous connectivity between Page Middle and Page High Schools, but leave it to the School system and Highway Department to determine the best location.

Commissioner Crohan stated he would like to see a motion made that includes both sidewalks and a crossing.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation with a condition that sidewalks be extended and crosswalk(s) be established. Commissioner Lothers seconded the motion, which passed by unanimous vote.

ITEM 15

NON-RESIDENTIAL SITE PLAN REVIEW FOR CROWELL PROPERTY, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM ON 359.57 ACRES LOCATED OFF OF LAMPKINS BRIDGE ROAD IN THE 5TH VOTING DISTRICT (5-2019-011)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the 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 \$320,500 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 \$29,100 for landscaping improvements.

Commissioner Crohan requested that staff look to improve safety along Lampkins Bridge Road to Highway 96 when reviewing the Concept Plan in the next phase of this project.

Commissioner Baldree also requested that staff review safety of the main entrance onto Ladd Road.

Mr. Holmes confirmed that safety along Lampkin Bridge Road and Ladd Road will be reviewed as a part of the requisite traffic study.

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

ITEM 16

NON-RESIDENTIAL SITE PLAN REVIEW FOR KING'S CHAPEL COMMUNITY (REVISION), NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 19.81 ACRES LOCATED OFF OF MEADOWBROOK DRIVE IN THE 5TH VOTING DISTRICT (5-2019-013)

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Site Plan to the August 2019 meeting.

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

FINAL PLAT:

ITEM 17

FINAL PLAT REVIEW FOR DAVENTRY, SECTION 1 (RE-APPROVAL) CONTAINING 14 LOTS ON 52.09 ACRES LOCATED OFF OF TULLOSS ROAD IN THE 5TH VOTING DISTRICT (1-2018-417)

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

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
2. Posting of a Performance Bond in the amount of \$200,000 for roads, drainage and erosion control. This is a reduced amount based on construction work completed;
3. Posting of a Performance Bond in the amount of \$488,000 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$48,000 for the wastewater collection system;
5. Posting of a Performance Bond in the amount of \$81,510 for landscaping improvements;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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 Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 18

FINAL PLAT REVIEW FOR THE GEORGE CLARK HEARD, III AND KATHY ANN HEARD PROPERTY, LARGE LOT EASEMENT SUBDIVISION, 2ND AND 3RD LOTS OFF OF EASEMENT, CONTAINING 2 LOTS ON 28.7 ACRES LOCATED OFF OF ARNO-COLLEGE GROVE ROAD IN THE 2ND VOTING DISTRICT (1-2018-413).

Mr. Sweet reviewed the background (see Staff Report), recommending action on this Item be deferred until the August 2019 meeting to allow more time to address setback issues. Staff concurred with this request.

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

ITEM 19

FINAL PLAT REVIEW FOR POPLAR RIDGE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 25.34 ACRES LOCATED OFF OF BARNHILL ROAD IN THE 1ST VOTING DISTRICT (1-2018-403).

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, consistent with Zoning Ordinance requirements, prior to issuance of building permits.

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 ITEM:

FINAL PLAT REVIEW FOR THE CLIFFS AT GARRISON CREEK, LLC LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL) CONTAINING 5 LOTS ON 45.99 ACRES LOCATED OFF GARRISON ROAD IN THE 9TH VOTING DISTRICT (1-2018-437)

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

1. The implementation of the revegetation plan, approved on May 3, 2019, shall be required prior to release of building permits within the common plan of development;
2. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
3. A Land Disturbance Permit must be obtained for the overall development; and

4. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to issuance of building permits.

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

There being no further business, the meeting was adjourned at approximately 6:16 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON AUGUST 8, 2019.**

CHAIRMAN JOHN LACKEY