

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 8, 2019**

MEMBERS PRESENT

John Lackey, Chairman
Don Crohan
Beth Lothers
Pete Mosley
Sammie McCoy
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, August 8, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher, Lane, Pratt, Richter, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

Item 21, Preliminary Plat Review for McDaniel Estates, Phase 3 has been withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the July 11, 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. **Cartwright Close** – Maintenance Bond for Roads, Drainage and Erosion Control – \$275,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Falls Grove, Section 3** – Maintenance Bond for Wastewater Collection System – \$17,940.
Recommendation: Release the bond.
5. **Falls Grove, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control – \$250,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Falls Grove, Section 4** – Maintenance Bond for Water (Milcrofton) – \$48,345.
Recommendation: Release the bond.
7. **Farms at Clovercroft, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control – \$240,000.
Recommendation: Extend in the current amount for a period of one (1) year and begin the process to release the bond.

8. **Foxen Canyon, Section 1** – Performance Bond for Landscaping – \$36,300.
Recommendation: Extend for a period of three (3) months to allow completion or the bond will be called.
9. **Foxen Canyon, Section 1** – Maintenance Bond for Sewer Improvements – \$57,600.
Recommendation: Release the bond.
10. **King’s Chapel, Section 3C** – Performance Bond for Wastewater Collection System – \$12,500.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **King’s Chapel, Section 8** – Performance Bond for Water Improvements (Milcrofton) – \$605,000.
Recommendation: Reduce to maintenance in the amount of \$90,700 for a period of one (1) year.
12. **King’s Chapel, Section 8** – Performance Bond for Wastewater Collection System – \$132,500.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **King’s Chapel, Section 8** – Performance Bond for Roads, Drainage and Erosion Control – \$525,000.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **Lookaway Farms, Section 1** – Performance Bond for Wastewater Collection System – \$282,000.
Recommendation: Extend in the current amount for a period of six (6) months.
15. **Silver Stream Farm, Section 4G** – Maintenance Bond for Roads, Drainage and Erosion Control – \$50,000.
Recommendation: Extend in the current amount for a period of one (1) year.
16. **Temple Hills, Section 16, Phase C** – Maintenance Bond for Roads, Drainage and Erosion Control – \$190,000.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **Troubadour Club, Section 3** – Performance Bond for Wastewater Collection System – \$87,750.
Recommendation: Extend in the current amount for a period of six (6) months.
18. **Vale Creek** – Maintenance Bond for Roads, Drainage and Erosion Control – \$200,000.
Recommendation: Extend in the current amount and review at the scheduled expiration date of June 2020.
19. **Vineyard Valley Wastewater System** – Performance Bond for Wastewater Treatment and Disposal System – \$100,800.
Recommendation: Extend in the current amount for a period of one (1) year.

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

OLD BUSINESS:

ITEM 20

NON-RESIDENTIAL SITE PLAN REVIEW FOR KING'S CHAPEL COMMUNITY (REVISED), NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 234.66 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (5-2019-008)

Mr. Holmes reviewed the background (see Staff Report), recommending approval. Prior to operating the new Ax-Max treatment system, or prior to submittal of the Final Plat for Section 10 of King's Chapel, or prior to submittal of a Final Plat for any development outside of King's Chapel that may depend upon this system for the treatment and disposal of wastewater, whichever occurs first, and prior to the issuance of a Zoning Certificate for the system, the applicant shall provide the following:

1. A letter from TDEC indicating said 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 said systems were constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
4. The posting of a Performance Bond for the expansion of the existing disposal and treatment system in the amount of \$381,600; and
5. Posting of a Performance Bond for landscaping improvements in the amount of \$12,400.

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

ITEM 21

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)

Item withdrawn.

ITEM 22

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 approval.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 23

**NON-RESIDENTIAL SITE PLAN REVIEW FOR THE GATHERING CHURCH,
ON 10.54 ACRES LOCATED OFF ARNO ROAD IN THE 5TH VOTING
DISTRICT (5-2019-013)**

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

1. Proof of connection to the Stag's Leap wastewater treatment and disposal system shall be submitted prior to the issuance of the Certificate of Occupancy for the building;
2. Posting of a Performance Bond for landscaping improvements in the amount of \$88,600;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater improvements; and
4. All signage must be approved per Ordinance requirements.

Commissioner Mosley noted that the wastewater treatment system is to the west of the church.

Mr. Holmes confirmed it is to the west.

Commissioner Lothers inquired about parking requirements for the sanctuary.

Mr. Holmes stated that Zoning Ordinance parking requirements are based on the number of seats in the sanctuary. This Site Plan meets the requirements.

Commissioner Lothers inquired as to additional sanctuary uses other than worship.

Mr. Holmes referred the question to the applicant.

Matt Bryant of M2 Group, representing The Gathering Church, indicated the purpose of the church is for worship related activities, and they will have a mother's day out program. Parking complies with Zoning Ordinance requirements.

Commissioner Lothers asked if parking will be impacted by the church's expanded sanctuary uses.

Mr. Matteson stated that parking requirements are based on the number of seats in the sanctuary and anticipates auxiliary uses customary for churches outside of Sunday services. These uses would be accommodated in this approval. However, if the church was to propose a school, or another use that is not considered accessory to the church, then a revised Site Plan would come before the Commission for approval and we would reevaluate parking requirements at that time.

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

PRELIMINARY PLATS:

ITEM 24

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 9 CONTAINING 0 LOTS ON 123.682 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2019-306)

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Preliminary Plat to the September 2019 meeting.

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

ITEM 25

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 10 CONTAINING 7 LOTS ON 28.14 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2019-307)

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Preliminary Plat to the September 2019 meeting.

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

FINAL PLATS:

ITEM 26

FINAL PLAT REVIEW FOR THE FARMSTEAD SUBDIVISION (RE-APPROVAL), 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) recommending re-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 Givens seconded the motion, which passed by unanimous vote.

OTHER:

ITEM 27

ESTABLISHMENT OF A PERFORMANCE BOND FOR LANDSCAPING FOR IVYBROOK ACADEMY, ON 5.88 ACRES LOCATED OFF OF LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (5-2019-014)

Mr. Holmes reviewed the background (see Staff Report), recommending the establishment of a Performance Bond for landscaping improvements in the amount of \$18,400.

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

There being no further business, the meeting was adjourned at approximately 5:50 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON SEPTEMBER 12, 2019.

CHAIRMAN JOHN LACKEY