

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MAY 14, 2020**

MEMBERS PRESENT

John Lackey, Chairman
Don Crohan
Holli Givens
Steve Lane
Beth Lothers
Keith McCord
Sammie McCoy
Rhonda Rose

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
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, May 14, 2020 at 5:30 p.m. via GoToMeeting, online video conferencing.

Chairman Lackey called the meeting to order and asked Mike Matteson to take roll.

Noting that there was a quorum, Chairman Lackey asked for a motion to hold the Planning Commission meeting electronically due to the COVID-19 crisis.

A motion to conduct the Planning Commission meeting electronically due to the necessity caused by the COVID-19 crisis was made by Commissioner Crohan. The motion was seconded by Commissioner Lane, and passed by unanimous roll call vote.

CONSIDERATION OF APRIL 2020 MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the April 9, 2020 Planning Commission meeting.

A motion to approve the April 9, 2020 Minutes was made by Commissioner McCoy. The motion was seconded by Commissioner Lane, and passed by unanimous roll call vote.

ANNOUNCEMENTS:

Mr. Horne announced the following:

1. The Consent Agenda has been revised due to a numbering error; and
2. There is a request for a Non-Agenda Item, Revised Final Plat for Stone Valley, Large Lot Easement. A vote would need to be taken to consider the Item.

A motion to hear the Non-Agenda Item, Revised Final Plat for Stone Valley, Large Lot Easement as Item 29 on the Agenda was made by Commissioner Crohan. The motion was seconded by Commissioner Givens, and passed by unanimous roll call 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. **Clovercroft Preserve, Section 1** – Maintenance Bond for Wastewater Collection - \$45,000.
Recommendation: Release the bond.
5. **Clovercroft Preserve, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$771,000.
Recommendation: Reduce to maintenance in the amount \$319,000 for a period of one (1) year.
6. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment and Disposal System - \$90,000.
Recommendation: Extend in the current amount for a period of eight (8) months.
7. **Enclave at Dove Lake WW Area** – Performance Bond for Landscaping - \$34,155.
Recommendation: Reduce to maintenance in the amount of \$10,250 for a period of six (6) months.
8. **Enclave at Dove Lake WW Area** – Performance Bond Wastewater Treatment and Disposal System – \$271,500.
Recommendation: Defer until July Meeting.
9. **Foxen Canyon, Section 1** – Performance Bond for Landscaping - \$36,300.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Foxen Canyon, Section 1** – Performance Bond for Water located - \$73,552.25.
Recommendation: Released on 4/30/2020.
11. **Hardeman Springs WW System** – Performance bond for Landscaping – \$63,850.
Recommendation: Extend in the current amount for a period of six (6) months.
12. **Hardeman Springs, Section 1** – Performance Bond for Landscaping - \$84,150.
Recommendation: Reduce to maintenance in the amount of \$25,245 for a period of six (6) months.
13. **Hardeman Springs, Section 1** – Performance Bond for Wastewater Collection System - \$104,000.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **Hardeman Springs, Section 1** – Performance Bond for Water - \$250,000.
Recommendation: Reduce to maintenance in the amount of \$37,500 for a period of one (1) year.
15. **Hardeman Springs, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$550,000.
Recommendation: Extend in the current amount for a period of one (1) year.
16. **Stephens Valley, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$665,000.
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 Givens seconded the motion, and the motion passed by unanimous roll call vote.

OLD BUSINESS:

ITEM 17

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

Mr. Holmes reviewed the background (see Staff Report), the applicant requested that action on this Item be deferred until the June 2020 meeting. Staff concurred with this request.

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

ITEM 18

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

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the Preliminary Plat as well as the requested right-of-way width. The following must be addressed in conjunction with Final Plat consideration:

1. Prior to the submittal of any additional Final Plats for this development, off-site roadway improvements as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 18-3), including the second entrance to the development and associated turn lanes, must be completed to the satisfaction of TDOT;
2. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 18-3);
3. Establishment of 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 appropriate performance bond for the wastewater collection system;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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 Final Plat.

Commissioner Rose noted that the last traffic study was conducted in 2008. She asked if there has been an updated traffic study.

Mr. Matteson stated that the 2008 traffic study considered future traffic and road conditions.

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

PUBLIC HEARING:

ITEM 19

Mr. Matteson explained to the Planning Commission that no one had requested to speak at this Public Hearing. Noting this, Chairman Lackey closed the Public Hearing.

REVISED CONCEPT PLAN REVIEW FOR THE GROVE, CONTAINING 820 LOTS ON 1,228.6 ACRES LOCATED OFF WILDINGS BOULEVARD IN THE 2ND VOTING DISTRICT (1-2020-201)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the revised Concept Plan with the same stipulations established in conjunction with the August 2013 approval.

Commissioner Lothers clarified that this was approved at the August 2013 and not April 2016, as read into record.

Mr. Holmes clarified that the April 2016 approval referred to the original approval at the August 2013 meeting.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 20

NON-RESIDENTIAL SITE PLAN REVIEW FOR STEPHENS VALLEY COMMUNITY CENTER, ON 11.58 ACRES LOCATED OFF GLENROCK DRIVE IN THE 9TH VOTING DISTRICT (5-2020-005)

Mr. Holmes reviewed the background (see Staff Report), the applicant requested that action on this Item be deferred until the June 2020 meeting. Staff concurred with this request.

Commissioner Rose inquired as to why this was requested to be deferred.

Mr. Holmes explained that the Site Plan had been revised and staff required additional time to review the Site Plan for compliance.

Commissioner Crohan asked if the Planning Commission will see the Site Plan at the June 2020 meeting.

Mr. Holmes advised that this will be on the June 2020 Planning Commission agenda under Old Business.

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

ITEM 21

NON-RESIDENTIAL SITE PLAN REVIEW FOR TROUBADOUR GOLF AND FIELD CLUB, SECTION 4, AMENITY AREA ON 2.17 ACRES LOCATED OFF LANCELEAF DRIVE IN THE 5TH VOTING DISTRICT (5-2020-006)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the Non-Residential Site Plan with the following conditions:

1. Posting of a Performance Bond for landscaping improvements in the amount of \$108,200; and
2. Posting of a Performance Bond for the wastewater collection system in the amount of \$2,300 as specified by the County's Wastewater Consultant.

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

ITEM 22

NON-RESIDENTIAL SITE PLAN REVIEW FOR FIDDLERS GLEN – COX LADD NONTRADITIONAL WASTEWATER TREATMENT FACILITY, ON 160.87 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (5-2020-007)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the Non-Residential Site Plan with the following conditions:

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 said 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 said system and is currently operating same;
4. The posting of a Performance Bond in the amount of \$102,300 for the addition to said system as it relates to the Fiddlers Glen development as specified by the County's wastewater consultant;
5. The posting of a Performance Bond in the amount of \$27,400 for landscaping improvements for the addition to the wastewater system as it relates to the Fiddlers Glen development; and
6. Execution of Performance Agreements for the above referenced sureties.

Commissioner Lothers clarified that the second paragraph read into record stated 2008 and would like to reflect that 2018 is the correct year.

Mr. Holmes agreed that 2018 is the correct year.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation with the correction of the date. Commissioner Givens seconded the motion, which passed by unanimous roll call vote.

PRELIMINARY PLAT:

ITEM 23

PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 10, (REVISED) CONTAINING 55 LOTS ON 49.64 ACRES LOCATED OFF OF WILDINGS BOULEVARD IN THE 2ND VOTING DISTRICT (1-2020-304)

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

1. Establishment of a Performance Bond for roads, drainage and erosion control;
2. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of a Performance Bond for the wastewater collection system as applicable;
4. Submission of landscaping plans and establishment of a Performance Bond for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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 Givens seconded the motion, which passed by unanimous roll call vote.

ITEM 24

PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1, CONTAINING 98 LOTS ON 130 ACRES LOCATED OFF OF LONG LANE IN THE 12TH VOTING DISTRICT (1-2020-305)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the Preliminary Plat as well as requests related to design speed and right-of-way width. In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to Final Plat submittal for the first Section of the development, off-site roadway improvements must be completed to the satisfaction of the County Highway Superintendent;
2. 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 said system to serve this development was installed and is functioning;
 - b) As-built drawings showing the location of all system components, as well as the monitoring wells as shown on the monitoring plan, and a sealed certification letter from the design engineer indicating that said system and monitoring components were 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 to serve this development and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$120,000 for said system as specified by the County's wastewater consultant;
 - e) Execution of a Performance Agreement for the above referenced surety;
 - f) Proof of submittal of a monitoring plan, prepared by a Professional Engineer or Certified Hydrologist, showing the location of monitoring

wells and surface water sampling locations to assess the impact of the wastewater disposal system on the ground and surface water in the area surrounding the disposal fields to TDEC and the County's wastewater consultant; and

- g) Proof that any required Class V injection well permits have been issued by TDEC.
3. Data from the monitoring wells and surface water sampling locations must be submitted to TDEC along with monthly operating reports;
4. Proof that any required Class V injection well permits have been issued by TDEC;
5. 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;
6. Establishment of a performance bond for roads, drainage and erosion control;
7. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
8. Establishment of a performance bond for the wastewater collection system;
9. Execution of Performance Agreements for the above referenced sureties;
10. Submission of landscaping plans and establishment of a performance bond for landscaping;
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 if the capped well can be utilized in the future.

Mr. Holmes noted that Tim Turner, the engineer for T-Square Engineering, representing the applicant, is available for questions.

Tim Turner of T-Square Engineering stated that the wells will be permanently capped.

Commissioner Rose inquired about the well concerns of neighboring property owners being resolved.

Attorney Ransom stated that these issues have been resolved in accordance with our regulations.

Commissioner Lothers clarified that no roadway improvements have been required since the last Public Hearing.

Mr. Holmes confirmed that no additional roadway improvements have been required. A right hand turn lane from the west is included as noted at the last Public Hearing.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Rose seconded the motion, which passed by majority roll call vote with Commissioner Lothers abstaining.

FINAL PLATS:

ITEM 25

FINAL PLAT REVIEW (REVISED) FOR JUNES GROVE FARM, LARGE LOT EASEMENT, CONTAINING 3 LOTS ON 34.8 ACRES LOCATED OFF ARNO-COLLEGE GROVE ROAD ON JUNES GROVE PRIVATE LANE IN THE 2ND VOTING DISTRICT (1-2020-412)

Mr. Sweet reviewed the background (see Staff Report), the applicant requested that action on this Item be deferred until the June 2020 meeting. Staff concurred with this request.

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

ITEM 26

FINAL PLAT REVIEW FOR THE GREEN PASTURES, LARGE LOT EASEMENT, CONTAINING 4 LOTS ON 62.93 ACRES LOCATED OFF OF GREEN CHAPEL ROAD IN THE 1ST VOTING DISTRICT (1-2020-413)

Mr. Sweet reviewed the background (see Staff Report), and recommended 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, 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 Givens seconded the motion, which passed by unanimous roll call vote.

ITEM 27

FINAL PLAT REVIEW (REVISED) FOR OWEN HILL FARM, LARGE LOT EASEMENT, CONTAINING 5 LOTS ON 25.03 ACRES LOCATED OFF OF OWEN HILL ROAD IN THE 2ND VOTING DISTRICT (1-2020-414)

Mr. Sweet reviewed the background (see Staff Report), and recommended approval of the Final Plat.

Commissioner Crohan asked if all signatures had been obtained.

Mr. Sweet stated that not all signatures have been obtained but that they are required before the Final Plat can be recorded.

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

OTHER BUSINESS:

ITEM 28

ESTABLISHMENT OF A PERFORMANCE BOND FOR LANDSCAPING IMPROVEMENTS FOR SOUTHALL HAMLET AREA, ON 19.56 ACRES LOCATED OFF CARTERS CREEK PIKE IN THE 9TH VOTING DISTRICT (5-2020-003)

Mr. Holmes reviewed the background (see Staff Report), and recommended establishment of a Performance Bond for landscaping improvements in the amount of \$84,205.

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

ITEM 29

NON-AGENDA ITEM

FINAL PLAT REVIEW (REVISED) FOR STONE VALLEY, LARGE LOT EASEMENT, CONTAINING 4 LOTS ON 36.56 ACRES LOCATED OFF LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (1-2020-401)

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

1. The posting of a Performance Bond in the amount of \$79,000 for water improvements, as specified by H.B. & T.S. Utility District; and
2. 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 McCoy seconded the motion, which passed by unanimous roll call vote.

There being no further business, the meeting was adjourned at approximately 6:19 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JUNE 11, 2020.

CHAIRMAN JOHN LACKEY