

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 11, 2020**

MEMBERS PRESENT

John Lackey, Chairman
Robin Baldree
Don Crohan
Steve Lane
Beth Lothers
Keith McCord
Sammie McCoy
Eddie Sanders

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, June 11, 2020 at 5:30 p.m. via GoToMeeting, online video conferencing. Commissioners Givens, Hatcher, Richter, and Rose were unable to attend.

Chairman Lackey called the meeting to order and asked Mike Matteson to call the 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 Baldree, and passed by unanimous roll call vote.

Mr. Matteson announced the following:

1. Planning Commission meetings are expected to return to pre-COVID in person meetings in July;
2. Planning Commission meeting location is expected to change due to renovation of the auditorium: and
3. There is a request for a Non-Agenda Item, Non-Residential Site Plan review for Brightstone Campus. This was previously approved by Planning Commission. The applicant would like to alter a condition related to the timing of construction for the treatment and disposal system. A vote would need to be taken to consider the Item.

A motion to hear the Non-Agenda Item, Non-Residential Site Plan review for Brightstone Campus as Item 24 on the Agenda was made by Commissioner Lothers. The motion was seconded by Commissioner McCord, and passed by unanimous roll call vote.

CONSIDERATION OF MAY 2020 MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 14, 2020 Planning Commission meeting.

A motion to approve the May 14, 2020 Minutes was made by Commissioner Crohan. The motion was seconded by Commissioner McCoy, 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. Commissioner Crohan requested to pull Item 9 for separate discussion. Mr. Horne read the following into the record:

3. **Falls Grove, Section 4** – Performance Bond for Wastewater Collection System - \$150,000
Recommendation: Reduce to maintenance in the amount of \$45,000 for a period of two (2) years.
4. **Falls Grove, Section 5** – Maintenance Bond for Wastewater Collection System - \$84,400
Recommendation: Reduce to maintenance in the amount of \$25,200 for a period of two (2) years.
5. **Farms at Clovercroft, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$240,000
Recommendation: Defer until the July 2020 meeting.
6. **Southern Preserve, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000
Recommendation: Extend in the current amount for one (1) year.
7. **Southern Preserve, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000
Recommendation: Extend in the current amount for one (1) year.
8. **Temple Hills, Phase B, Section 16-** Maintenance Bond for Roads, Drainage and Erosion Control – \$135,000
Recommendation: Extend in the current amount for one (1) year.
9. **The Grove, Section 1** – Removed from Consent.
10. **The Grove, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for one (1) year.
11. **The Grove, Section 8** – Maintenance Bond for Roads, Drainage and Erosion Control – \$100,000
Recommendation: Extend in the current amount for one (1) year.

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

ITEM 9

THE GROVE, SECTION 5 MAINTENANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM LOCATED OFF EUDAILEY-COVINGTON ROAD

Mr. Horne reviewed the background (see Staff Report) recommending that this bond be extended in its current amount for a period of six (6) months.

Commissioner Crohan inquired of the reason for extension since June 2013.

Mr. Horne stated that the plant was to utilize "membrane" technology; but due to lack of wastewater flows, the installation was delayed. Extension of the maintenance bond for a period of six (6) months allows Staff the opportunity learn when this technology will be installed.

There being no further comment, Commissioner Crohan made the motion that this maintenance bond be extended in its current amount of \$495,250 for six (6) months. Motion was seconded by Commissioner McCoy. The motion passed by unanimous roll call vote.

OLD BUSINESS:

ITEM 12

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), 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 12-3), including the second entrance to the development and associated turn lanes, must be completed to the satisfaction of TDOT;
2. The internal roadway shall also be completed to the boundary of Section 8 other than the surface asphalt mix;
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Execution of Performance Agreements for the above referenced sureties;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 12. Commissioner McCoy seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 13

FINAL PLAT REVIEW (REVISED) FOR JUNES GROVE FARM, LARGE LOT EASEMENT, CONTAINING 3 LOTS ON 34.8 ACRES LOCATED OFF OF 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), and recommended approval of the Final Plat.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 13. Commissioner McCord seconded the motion, which passed by unanimous roll call vote.

ITEM 14

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), 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 \$14,000; and

2. Execution of a Performance Agreement for the above referenced surety.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 14. Commissioner McCoy seconded the motion, which passed by unanimous roll call vote.

NON-RESIDENTIAL SITE PLANS:

ITEM 15

**NON-RESIDENTIAL SITE PLAN REVIEW FOR LONG LANE
NONTRADITIONAL WASTEWATER TREATMENT FACILITY, ON 11.5 ACRES
LOCATED OFF LONG LANE IN THE 4TH VOTING DISTRICT (5-2020-008)**

Mr. Holmes reviewed the background (see Staff Report), recommended approval of the Non-Residential 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 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 the said system and is currently operating same;
4. The posting of a Performance Bond in the amount of \$283,000 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant;
5. The posting of a Performance Bond in the amount of \$75,700 for landscaping improvements; and
6. Execution of Performance Agreements for the above referenced sureties.

Commissioner Baldree stated her concerns for the increasing traffic from this future subdivision, the high school, the middle school, and the new elementary school. Commissioner Baldree would like to see turn lanes in place and a traffic light at the intersection of Gosey Hill Road and Arno Road.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 15. Commissioner McCoy seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 16

**NON-RESIDENTIAL SITE PLAN REVIEW FOR LDR STABLES AND FARM,
EQUESTRIAN FACILITY, ON 61.41 ACRES LOCATED OFF DEL RIO PIKE IN
THE 9TH VOTING DISTRICT (5-2020-009)**

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

1. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;

2. Posting of a Performance Bond for landscaping improvements in the amount of \$17,500;
3. Execution of Performance Agreements for the above referenced surety;
4. Submittal to and approval by the County Engineer for both the stormwater calculations and the grading and drainage plan; and
5. All signage must be approved per Ordinance requirements.

Commissioner McCord asked about the arena having lighting.

Bobby Bell, representing the applicant, stated that there is site lighting on the building and not the fields.

Mr. Holmes stated that if the applicant wished to light the arena they would be required to submit a photometrics plan to the County for review and approval.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 16. Commissioner McCoy seconded the motion, which passed by unanimous roll call vote.

ITEM 17

NON-RESIDENTIAL SITE PLAN REVIEW FOR FRANKLIN CHRISTIAN CHURCH, ON 25.21 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (5-2020-010)

Mr. Holmes reviewed the background (see Staff Report), recommending action on this Item be deferred until the July 2020 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 17. Commissioner McCoy seconded the motion, which passed by unanimous roll call vote.

PRELIMINARY PLAT:

ITEM 18

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 11 CONTAINING 31 LOTS ON 12.32 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2020-306)

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. Prior to the submittal of any additional Final Plats for this development, the second entrance as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 18-3) must be completed to the satisfaction of the County Engineer;
3. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 18-3);

4. Establishment of performance bonds for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of appropriate performance bonds for the wastewater collection system;
7. Execution of Performance Agreements for the above referenced sureties;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. 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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 18. Commissioner Lothers seconded the motion, which passed by unanimous roll call vote.

FINAL PLATS:

ITEM 19

FINAL PLAT REVIEW FOR SUNNY MEADOWS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15.26 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (1-2020-415)

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

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 19. Commissioner Baldree seconded the motion, which passed by unanimous roll call vote.

ITEM 20

FINAL PLAT REVIEW FOR CAYMUS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 35.64 ACRES LOT OFF SOUTH CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2020-416)

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

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 20. Commissioner Baldree seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 21

FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 2 (REVISED), CONTAINING 98 LOTS ON 45.83 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2020-418)

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the Final Plat with the same conditions that were established with the original approval (See Attachment 21-3) and the following additional conditions:

1. Prior to installation of the Security gate, a permit for the gate will need to be obtained, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance will need to be met; and
2. The signatures of all lot owners within this Section shall be required prior to signature and recording of the Final Plat.

Commissioner Crohan questioned if all signatures had been acquired.

Brian Holcombe, representing M2 Group, indicated that all but three signatures had been acquired. They are working on obtaining the final three signatures.

There being no further comments, Commissioner McCoy made a motion to accept Staff's recommendation on Item 21. Commissioner Crohan seconded the motion, which passed by unanimous roll call vote.

ITEM 22

FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 3 (REVISED), CONTAINING 32 LOTS ON 21.89 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2020-419)

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the Final Plat with the same conditions that were established with the original approval (See Attachment 22-3) and the additional condition that the signatures of all lot owners within this Section shall be required prior to signature and recording of the Final Plat.

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation on Item 22. Commissioner McCoy seconded the motion, which passed by unanimous roll call vote.

ITEM 23

FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 4 (REVISED), CONTAINING 33 LOTS ON 26.40 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2020-420)

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the Final Plat with the same conditions that were established with the original approval (See Attachment 23-3) and the additional condition that the signatures of all lot owners within this Section shall be required prior to signature and recording of the Final Plat.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 23. Commissioner Baldree seconded the motion, which passed by unanimous roll call vote.

OTHER BUSINESS:

ITEM 24

NON-AGENDA ITEM

NON-RESIDENTIAL SITE PLAN REVIEW FOR THE BRIGHTSTONE CAMPUS, ON 139.2 ACRES LOCATED OFF COLUMBIA PIKE IN THE 11TH VOTING DISTRICT (5-2020-002)

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

1. Prior to issuance of a Zoning Certificate allowing the Change of Use for any of the existing residences or a Certificate of Occupancy for any of the

proposed buildings, whichever occurs first, a Zoning Certificate must be obtained for the completed wastewater 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 treatment and disposal system was installed and is functioning;
 - b) As-built drawings showing the location of all treatment system components and a sealed certification letter from the design engineer indicating that said treatment 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 treatment system and is currently operating same; and
 - d) The posting of a Performance Bond in the amount of \$214,300 for said treatment and disposal system as specified by the County's wastewater consultant.
2. Submission of a revised Site Plan showing the location of all components of the existing septic systems and areas for the four (4) residences located on the properties, and all notes relating to the abandonment of the systems affixed to the revised Site Plan;
 3. Establishment of a Performance Bond for Landscaping Improvements in the amount of \$145,750;
 4. Execution of performance agreements for the above referenced sureties;
 5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
 6. All signage must be approved per Ordinance requirements.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Non-Agenda Item 24. Commissioner McCoy seconded the motion, which passed by unanimous roll call vote.

There being no further business, the meeting was adjourned at approximately 6:22p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON JULY 9, 2020.**

CHAIRMAN JOHN LACKEY