

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JULY 9, 2020**

MEMBERS PRESENT

John Lackey, Chairman
Robin Baldree
Don Crohan
Sharon Hatcher
Steve Lane
Beth Lothers
Keith McCord
Brian Richter
Rhonda Rose
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
Giovanna Torres, Planner
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, July 9, 2020 at 5:30 p.m. via GoToMeeting, online video conferencing. Commissioners Givens and McCoy were unable to attend. Due to technical difficulties Commissioners Lothers and Sanders were present, however unable to participate in the meeting or vote.

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

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.

Mr. Matteson announced the following:

1. Introduction of new planner Geovanna Torres;
2. Revised report for Item 28; and
3. There is a request for a Non-Agenda Item, Final Plat re-approval for Green Pastures, Large Lot Easement Subdivision.

A motion to hear the Non-Agenda Item, as Item 33 on the Agenda was made by Commissioner Crohan. The motion was seconded by Commissioner Baldree, and passed by unanimous roll call vote.

CONSIDERATION OF JUNE 2020 MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the June 11, 2020 Planning Commission meeting.

A motion to approve the June 11, 2020 Minutes was made by Commissioner Crohan. The motion was seconded by Commissioner Richter, and passed by unanimous roll call vote.

CONSENT AGENDA:

Commissioner Mccord asked to be recused due to potential conflict. Mr. Horne read the following into the record:

3. **Daventry Wastewater Area** – Performance Bond for Landscaping - \$40,920
Recommendation: Extend in the current amount for nine (9) months.
4. **Daventry Wastewater Area** – Performance Bond for Wastewater Treatment and Disposal - \$120,000
Recommendation: Extend in the current amount for one (1) year.
5. **Daventry Wastewater Area** – Performance Bond for Wastewater Collection System - \$48,000
Recommendation: Extend in the current amount for one (1) year.

6. **Daventry, Section 1** – Performance Bond for Landscaping - \$81,510
Recommendation: Extend in the current amount for nine (9) months.
7. **Daventry, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000
Recommendation: Extend in the current amount for one (1) year.
8. **Daventry, Section 1** – Performance Bond for Water (Milcrofton) – \$488,000
Recommendation: Reduce to maintenance in the amount of \$73,100 for one (1) year.
9. **Daventry, Section 2** – Performance Bond for Wastewater Collection System - \$60,400
Recommendation: Extend in the current amount for one (1) year.
10. **Daventry, Section 2** – Performance Bond for Water (Nolensville/College Grove) - \$190,000
Recommendation: Reduce to maintenance in the amount of \$28,500 for one (1) year.
11. **Daventry, Section 2** – Performance Bond for Roads, Drainage and Erosion Control – \$752,000
Recommendation: Extend in the current amount for one (1) year.
12. **Enclave at Dove Lake Wastewater Area** – Performance Bond for Wastewater Treatment and Disposal System – \$271,500
Recommendation: Extend in the current amount for one (1) year.
13. **Enclave at Dove Lake, Section 1** – Performance Bond for Landscaping – \$83,600
Recommendation: Reduce to maintenance in the amount of \$25,080 for nine (9) months.
14. **Enclave at Dove Lake, Section 1** – Performance Bond for Wastewater Collection System – \$165,600
Recommendation: Reduce to maintenance in the amount of \$49,680 for one (1) year.
15. **Enclave at Dove Lake, Section 1** – Performance Bond for Water (Nolensville/College Grove)– \$380,000
Recommendation: Reduce to maintenance in the amount of \$57,000 for one (1) year.
16. **Enclave at Dove Lake, Section 1** – Performance Bond for Roads, Drainage and Erosion Control – \$900,000
Recommendation: Extend in the current amount for one (1) year.
17. **Farms at Clovercroft, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control – \$240,000
Recommendation: Defer to August 2020 meeting.
18. **Foxen Canyon, Section 2** – Maintenance Bond for Water (Mallory Valley) – \$31,514.69
Recommendation: Defer to August 2020 meeting.
19. **Foxen Canyon, Section 2** – Performance Bond for Sewer (Harpeth Wastewater) – \$224,735
Recommendation: Defer to August 2020 meeting.
20. **Ivybrook Academy** – Performance Bond for Landscaping – \$18,400
Recommendation: Release the bond.

21. **Stone Valley Subdivision** – Performance Bond for Water (HB & TS) – \$79,000
Recommendation: Extend in the current amount for one (1) year.
22. **Vineyard Valley, Section 2** – Performance Bond for Off-Site Water (Milcrofton) – \$35,000
Recommendation: Release the bond.
23. **Vineyard Valley, Section 2** – Performance Bond for Wastewater Collection System – \$49,600
Recommendation: Extend in the current amount for one (1) year.
24. **Vineyard Valley, Section 2** – Performance Bond for Roads, Drainage and Erosion Control – \$231,000
Recommendation: Reduce to maintenance in the amount of \$200,000 for one (1) year.
25. **Waterleaf, Section 2** – Performance Bond for Roads, Drainage and Erosion Control – \$25,000
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 Richter seconded the motion, and the motion passed with a majority roll call vote with Commissioner McCord recused.

OLD BUSINESS:

ITEM 26

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 requested action on this Item be deferred until the August 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 26. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 27

FINAL PLAT REVIEW FOR CAYMUS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 35.64 ACRES LOCATED 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 requested action on this Item be deferred until the August 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 27. Commissioner Richter seconded the motion, which passed by unanimous roll call vote.

REVISED ITEM 28

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 revised Staff Report), and recommended approval of the Non-Residential Site Plan with the following conditions:

- 1) Final approval by the Franklin Board of Mayor and Alderman of sewer extension to serve this property;
- 2) Posting of a Performance Bond for landscaping improvements in the amount of \$90,805;
- 3) Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$125,200;
- 4) Establishment of a Performance Bond for sewer improvements in favor of the City of Franklin in the amount of \$205,000;
- 5) Execution of a Performance Agreement for the above referenced sureties;
- 6) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
- 7) All signage must be approved per Ordinance requirements.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 28. Commissioner Hatcher seconded the motion, which passed by unanimous roll call vote.

NON-RESIDENTIAL SITE PLAN:

ITEM 29

NON-RESIDENTIAL SITE PLAN REVIEW FOR ENCLAVE AT DOVE LAKE AMENITY CENTER, ON 130.5 ACRES LOCATED OFF THAYER ROAD IN THE 5TH VOTING DISTRICT (5-2020-011)

Mr. Holmes reviewed the background (see Staff Report), 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 \$8,200; 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 29. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

PRELIMINARY PLAT:

ITEM 30

PRELIMINARY PLAT REVIEW FOR HARPERS HOLLOW SUBDIVISION, CONTAINING 33 LOTS ON 70.82 ACRES LOCATED OFF MEEKS ROAD IN THE 5TH VOTING DISTRICT (1-2020-307)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the Preliminary Plat. 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, the right turn deceleration lane 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 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 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 \$69,000 for the expanded disposal system as specified by the County's wastewater consultant;
 - e. The posting of a Performance Bond in the amount of \$26,000 for landscaping improvements; and
 - f. Execution of Performance Agreements for the above referenced sureties.
3. Prior to consideration of Final Plat approval, 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 Performance Agreements for the above referenced sureties;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. 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 Rose asked for clarification of the location of the deceleration lane.

Mr. Holmes replied that the deceleration lane is located on Meeks Road at the site entrance.

Commissioner Baldree inquired as to stormwater management.

Mr. Heflin stated that there are multiple detention ponds intended to reduce the velocity and flow rate. One pond located near the entrance, one near the corner of Arno Road and Meeks Road, and another located along Arno Road.

Commissioner Baldree praised the developers for listening to community and Planning Commission concerns and agreeing to install the deceleration lane when it was not required.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 30. Commissioner Richter seconded the motion, which passed by unanimous roll call vote.

FINAL PLATS:

ITEM 31

FINAL PLAT REVIEW FOR PEYTONSVILLE ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 34.57 ACRES LOCATED OFF PEYTONSVILLE-ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2020-421)

Mr. Sweet reviewed the background (see Staff Report), and noted that the applicant failed to resubmit the Plat by the deadline and Staff is recommending deferral to the August 2020 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 31. Commissioner Baldree seconded the motion, which passed by unanimous roll call vote.

ITEM 32

FINAL PLAT REVIEW FOR VINEYARD VALLEY, SECTION 3 (REVISED), CONTAINING 26 LOTS ON 37.58 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 6TH VOTING DISTRICT (1-2020-422)

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the Final Plat with the same conditions established in conjunction with the original approval (See Attachment 32-3) as well as the following additional conditions:

1. That the Stormwater Maintenance Agreement be revised to reflect changes in stormwater infrastructure; and
2. Signatures shall be obtained from all lot owners prior to signature and recording of the Plat.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 32. Commissioner Rose seconded the motion, and the motion passed by a majority roll call vote with Commissioner McCord recused due to conflict.

OTHER BUSINESS:

ITEM 33

NON-AGENDA ITEM

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 re-approval of the Final Plat, 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 on Item 33. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

There being no further business, the meeting was adjourned at approximately 6:04p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON AUGUST 13, 2020.**

CHAIRMAN JOHN LACKEY