

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING OF OCTOBER 27, 2020**

MEMBERS PRESENT

John Lackey, Chairman
Robin Baldree
Don Crohan
Sharon Hatcher
Steve Lane
Beth Lothers
Jessica Lucyshyn
Keith McCord
Sammie McCoy
Bryan 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
Dr. Geovanna Torres, Planner
Christina Collins, Planning Assistant
Lania Escobar, Planning Assistant

The Williamson County Regional Planning Commission met in a Special Called session Tuesday, October 27, 2020 at 5:30 p.m. via GoToMeeting, online video conferencing. The purpose of the Special Called Meeting was to consider a proposed amendment to the Official Zoning Map and to continue the Public Hearing on the proposed amendment. The Public Hearing took place in person in the auditorium of the Williamson County Administrative Complex.

Chairman Lackey called the meeting to order.

Mr. Matteson announced the following:

1. Reminder that this is a continuation of the Public Hearing that was held on October 8, 2020; and
2. Zoning related items from the Public Hearings held at the Planning Commission meetings on October 8, 2020 and October 27, 2020, will be heard by County Commission on November 9, 2020.

Chairman Lackey asked Mike Matteson to call the roll. Mr. Matteson noted for the record that there is 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 Lothers. The motion was seconded by Commissioner Richter, and passed by unanimous roll call vote.

Noting the number of speakers present to speak regarding the Public Hearing, Chairman Lackey requested a motion to alter the By-Laws and extend public speaking time from thirty (30) minutes to forty-five (45) minutes, providing speakers three (3) minutes each.

A motion to temporarily alter the By-Laws and extend public speaking time to forty-five (45) minutes was made by Commissioner Lucyshyn. The motion was seconded by Commissioner Rose, and passed by unanimous roll call vote.

PUBLIC HEARING (continued from the October 8, 2020 Meeting):

ITEM 1

AMENDMENT TO THE WILLIAMSON COUNTY OFFICIAL ZONING MAP EXPANDING THE RURAL PRESERVATION-5 (RP-5) AND RURAL DEVELOPMENT-5 (RD-5) ZONING DISTRICTS TO IMPLEMENT THE RECOMMENDATIONS OF THE RECENTLY ADOPTED COMPREHENSIVE LAND USE PLAN

Commissioner Baldree stated for the record that she owns property that is part of the action of this Item and that it will not have a bearing on her vote. She will vote her conscience based upon the information available to the Planning Commission.

Commissioner Hatcher stated for the record that she owns property that is part of the action of this Item and that it will not have a bearing on her vote. She will vote her conscience based upon the information available to the Planning Commission.

Commissioner Lucyshyn stated for the record that she owns property that is part of the action of this Item and that it will not have a bearing on her vote. She will vote her conscience based upon the information available to the Planning Commission.

Commissioner Sanders stated for the record that he owns property that is part of the action of this Item and that it will not have a bearing on his vote. He will vote his conscience based upon the information available to the Planning Commission.

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the Map Amendment and that the attached Resolution (See Attachment 36-2) be forwarded to the County Commission for adoption.

Chairman Lackey noted that each citizen that signed up to speak would have three (3) minutes, and opened the Public Hearing.

Chris Whitson, 802 Westview Ave, Nashville, represented the Hart family who own 560 acres at 3001 Hillsboro Road, 2933 Hillsboro Road, and 2345 Hillsboro Valley Road. The family does not wish to be rezoned.

Rodes Hart Jr., 425 Westview Ave, Nashville, represented his family. The family does not want to be rezoned. They received notice via mail on September 24, 2020. Their properties are surrounded by residential developments. They oppose the zoning changes.

Laura Turner, 1108 Dickinson Lane, Franklin, thanked the Planning Commission, Planning Staff, and County Commissioners for their work on the rezoning. She voiced support and urged the Planning Commission to vote 'yes' for the zoning changes.

Rebecca Pullen, 9635 Clovercroft Road, Nolensville, stated that she learned of the proposed zoning changes in February 2020 and stressed that she did not receive enough notification of the proposed changes. She voiced disapproval of the zoning changes, concerned that it will reduce her property value.

Nancy Hughes, 4185 Arno Road, Franklin, is Martha Ladd's daughter, who owns land on Owen Hill Road. She suggested the Planning Commission add an amendment to the proposed zoning ordinance that allows property owners to have a choice in being zoned in a 1 acre or 5 acre zoning district. She expressed that changing the zoning of this property devalues her property.

Crystal Caro, 6641 Arno Road, College Grove, stated that proper notification of the downzoning was not provided. The proposed rezoning would place many properties as legal nonconforming. The idea of a family subdivision plat may cause issues with the Fair Housing Act. The College Grove Village area should be designated similar to the Triune area.

Penny Kemley, 2954 Spanntown Road, Arrington, thanked the County Mayor, the Planning Department, and Commissioners for their public service to the community. She shared concerns on the impact to the nearby areas regarding the proposed Nashville Motorsport Enclave. She also requested that the Planning Department include dark sky lighting regulations on developments. Apart from those comments she supports the proposed one (1) to five (5) acre zoning change.

Pete Mosely, 9627 Clovercroft Road, Nolensville, noted that there are fifteen (15) subdivisions along Clovercroft Road. He stated his opposition to the zoning changes, and questioned the reason for downzoning when the development lot sizes are already smaller than five (5) acres.

Ed Cooper, 4328 Gosey Hill Road, Franklin, noted that Planning Commission has few opportunities to make a lasting impact on the future of the community. He wanted stricter regulations on conservation subdivisions. No more quarter acre lots, no more alternative wastewater treatment systems, no more hundred plus lot subdivisions, no more large city type schools. City type densities do not fit the rural community. He asked for controlled growth in rural areas and to make these zoning changes effective immediately.

Kathy Webber, 1900 Springcroft Drive, Franklin, commended the Mayor, the Planning Staff, and the Advisory team. This Zoning change places large property owners within the same zoning designation that results in property equality. She thanked the Planning Commission and expressed her support for the zoning changes.

Sandy Ward, 4337 Ambergate Court, Franklin, noted recent developments in particular, the developments on Gosey Hill and Long Lane are too dense for the area. The existing rural roads are not equipped to handle these developments. She asked Planning Commission take density into consideration when approving the proposed zoning changes.

Andy Gilbert, 4395 Arno Road, Franklin, voiced support for the zoning changes. He expressed his disapproval of the recently passed conservation subdivisions. These subdivisions do not represent the rural character of the area, and the rural areas do not have the infrastructure to support the growth.

Tim Williams, 4456 Pratt Lane, Franklin, stated that under the new zoning proposal his property will be worth half. He expressed his appreciation for the rural character of Williamson County while noting the devaluation of property that will occur with the zoning change. He stressed that there should be a middle ground.

Commissioner Lothers made a motion to accept Staff's recommendation on Item 1. Commissioner Baldree seconded the motion.

Commissioner Lucyshyn asked if the time line for implementation can be changed.

Mr. Matteson stated that 'yes' Planning Commission can make a motion that includes an effective date.

Attorney Ransom noted that Commissioner Lothers made a recommendation to accept Staff's recommendation. If this is altered there would need to be a motion to amend the original motion to change the effective date and return to the original motion.

Commissioner Lothers noted that she would like to amend.

Commissioner Crohan made a motion to amend the effective date and that the effective date be based upon the approval by the County Commission. Commissioner Lucyshyn seconded the motion, and the motion passed 11-1 by roll call vote with Commissioner Sanders voting 'No'.

There being no further comments, Chairman Lackey called for a vote on the motion as amended. The motion passed 11-1 by roll call vote with Commissioner Sanders voting 'No'.

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 NOVEMBER 12, 2020.**

_____ CHAIRMAN JOHN LACKEY