

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF FEBRUARY 11, 2021**

MEMBERS PRESENT

John Lackey  
Don Crohan  
Sharon Hatcher  
Steve Lane  
Beth Lothers  
Jessica Lucyshyn  
Keith McCord  
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

The Williamson County Regional Planning Commission met in regular session Thursday, February 11, 2021 at 5:30 p.m. via GoToMeeting, online video conferencing.

Chairman Lackey called the meeting to order and asked Mike Matteson to call the roll, who confirmed that a quorum was present. Commissioner's Baldree, McCoy, and Richter were not in attendance.

Mr. Matteson announced the following:

1. Item 12 has been withdrawn; and
2. There is a request to correct Bond amounts of two (2) Non-Agenda Items that were approved at the January 2021 meeting. The Bond amounts were mistakenly transposed.

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 Rose. The motion was seconded by Commissioner Hatcher, and passed by unanimous roll call vote.

Chairman Lackey asked for a motion to hear the Non-Agenda Items as Items 14 and 15 on the Agenda.

A motion to hear the Non-Agenda Items, as Items 14 and 15 on the Agenda was made by Commissioner Lothers. The motion was seconded by Commissioner Crohan, and passed by unanimous roll call vote.

**CONSIDERATION OF JANUARY 14, 2021 MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the January 14, 2021 Planning Commission meeting.

A motion to approve the January 14, 2021 minutes was made by Commissioner Crohan. The motion was seconded by Commissioner Lane, and passed 8-0 with Commissioner Lothers abstaining.

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. Hearing none, Mr. Horne read the following Consent Agenda Items into the record:

3. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment and Disposal System- \$90,000

**Recommendation:** Extend in the current amount for one (1) year.

4. **Hart's Landmark** – Maintenance Bond for Water (City of Franklin) - \$20,600

**Recommendation:** Extend in the current amount until July 16, 2021.

5. **Lookaway Farms, Section 1** – Performance Bond for Roads, Drainage and Erosion Control – \$493,000

**Recommendation:** Extend in the current amount for one (1) year.

6. **Stephens Valley, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$305,000

**Recommendation:** Extend in the current amount for one (1) year.

7. **Stephens Valley, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$473,000

**Recommendation:** Extend in the current amount for one (1) year.

8. **Stephens Valley, Section 6** – Performance Bond for Roads, Drainage and Erosion Control - \$948,000

**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 Lucyshyn seconded the motion, and the motion passed by unanimous roll call vote.

**OLD BUSINESS:**

**ITEM 9**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR SLOAN FARM RURAL RETREAT, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 107.1 ACRES LOCATED OFF CARL ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2019-012)**

Mr. Holmes reviewed the background (See Staff Report), and Staff recommended approval of the Site Plan with the following conditions: Prior to the issuance of a Certificate of Occupancy (C.O.) for the proposed Rural Retreat-Extensive use, 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 \$103,400 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 \$6,600 for landscaping improvements; and

6. Execution of Performance Agreements for the above referenced sureties.

Commissioner Rose inquired about the uses associated with a Rural Retreat.

Mr. Holmes stated that the Rural Retreat intends to host weddings, corporate events, and the like.

Commissioner Crohan expressed concern that the storage pond is on the property line and not internalized within the property.

Mr. Holmes stated that the proposal meets the requirements of the Zoning Ordinance and that he would address the pond with the applicant.

Commissioner Lothers shared the concerns of Commissioner Crohan.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 9. Commissioner Rose seconded the motion, and the motion passed by unanimous roll call vote.

### **ITEM 10**

#### **FINAL PLAT REVIEW FOR TIMOTHY GROVE SUBDIVISION, LARGE LOT EASEMENT, CONTAINING 5 LOTS ON 41.88 ACRES LOCATED OFF DRUMRIGHT ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2021-400)**

Dr. Torres reviewed the background (See Staff Report), and Staff recommended approval of the Site Plan 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.

Commissioner Lucyshyn questioned why Items 10 and 11 are separate submittals when they are next to one another.

Mr. Sweet explained that large lot easement subdivisions are allowed no more than five (5) lots, and that's why Items 10 and 11 were submitted separately.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 10. Commissioner Lane seconded the motion, and the motion passed by unanimous roll call vote.

### **ITEM 11**

#### **FINAL PLAT REVIEW FOR DRUMRIGHT HILLS SUBDIVISION, LARGE LOT EASEMENT, CONTAINING 5 LOTS ON 28.94 ACRES LOCATED OFF DRUMRIGHT ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2021-401)**

Dr. Torres reviewed the background (See Staff Report), and Staff recommended approval of the Site Plan 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 on Item 11. Commissioner Lothers seconded the motion, and the motion passed by unanimous roll call vote.

**PUBLIC HEARING:**

**ITEM 12**

**AMEND SECTION 3 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS RELATED TO MINOR SUBDIVISIONS (6-2021-600)**

The Item has been Withdrawn.

**PRELIMINARY PLAT:**

**ITEM 13**

**PRELIMINARY PLAT REVIEW FOR ST. MARLO (AKA DUQUETTE PROPERTY), PHASE 1, CONTAINING 74 LOTS ON 92.2 ACRES LOCATED OFF LONG LANE IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2021-302)**

Commissioner Hatcher advised that she was recusing herself from consideration of this item.

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

1. Prior to Final Plat submittal for the first Section of the development, off-site roadway improvements, including right and left turn lanes at the Long Lane site entrance, as specified in the review letter from the Highway Department engineer (See Attachment 13-3) 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 as it relates to the wastewater treatment and disposal system:
  - 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 \$283,000 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's Wastewater Consultant;

- e. The posting of a Performance Bond in the amount of \$75,700 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. All plant materials reflected on the approved Landscaping Plan for the reduced open space strip between the proposed lots and the existing rights-of-way of Gosey Hill Road, along with any berms, shall be installed prior to the submittal of the applicable Final Plat in which the open space strip appears;
  5. Dedication of an additional fifteen (15) feet of right-of-way for a distance of 200 feet along both Long Lane and Gosey Hill Road from the intersection of said roads;
  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. Submission of landscaping plans and establishment of a performance bond for landscaping;
  10. Execution of Performance Agreements for the above referenced sureties;
  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 questioned if the wastewater connection would be piped under the existing waterway.

Mr. Holmes noted that the applicant was present to answer questions.

Ryan Lovelace, representing Civil Site Design, stated that utilities connections such as wastewater, water, electrical, and gas will be piped under the culvert and be within the roadway system.

Commissioner Lucyshyn inquired about the threshold of lots before a second entrance is required.

Mr. Holmes explained that the second entrance will be required when the plat containing the ninety-ninth (99<sup>th</sup>) Lot was submitted for approval.

There being no further comments, Commissioner Sanders made a motion to accept Staff's recommendation on Item 13. Commissioner McCord seconded the motion, and the motion passed 8-0, with Commissioner Hatcher recused.

**OTHER BUSINESS:**

**ITEM 14**

**NON-AGENDA ITEM**

**CONCEPT PLAN REVIEW FOR BONTERRA SUBDIVISION, CONTAINING 38 LOTS ON 97.64 ACRES LOCATED OFF MEEKS ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2021-202)**

Mr. Holmes reviewed the background (see Staff Report), and noted that both Bonterra and Fairhaven, both located on Bethesda Road, were approved at the January 2021 meeting, however, the required Bonds for the landscaping improvements for the Wastewater Systems for the two projects were inadvertently transposed on the Staff reports. Therefore, this report serves to correct the referenced landscaping bond amount.

All conditions outlined in the January 2021 Staff report will remain the same with the exception of the condition relating to the Performance Bond for the landscaping improvements for the Wastewater System, which shall be corrected as follows: The posting of a Performance Bond in the amount of \$77,500 for landscaping improvements.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 14. Commissioner Sanders seconded the motion, and the motion passed 8-1, with Commissioner Lucyshyn voting 'No'.

**ITEM 15**

**NON-AGENDA ITEM**

**CONCEPT PLAN REVIEW FOR FAIRHAVEN SUBDIVISION, CONTAINING 49 LOTS, ON 55.4 ACRES LOCATED OFF BETHESDA ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2021-203)**

Mr. Holmes reviewed the background (see Staff Report), and noted that both Bonterra and Fairhaven Subdivisions, both located on Bethesda Road, were approved at the January 2021 meeting, however, the required Bonds for the landscaping improvements for the Wastewater Systems for the two projects were inadvertently transposed on the Staff reports. Therefore, this report serves to correct the referenced landscaping bond amount.

All conditions outlined in the January 2021 Staff report will remain the same with the exception of the condition relating to the Performance Bond for the landscaping improvements for the Wastewater System, which shall be corrected as follows: The posting of a Performance Bond in the amount of \$42,800 for landscaping improvements.

There being no comments, Commissioner Sanders made a motion to accept Staff's recommendation on Item 15. Commissioner Hatcher seconded the motion, and the motion passed 8-1, with Commissioner Lucyshyn voting 'No'.

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

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MARCH 11, 2021.**

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CHAIRMAN JOHN LACKEY