

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF OCTOBER 14, 2021**

MEMBERS PRESENT

Robin Baldree  
Don Crohan  
Sharon Hatcher  
John Lackey  
Steve Lane  
Beth Lothers  
Keith McCord  
Bryan Richter  
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  
Debbie Smith, Admin. Office Manager  
Paola Wilson, Planning Assistant  
Amy Bennett, County Mayor's Office

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The Williamson County Regional Planning Commission met in regular session Thursday, October 14, 2021 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lucyshyn, McCoy, and Rose were unable to attend.

Chairman John Lackey noted that Roll Call would have to be taken by voice because the voting system was not working properly. A quorum was noted.

Chairman Lackey asked if Staff had announcements.

Mr. Matteson announced the following:

1. Paola Wilson has joined the Planning Department as the Planning Assistant, replacing Christina Collins;
2. Reminder of a Symposium on Tuesday, October 19, 2021 at 10:00 AM to be held at the Performing Arts Center to address future growth and appropriate planning with the municipalities in Williamson County;
3. Reminder of specific training for Planning Commission members and Board of Zoning Appeals members on November 5, 2021 from 8:00 AM to 12:00 PM, which counts towards the required training hours;
4. Noted that Staff will no longer read the Consent Agenda into the record, as it is provided to the Commissioners in advance and is also available online. He added that if anyone wishes to pull an item from the Consent Agenda, they may do so prior to the vote; and
5. He requested that a Non Agenda Item be considered for re-approval of the Final Plat for the Nelson Creek Subdivision.

**CONSIDERATION OF SEPTEMBER 2021 MINUTES:**

Chairman Lackey asked for a motion to approve the Minutes of the September 9, 2021 Agenda. Commissioner Lothers made a motion to approve as presented. Commissioner Crohan seconded the motion. The motion was unanimously approved.

A motion to add the Non-Agenda Item was made by Commissioner Crohan. Commissioner Richter seconded the motion, and it was passed by unanimous vote.

**CONSENT AGENDA:**

Chairman Lackey said that the Consent Agenda would be taken as a whole, and asked if any of the Commissioners would like to consider an Item for separate discussion. Commissioner Crohan asked that Item 7 be removed for separate discussion.

3. **Arrington Ridge, Section 1** – Performance Bond for Landscaping located off Cox Rd. - \$50,600  
**Recommendation:** Extend in the current amount for a period of six (6) months.
4. **Burning Tree Farms, Section 2** – Maintenance Bond for Landscaping located off Nolensville Rd. -\$5,000  
**Recommendation:** Release the bond.
5. **Clovercroft Preserve, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control located off Clovercroft Rd. - \$319,000  
**Recommendation:** Extend in the current amount for a period of three (3) months.
6. **Daventry WW Area** – Performance Bond for Landscaping located off Tulloss Rd. - \$40,920  
**Recommendation:** Extend in the current amount for a period of three (3) months.
8. **Farms at Clovercroft, Section 3** – Performance Bond for Wastewater Collection System located off Clovercroft Rd. - \$116,000  
**Recommendation:** Extend in the current amount for one (1) year.
9. **Fallsgrove, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control located off Endailey Covington Rd. - \$225,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. **Falls Grove, Section 7** – Maintenance Bond for Water (Milcrofton) located off Eudailey Covington Rd. - \$25,900  
**Recommendation:** Release the bond.
11. **Hardeman Springs, Section 2** – Maintenance Bond for Landscaping located off Murfreesboro Rd. - \$15,700  
**Recommendation:** Release the bond.
12. **Hillsboro Cove** – Maintenance Bond for Roads, Drainage and Erosion Control located off Old Hillsboro Rd. - \$160,000  
**Recommendation:** Release the bond.
13. **McDaniel Estates, Section 1** – Performance Bond for Wastewater Collection System located off McDaniel Rd. - \$169,000  
**Recommendation:** Reduce to maintenance in the amount of \$50,700 for a period of two (2) years.
14. **McDaniel Farms, Section 1** – Performance Bond for Wastewater Collection System located off McDaniel Rd. -\$169,000  
**Recommendation:** Reduce to maintenance in the amount of \$50,700 for a period of two (2) years.
15. **McDaniel Farms, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control located off McDaniel Rd. -\$426,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
16. **The Grove, Section 12** – Performance Bond for Wastewater Collection System located off Arno Road. -\$20,300  
**Recommendation:** Extend in the current amount for a period of one (1) year.

17. **The Grove, Section 13** – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Rd. -\$300,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
18. **The Mill at Bond Springs, Section 1** - Maintenance Bond for Landscaping located off Bethesda Rd. -\$14,500  
**Recommendation:** Release the bond.
19. **The Mill at Bond Springs, Section 2** – Performance Bond for Water (Milcrofton) located off Bethesda Rd. -\$240,000  
**Recommendation:** Release the bond.
20. **Troubadour, Section 4** – Performance Bond for Wastewater Collection System located off Cox Rd. -\$74,250  
**Recommendation:** Extend in the current amount for a period of one (1) year.
21. **Troubadour, Section 4** – Performance Bond for Roads, Drainage and Erosion Control located off Cox Rd. -\$520,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
22. **Vineyard Valley, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control located off Endailey Covington Rd. -\$325,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
23. **Vineyard Valley, Section 3** – Performance Bond for Wastewater Collection System located off Endailey Covington Rd. -\$80,600  
**Recommendation:** Extend in the current amount for a period of one (1) year.
24. **Vineyard Valley, Section 3** – Performance Bond for Roads, Drainage and Erosion Control located off Endailey Covington Rd. -\$637,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.

Commissioner Crohan made a motion for approval of the Consent Agenda. Commissioner Richter seconded the motion. Consent Agenda was unanimously approved.

Mr. Horne presented Item 7 to the Planning Commission. Mr. Crohan inquired as to the proposed installation schedule. Mr. Horne noted that Staff would inspect to assure survival and then re-inspect at the end of the maintenance bond period. Motion by Commissioner Crohan to accept Staff recommendation; seconded by Commissioner Richter. The motion was unanimously approved.

7. **Daventry, Section 1** – Performance Bond for Landscaping located off Tulloss Rd. - \$81,510  
**Recommendation:** Extend in the current amount for a period of three (3) months.

**OLD BUSINESS:**

**ITEM 25**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR TRIUNE AREA ELEMENTARY AND MIDDLE SCHOOLS, ON 100.1 ACRES LOCATED OFF COX ROAD IN THE FIFTH VOTING DISTRICT (5-2021-010)**

Mr. Holmes reviewed the Background (see Staff Report) and Staff recommended approval of the Site Plan, subject to the following conditions:

1. Unless otherwise specified in the recommendation letter from the County's traffic consultant (See Attachment 25-3), all off-site roadway improvements specified in said letter must be constructed prior to the issuance of a Certificate of Occupancy for the elementary school;
2. Prior to the issuance of a Certificate of Occupancy for the elementary school, a Zoning Certificate must be obtained for the completed Non-Traditional 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; and
  - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer stating that the system was constructed in accordance with the approved construction plans and specifications;
3. Execution of a storm water Maintenance Agreement and submission of an Operation and Maintenance Plan for storm water improvements;
4. Submittal to and approval by the County Engineer for the storm water calculations and the grading and drainage plan prior to issuance of a Land Disturbance Permit; and
5. All signage must be approved per Ordinance requirements.

Chairman Lackey asked if there were any questions for Staff or any comments. With none being made, Chairman Lackey asked if there was a motion. Commissioner Crohan made a motion for approval per Staff recommendations. Commissioner Richter seconded the motion. Before the vote, Mr. Eric Gardner, a representative of the Williamson County School Board, requested to make comments about this Item.

Mr. Gardner introduced himself and the project's civil engineer, Mr. Enoch Jerroll, and Mr. Rich Phillips, the project's traffic engineer. Mr. Gardner stated that they agreed with all conditions except the traffic improvements conditions. He stated they disagree with the need to make improvements on Horton Highway and Cox Road because these intersections are far away from the school and the results of their traffic study showed that the levels of traffic that are currently generated is an acceptable Level of Service. For this reason they feel the improvements do not need to be made at this time. Mr. Gardner stated that there are school buses that currently run in the area, and that any additional traffic would be created by the developments, not the schools. They feel that the developments that will create the traffic should bear the costs of the improvements, not the schools.

Commissioner Baldree stated that the subdivisions that are in the area are already completed and there is no further road construction. The area where the schools will be located will create more traffic because there will be further development in the surrounding area, and therefore she agrees with Staff's recommendation to make the improvements for the future.

Chairman Lackey asked if there were any further comments. Commissioner Lothers requested permission to add some comments on this matter, and permission was granted.

Commissioner Lothers recognized that the recommendation from Staff represents an expense for the schools, but she also recognized Staff's foresight for planning. She stated that she agrees with the Staff's recommendation due to the fact that the County is attempting to match road improvements to those creating the impact.

Chairman Lackey asked if there were any further comments or questions. Noting that a motion had already been made and seconded, Chairman Lackey called for the vote. The motion was unanimously approved.

### **ITEM 26**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR BURNS SUBDIVISION NONTRADITIONAL WASTEWATER TREATMENT FACILITY, ON 26.29 ACRES LOCATED ON PATTON ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the Background (see Staff Report) and Staff recommended approval, with the condition that prior to the submittal of the first Final Plat of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system, and 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 \$315,000 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 \$6,435 for landscaping improvements; and
6. Execution of Performance Agreements for the above referenced sureties.

Chairman Lackey asked if there were any questions for Staff or any comments.

Commissioner Lothers expressed her concerns for approval of this Item based on flooding issues, and requested a motion to defer the Item's approval for one (1) month to allow enough time for her and Chairman Little to meet with Staff to discuss flooding and environmental concerns. Commissioner Baldree seconded the motion. The motion passed with seven (7) in favor, and Commissioner McCord voting "No".

### **ITEM 27**

#### **PRELIMINARY PLAT REVIEW FOR PROPERTY OF TERESA LANE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT ON FIVE (5) ACRES**

**LOCATED OFF DAUGHERTY-CAPLEY ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT**

Mr. Sweet reviewed the Background (see Staff Report); Staff recommended Deferral until the November 10, 2021 Planning Commission Meeting.

Chairman Lackey asked if there were any questions for Staff or any comments. Commissioner Crohan asked if the road was a county road or a private road. Mr. Sweet answered that it was a county road, to which Commissioner Crohan indicated that it was his understanding that when 911 was started, road names were not being duplicated, asking Mr. Sweet to confirm that the road was indeed a county road.

There being no further comments, Commissioner Crohan made a motion to accept the Staff's recommendation. Commissioner Richter seconded the motion. The motion was unanimously approved.

**ITEM 28**

**PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 8, CONTAINING 9 LOTS ON 17.03 ACRES LOCATED ON COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the Background (see Staff Report) and Staff recommended approval, with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system as specified by the County's wastewater consultant;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets in the Zoning Ordinance, 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;
7. Dedication of right-of-way thirty (30) feet off the centerline of Patton Road;
8. Execution of a storm water Maintenance Agreement and submission of an Operation and Maintenance Plan for storm water 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. Commissioner Richter seconded the motion. The motion was unanimously approved.

### **ITEM 29**

#### **PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 10, CONTAINING 12 LOTS ON 25.02 ACRES LOCATED ON COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the Background (see Staff Report) and Staff recommended approval, with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system as specified by the County's wastewater consultant;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets in the Zoning Ordinance, 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;
7. Dedication of right-of-way thirty (30) feet off the centerline of Patton Road;
8. Execution of a storm water Maintenance Agreement and submission of an Operation and Maintenance Plan for storm water 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. Commissioner Hatcher seconded the motion. The motion was unanimously approved.

**ITEM 30**

**PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 11,  
CONTAINING 18 LOTS ON 28.56 ACRES LOCATED ON COX ROAD IN THE  
5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the Background (see Staff Report) and Staff recommended approval with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
2. Posting of a Performance Bond in the amount of \$431,000 for roads, drainage and erosion control;
3. Posting of a Performance Bond in the amount of \$65,000 for water improvements as specified by Nolensville/College Grove Utility District;
4. The posting of a Performance Bond in the amount of \$20,250 for the wastewater collection system;
5. The posting of a Performance Bond in the amount of \$29,700 for landscaping improvements;
6. Execution of Performance Agreements for the above referenced sureties;
7. At eighty (80%) percent buildout or as directed by the Williamson County Highway Superintendent, Chase Point Drive will be opened to the adjacent subdivision;
8. Execution of a storm water Maintenance Agreement and submission of an Operation and Maintenance Plan for storm water improvements; and
9. That the applicant provides two 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 plat.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion. The motion was unanimously approved.

**ITEM 31**

**PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 15,  
CONTAINING 5 LOTS ON 20.61 ACRES LOCATED ON COX ROAD IN THE  
5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the Background (see Staff Report) and Staff recommended approval with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;

2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system as specified by the County's wastewater consultant;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, 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;
7. Dedication of right-of-way thirty (30) feet off the centerline of Patton Road;
8. Execution of a storm water Maintenance Agreement and submission of an Operation and Maintenance Plan for storm water 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. Commissioner Sanders seconded the motion. The motion was unanimously approved.

**OTHER BUSINESS:**

**ITEM 32**

**RESCHEDULE NOVEMBER 2021 MEETING DUE TO HOLIDAY.**

Mike Matteson stated that when Staff scheduled the November 2021 Planning Commission meeting they did not realize that it would fall on a Holiday and the building would be closed. Staff requested the Commission to re-schedule the Planning Commission meeting to November 10, 2021 at 5:30 pm. This requires a vote.

There being no further comments, Commissioner Crohan made a motion to accept Staff's request to reschedule the November 2021 Planning Commission meeting from Thursday, November 11, 2021 to Wednesday, November 10, 2021. Commissioner Richter seconded the motion. The motion was unanimously approved.

**NON-AGENDA ITEM:**

**ITEM 7**

**FINAL PLAT REVIEW FOR NELSON CREEK RE-APPROVAL, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 26.49 ACRES LOCATED OFF CROCKETT LANE IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-433)**

Mike Matteson stated that this item had been previously approved by the Commission and that the applicants had missed the recording deadline by one (1) day. Applicants were requesting the Commission to re-approve the exact same plat that had been approved before with the same conditions. Staff recommends approval with the same conditions as the previous approval.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Non-Agenda item. Commissioner Richter seconded the motion. The motion was unanimously approved.

**OTHER ANNOUNCEMENTS:**

Commissioner Lothers made an announcement in regards to a historic building tour conducted by the Nolensville Historical Society with the proceeds going to the restoration and preservation of historic buildings.

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There being no further business, the meeting was adjourned at approximately 6:25 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON NOVEMBER 10, 2021.**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY