

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 9, 2022

MEMBERS PRESENT

John Lackey
Robin Baldree
Don Crohan
Sharon Hatcher
Beth Lothers
Jessica Lucyshyn
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
Debbie Smith, Admin. Office Manager
Lania Escobar, Administrative Assistant
Jessica Wiegman, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, June 9, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, McCord and McCoy were unable to attend.

Vice Chairman Crohan called the meeting to order and took Roll Call. A quorum was present.

Vice Chairman Crohan asked if there were any announcements. Mike Matteson noted that Items 22 and 25 have been withdrawn. Mr. Matteson also mentioned a virtual training opportunity taking place on June 13th.

CONSIDERATION OF MAY 2022 MINUTES:

Commissioner Rose noted that she needed to be removed from the Members Present list, since she was absent. Commissioner Richter made a motion to approve the May 12, 2022 Minutes with the amendment. Commissioner Rose seconded the motion. The motion was unanimously approved.

CONSENT AGENDA:

Vice Chairman Crohan asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. No commissioners requested an item separate discussion. Commissioner Lothers noted that she appreciated Staff's diligence in preparing the reports. Commissioner Lothers made a motion to approve the Consent Agenda. Commissioner Richter seconded the motion. The motion was unanimously approved.

3. Cox Ladd Treatment Facility – Performance Bond for Landscaping located off Cox Road. - \$50,600
Recommendation: Extend in the current amount for five (5) months.
4. Daventry, Section 2 – Performance Bond for Wastewater Collection System located off Tulloss Road. - \$60,400
Recommendation: Reduce to maintenance amount of \$13,280 for two (2) years.
5. Daventry, Section 2 – Maintenance Bond for Water (N/CG) located off Tulloss Road.- \$28,500
Recommendation: Extend in the current amount for one (1) year.

6. Daventry, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Tulloss Road.- \$400,000
Recommendation: Extend in the current amount for one (1) year.
7. Falls Grove, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Tulloss Road. - \$250,000
Recommendation: Extend review to March 2023.
8. Falls Grove, Section 4 – Maintenance Bond for Wastewater Collection System located off Tulloss Road. - \$45,000
Recommendation: Release the bond.
9. Falls Grove, Section 5 – Maintenance Bond for Wastewater Collection System located off Tulloss Road. -\$25,200
Recommendation: Release the bond.
10. McDaniel Estates, Section 4 – Performance Bond for Wastewater Collection System located off McDaniel Road. – \$202,800
Recommendation: Reduce to maintenance amount of \$60,840 for two (2) years.
11. McDaniel Estates, Section 4 – Performance Bond for Landscaping located off McDaniel Road. - \$17,325
Recommendation: Reduce to maintenance amount of \$5,200 for six (6) months.
12. Pine Creek, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Cox Road. -\$600,000
Recommendation: Extend in the current amount for one (1) year.
13. Pine Creek, Section 1 – Maintenance Bond for Water (Milcrofton) located off Cox Road. -\$60,324
Recommendation: Extend in the current amount for one (1) year.
14. Pine Creek, Section 1 – Performance Bond for Wastewater Collection System located off Cox Road. - \$146,000
Recommendation: Extend in the current amount for one (1) year.
15. Pine Creek, Section 1 – Performance Bond for Landscaping located off Cox Road.- \$49,000
Recommendation: Reduce to maintenance amount of \$14,700 for six (6) months.
16. Southern Preserve, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Lewisburg Pike. -\$80,000
Recommendation: Extend in the current amount for one (1) year.
17. Southern Preserve, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Lewisburg Pike.- \$175,000
Recommendation: Extend in the current amount for one (1) year.
18. Stephens Valley Amenities – Performance Bond for Landscaping located off Sneed Road. - \$14,000
Recommendation: Reduce to maintenance amount of \$4,200 for six (6) months.

19. The Grove, Section 8 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road. - \$100,000

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

20. The Grove, Section 9 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road. - \$251,000

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

21. The Mill at Bond Springs, Section 2 – Maintenance Bond for Landscaping located off Bethesda Road. -\$45,900

Recommendation: Release the bond.

OLD BUSINESS:

ITEM 22

PRELIMINARY PLAT REVIEW FOR ROBERTSON LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 20 ACRES LOCATED OFF HENPECK LANE IN THE 11TH VOTING DISTRICT. (1-2022-306)

This Item was withdrawn.

ITEM 23

PRELIMINARY PLAT REVIEW FOR HAVEN STAR HOLLOW, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 66.43 ACRES LOCATED OFF PEWITT RD IN THE 1ST VOTING DISTRICT. (1-2022-308)

Mr. Sweet reviewed the background (see Staff Report), noting that the applicant requested this item to be deferred to the July 2022 Planning Commission meeting.

There being no comments, Commissioner Lackey made a motion for a deferral based on Staff's recommendation. Commissioner Richter seconded the motion. The motion was unanimously approved.

ITEM 24

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 11, CONTAINING 7 LOTS ON 1.57 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT. (1- 2022-310)

Mr. Matteson reviewed the background (see Staff Report) and recommended approval of this Preliminary Plat with the following conditions, which must be addressed in conjunction with Final Plat consideration:

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

4. 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.

Vice Chairman Crohan asked if the applicant was present and if anyone had any questions. Hearing none, Vice Chairman Crohan asked for a motion. Commissioner Richter made a motion to accept Staff's recommendation on Item 24. Commissioner Hatcher seconded the motion. The motion was unanimously approved.

PUBLIC HEARINGS:

ITEM 25

AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING WIRELESS COMMUNICATION FACILITIES (WCF). (6-2022-601)

This Item was withdrawn.____

NON RESIDENTIAL SITE PLANS:

ITEM 26

NON-RESIDENTIAL SITE PLAN REVIEW (REVISED) FOR PAGE HIGH SCHOOL TEMPORARY CLASSROOMS CONTAINING 49.24 ACRES LOCATED OFF ARNO ROAD IN THE 5TH VOTING DISTRICT (5-2022-007)

Mr. Holmes reviewed the background (see Staff Report), noting that the Site Plan is in order, therefore Staff recommends approval of the Site Plan.

Commissioner Lucyshyn raised some concerns about the specific location of the portables and asked why this location was chosen. Mr. Eric Gardner, representing the school district, explained that a variety of factors went into the decision and that ultimately, they felt this was the best location.

Commissioner Baldree expressed similar concerns about the safety and practicality of the portable location.

Commissioner Lothers made a suggestion to shift the portables toward the northeast to alleviate concerns.

Commissioner Baldree asked for an update regarding the crosswalk.

Mr. Gardner indicated that they are just waiting until the signals are delivered, which he expects will be in July.

Commissioner Lucyshyn made a motion to approve based on Staff's recommendation on Item 26 with the additional recommendation to coordinate the specific location with the school principal. Commissioner Rose seconded the motion. The motion passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 27

PRELIMINARY PLAT REVIEW FOR DAVID SCOTT & DENISE LUTZKE PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 2 LOTS ON

17.10 ACRES LOCATED OFF GARRISON ROAD IN THE 1ST VOTING DISTRICT. (1-2022-311)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended approval of this Preliminary Plat.

There being no comments, Commissioner Lothers made a motion to approve Item 27 per Staff's recommendation, and Commissioner Richter seconded the motion. The motion passed by unanimous vote.

ITEM 28

PRELIMINARY PLAT REVIEW FOR THE ARBORS AT ARBOR RIDGE, LARGE LOT EASEMENT SUBDIVISION CONTAINING 5 LOTS ON 112.70 ACRES LOCATED OFF HARGROVE ROAD IN THE 1ST VOTING DISTRICT. (1-2022-312)

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

1. A Notice of Coverage issued by TDEC prior to the signing of the Final plat;
2. A Land Disturbance Permit must be obtained for the overall development;
3. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to submittal of the Final Plat; and
4. The sum of tree canopy disturbance areas shall match total tree canopy disturbance, and continue to meet tree canopy protection requirements of the Zoning Ordinance. This shall be shown on a tree canopy exhibit submitted with the Final Plat.

There being no comments, Commissioner Richter made a motion to approve Item 28 per Staff's recommendation and Commissioner Sanders seconded the motion. The motion passed by unanimous vote.

FINAL PLATS:

ITEM 29

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 12 CONTAINING 28 LOTS ON 31.86 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2022-406)

Mr. Holmes reviewed the background (see Staff Report). The applicant has requested this Item be deferred until the July 2022 meeting. Staff concurs with this request.

Commissioner Richter made a motion to defer Item 29 per Staff's recommendation, Commissioner Rose seconded the motion. The motion passed by unanimous vote.

ITEM 30

Commissioner Hatcher recused herself on Item 30.

FINAL PLAT REVIEW FOR ST. MARLO, SECTION 2 CONTAINING 29 LOTS ON 11.678 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT (1-2022-407)

Mr. Holmes reviewed the background (see Staff Report). The applicant has requested this Item be deferred until the July 2022 meeting. Staff concurs with this request.

Commissioner Richter made a motion to defer Item 29 per Staff's recommendation, and Commissioner Rose seconded the motion. The motion passed by unanimous vote, with the exception of Commissioner Hatcher who was recused from the vote.

There being no further business, the meeting was adjourned at approximately 6:08 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JULY 14, 2022.
