

MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF DECEMBER 8, 2022

MEMBERS PRESENT

Don Crohan  
Robin Baldree  
Eddie Sanders  
Sharon Hatcher  
Sammie McCoy  
Keith McCord  
Brian Clifford  
Jessica Lucyshyn

STAFF PRESENT

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Charlie Waldrop, Planning Technician  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Planning Assistant  
Julie Wilkerson, Administrative Ass't. Support II

The Williamson County Regional Planning Commission met in regular session Thursday, December 8, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lackey, Richter, Rose and Lane were unable to attend.

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

Chairman McCoy asked if there were any announcements. Mike Matteson:

1. Introduced Julie Wilkerson, new administrative support staff;
2. Reported revised reports for Items 25 and 30; and
3. Reported that Item 31 had been withdrawn.

**CONSIDERATION OF NOVEMBER 2022 MINUTES:**

Chairman McCoy asked if there were any comments or motions on the November 2022 minutes. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve the November 10, 2022 Minutes. The motion was seconded by Commissioner Sanders. The motion was unanimously approved.

**CONSENT AGENDA:**

Chairman McCoy called for consideration of Items on the Consent Agenda. Commissioner Crohan asked to remove Item 4 for separate discussion.

**BONDS:**

3. Cox Ladd Treatment Facility – Performance Bond for Landscaping located off Cox Road.
4. Daventry, Section 3 – Performance Bond for Landscaping located off Tulloss Road.  
**REMOVED FROM CONSENT**
5. Enclave at Dove Lake, Section 2 – Performance Bond for Landscaping located off Nolensville Road.
6. Falls Grove, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road.
7. Gathering at 840 Church – Performance Bond for Landscaping located off Arno Road.

8. Hardeman Springs WW System – Maintenance Bond for Wastewater Treatment and Disposal System located off Murfreesboro Road.
9. LDR Stables and Farms – Performance Bond for Landscaping located off Del Rio Pike. McDaniel Estates, Section 3 – Performance Bond for Wastewater Collection System located off McDaniel Road.
10. McDaniel Estates, Section 3 – Performance Bond for Roads, Drainage and Erosion Control located off McDaniel Road.
11. McDaniel Estates, Section 4 – Maintenance Bond for Landscaping located off McDaniel Road.
12. Pine Creek, Section 1 – Maintenance Bond for Landscaping located off Cox Road.
13. Southall Rural Retreat WW Area – Performance Bond for Landscaping located off Carters Creek Pike.
14. Stephens Valley Amenity Center – Maintenance Bond for Landscaping located off Sneed Road.
15. The Mill at Bond Springs, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Bethesda Road.
16. The Grove, Section 14 – Performance Bond for Wastewater Collection System located off Arno Road.
17. The Grove, Section 15 – Performance Bond for Roads, Drainage and Erosion Control located off Arno Road.
18. The Grove, Section 15 – Performance Bond for Wastewater Collection System located off Arno Road.
19. The Grove, Section 15 – Maintenance Bond for Water (Milcrofton) located off Arno Road.
20. Troubadour, Section 1 – Performance Bond for Wastewater Treatment and Disposal System located off Cox Road.
21. Vulcan Materials – Performance Bond for Landscaping/Revegetation located off Downs Blvd.

**FINAL PLATS:**

**ITEM 28**

**FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 8, CONTAINING FORTY-ONE (41) LOTS ON 10.95 ACRES, LOCATED OFF SNEED ROAD, IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2022-424).**

The plat is in order and Staff recommended approval of the Final Plat with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat
2. Establishment of Performance Bonds for roads, drainage and erosion control in the amount of \$950,000;

3. Establishment of a Performance Bond for water improvements in favor of Harpeth Valley Utilities District in the amount of \$77,293.40;
4. Establishment of a performance bond for sewer improvements in favor of Harpeth Valley Utilities District in the amount of \$50,976.10;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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.

#### **ITEM 29**

#### **FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 11, CONTAINING SEVEN (7) LOTS ON 1.57 ACRES, LOCATED OFF SNEED ROAD, IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2022-425).**

The plat is in order and Staff recommended approval of the Final Plat with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
3. 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.

Chairman McCoy called for a motion. Commissioner Crohan made a motion to approve the Consent Agenda, except for Item 4, which needed more discussion. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

#### **ITEM 4**

#### **DAVENTRY, SECTION 3 – PERFORMANCE BOND FOR LANDSCAPING LOCATED OFF TULLOSS ROAD.**

Commissioner Crohan asked about the uncompleted work on this Item, as well as Items 7 and 9. Ms. Smith responded that work just needed to be extended in this section due to the fact that this is a new section. Items 7 and 9 submitted Revised Landscaping Plans. Now we are working with the revised plans.

Hearing no further discussion, Chairman McCoy called for a motion. Commissioner Crohan made a motion to approve Item 4 per Staff recommendation. The motion was seconded by Commissioner Baldree. The vote was unanimously approved.

#### **OLD BUSINESS:**

#### **ITEM 23**

#### **NON-RESIDENTIAL SITE PLAN FOR COX LADD WASTEWATER FACILITY (SERVING TRIBUTARY SUBDIVISION), CONTAINING 144.84 ACRES, LOCATED OFF COX ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2022-012).**

Mr. Holmes reviewed the background (see Staff Report), recommending approval with the following conditions:

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 expansion 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. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the additional On-Site Treatment and Disposal System in the amount of \$109,700;
5. The posting of a Performance Bond in the amount of \$59,300 for landscaping improvements; and
6. Execution of Performance Agreements for the above referenced sureties as they relate to the Nontraditional Wastewater Treatment and Disposal System.

Chairman McCoy asked if there was any discussion. Commissioner Baldree asked for the subdivisions that would be served by this expanded system. Mr. Holmes said Pine Creek, Arrington Ridge and Fiddler's Glenn subdivisions would be served.

Chairman McCoy called for a motion. Commissioner Crohan made a motion to approve Item 23 with Staff recommendations. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

#### **ITEM 24**

#### **PRELIMINARY PLAT REVIEW FOR LA BERGERIE II, LARGE LOT EASEMENT SUBDIVISION, CONTAINING TWO (2) LOTS ON TEN (10) ACRES, LOCATED OFF WILSON PIKE, IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2022-334).**

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

1. Fire sprinkler systems shall be installed in all habitable structures; and
2. Easement driveway centerline profile confirming slopes less than 20% submitted.

Chairman McCoy asked if there was any discussion. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve Item 24 per Staff recommendation. The motion was seconded by Commissioner Sanders. The motion was unanimously approved.

#### **CONCEPT PLAN:**

#### **ITEM 25**

#### **CONCEPT PLAN REVIEW FOR ADLEY (FORMERLY ELLA) SUBDIVISION, CONTAINING THIRTY (30) LOTS ON 151 ACRES, LOCATED OFF MANLEY LANE, IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2022-208).**

Mr. Matteson reviewed the background (see Staff Report), recommending deferral until the January 2023 meeting.

Chairman McCoy asked if there was any discussion. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve deferral of Item 25 to the January 2023 meeting per Staff recommendation. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**PRELIMINARY PLATS:**

**ITEM 26**

**PRELIMINARY PLAT REVIEW FOR GREY BARN FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING FIVE (5) LOTS ON 119.92 ACRES, LOCATED OFF KINNARD SPRINGS ROAD, IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2022-300).**

Mr. Sweet reviewed the background (see Staff Report), recommending deferral until the January 2023 meeting.

Chairman McCoy asked if there was any discussion. Hearing none, Chairman McCoy called for a motion. Commissioner Crohan made a motion to approve deferral of Item 26 to the January 2023 meeting per Staff recommendation. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**ITEM 27**

**PRELIMINARY PLAT REVIEW FOR THE ARBORS AT LEIPER'S PASS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING FOUR (4) LOTS ON 56.82 ACRES, LOCATED OFF PINWOOD ROAD, IN THE 1<sup>ST</sup> VOTING DISTRICT (1-2022-329).**

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

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the Final Plat;
2. Prior to submittal of the Final Plat, provide a letter from the water provider either stating the water lines are installed and functioning or listing a Performance Bond amount for water improvements;
3. A Land Disturbance Permit must be obtained for the overall development;
4. Prior to submittal of the Final Plat, driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements; and
5. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire apparatus access requirements.

Chairman McCoy asked if there was any discussion. Commissioner Crohan asked how 3.05 (Staff recommendation #5) pertained to this plat—and what was needed to address the “fire apparatus access” requirements. Mr. Sweet responded: a 16 foot driveway is required for properties without fire hydrant access. For driveways over 1,000 feet, a 40 foot turnaround is required to allow property access to firetrucks and equipment in the event of fire.

Chairman McCoy called for a motion. Commissioner Crohan made the motion to approve the Preliminary Plat per Staff recommendation. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

**FINAL PLATS:**

**ITEM 30**

**FINAL PLAT REVIEW FOR BELCASTLE SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING FIVE (5) LOTS ON 25.59 ACRES, LOCATED OFF EUDAILY COVINGTON ROAD, IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2022-426).**

Mr. Sweet reviewed the background (see Staff Report), recommending deferral until the January 2023 meeting.

Chairman McCoy asked if there was any discussion. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve deferral of Item 30 to the January 2023 meeting per Staff recommendation. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

**ITEM 31**

**FINAL PLAT REVIEW FOR ST. MARLO, SECTION 3, CONTAINING SEVENTEEN (17) LOTS ON 29.72 ACRES, LOCATED OFF LONG LANE, IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2022-427).**

**WITHDRAWN**

There being no further business, Chairman McCoy called for a motion to adjourn. Commissioner Crohan made the motion. The meeting was adjourned at approximately 5:49 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JANUARY 12, 2023.**

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Chairman