

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 12, 2023

MEMBERS PRESENT

Don Crohan
Eddie Sanders
Sammie McCoy
Keith McCord
Brian Clifford
Jessica Lucyshyn
John Lackey
Stephen Lane
Rhonda Rose

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
William Andrews, County Engineer Assistant
Charlie Waldrop, Planning Technician
Lania Escobar, Planning Assistant
Julie Wilkerson, Administrative Assistant
Amie Bennett, County Mayor's Office

The Williamson County Regional Planning Commission met in regular session Thursday, January 12, 2023 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher, Richter, and Baldree 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 reported:

- Introduction of Amie Bennett, with the County Mayor's Office, who assisted with the electronic voting software during the proceedings;
- Noted a revised Staff Report for Consent Agenda Item 4; and
- Item 10, Concept Plan Review for Adley (Formerly Ella) Subdivision, was withdrawn.

CONSIDERATION OF DECEMBER 2022 MINUTES:

Chairman McCoy asked if there were any comments on the December 2022 minutes. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve the December 8, 2022 Minutes. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

CONSENT AGENDA:

Chairman McCoy noted that Item 20 is also on the Consent Agenda. He asked if any Commissioner wished to remove an Item from the Consent Agenda for separate consideration. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Lane. The motion was unanimously approved.

BONDS:

3. Burning Tree Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000. Recommendation: Extend in the current amount for one (1) year.
4. NOT ON CONSENT
5. Horton Highway Storage – Performance Bond for Landscaping - \$87,230. Recommendation: Reduce to Maintenance in the amount of \$26,170 for six (6) months.

6. Ramsey Farms – Performance Bond for Landscaping - \$11,220. Recommendation: Reduce to Maintenance in the amount of \$3,360 for six (6) months.
7. Stephens Valley, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$305,000. Recommendation: Reduce to Maintenance in the amount of \$300,000 for one (1) year.
8. Stephens Valley, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$473,000. Recommendation: Reduce to Maintenance in the amount of \$425,000 for one (1) year.
9. Stephens Valley, Section 6 – Performance Bond for Roads, Drainage and Erosion Control - \$ 948,000. Recommendation: Reduce to Maintenance in the amount of \$650,000 for one (1) year.

FINAL PLAT:

ITEM 20

FINAL PLAT REVIEW FOR ST. MARLO, SECTION 3, CONTAINING 17 LOTS ON 29.72 ACRES, LOCATED OFF LONG LANE, IN THE 12TH VOTING DISTRICT (1-2023-400).

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 \$1,350,000;
3. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$298,350;
4. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$44,752.50;
5. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$57,200;
6. Establishment of a Performance Bond for Landscaping in the amount of \$652,575;
7. Execution of Performance Agreements for the above-referenced sureties;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
9. 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.

REVISED ITEM 4

LANDSCAPING BOND FOR DAVENTRY WASTEWATER AREA (REVISED)

Mr. Matteson reviewed the background (see Staff Report), recommending the Performance Bond for Landscaping be converted to a Maintenance Bond in the amount of \$12,276.

Chairman McCoy called for a motion to approve converting the Performance Bond for Landscaping to a Maintenance Bond in the amount of \$12,276. Commissioner Rose made a motion to approve the new bond. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

OLD BUSINESS:

ITEM 10

ADLEY (FORMERLY ELLA) SUBDIVISION, CONTAINING THIRTY (30) LOTS ON 151 ACRES, LOCATED OFF MANLEY LANE, IN THE 8TH VOTING DISTRICT (1-2022-208).

WITHDRAWN

ITEM 11

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 9TH VOTING DISTRICT (1-2022-300).

Mr. Matteson reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or the motion to approve. Commissioner Crohan made a motion to approve deferral to the March 2023 meeting. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

ITEM 12

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 2ND VOTING DISTRICT (1-2022-426) .

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Final Plat with the condition that the plans for the sprinkler systems required on Lots 3 and 4 be submitted with applications for building permits.

Chairman McCoy asked if there was any discussion. There being none, he called for a motion. Commissioner Cohan made a motion to approve per Staff Recommendations. The motion was seconded by Commissioner Lane. The motion was unanimously approved.

PUBLIC HEARINGS:

ITEM 13

AMENDMENT TO ARTICLES 12 AND 14 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING OPEN SPACE STANDARDS (6-2023-600) .

Chairman McCoy asked if anyone had signed up to speak on the Public Hearings. There being no one, Chairman McCoy said that there would not be a Public Hearing on Item 13.

Mr. Matteson reviewed the background (see Staff Report), recommending approval of this Text Amendment and that the Resolution be forwarded to the County Commission for adoption.

Chairman McCoy called for discussion. There being none, he called for a motion. Commissioner Crohan made a motion to approve the Text Amendment and that the Resolution be forwarded to the County Commission for adoption. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

ITEM 14

AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING USES THAT MAY BE SERVED BY NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS (6-2023-601) .

Mr. Matteson noted that no one from the public had signed up to address this Amendment.

Mr. Matteson reviewed the background (see Staff Report), recommending approval of this Text Amendment and that the Resolution be forwarded to the County Commission for adoption.

Chairman McCoy asked if there was any discussion. There being none, he asked for a motion. Commissioner Crohan moved to approve the Text Amendment and that the Resolution be forwarded to the County Commission for adoption. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

ITEM 15

AMENDMENT TO ARTICLE 10 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING DIMENSIONAL STANDARDS FOR CONSERVATION SUBDIVISIONS (6-2023-602) .

Chairman McCoy noted no one had signed up to speak at the public hearing on this item.

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the proposed Text Amendment and that the Resolution be forwarded to the County Commission for adoption.

Chairman McCoy called for discussion. There being none, he asked for a motion.

Commissioner Crohan made a motion to approve the proposed Text Amendment and that the Resolution be forwarded to the County Commission for adoption. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

CONCEPT PLANS:

ITEM 16

CONCEPT PLAN REVIEW FOR ARRINGTON WOODS SUBDIVISION, CONTAINING NINE (9) LOTS ON 89.48 ACRES, LOCATED OFF NOLENSVILLE ROAD, IN THE 5TH VOTING DISTRICT (1-2023-201) .

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Concept Plan with the following conditions:

The Preliminary Plat must address the following:

1. Submission of Roads, Drainage and Erosion Control Plans for review and approval by the County Engineer; and
2. Submission of Water Plans for review and approval by Nolensville-College Grove Utility District.

The Final Plat must address the following:

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. Such documents shall include provisions regarding the protection of the Triune Fortifications on the property. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. In conjunction with Final Plat recordation, open space areas containing the Triune Fortifications shall be transferred to the Franklin Battlefield Trust, which will place these areas into a permanent conservation easement.
3. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;
4. Establishment of a Performance Bond for Water Improvements in favor of Nolensville-College Grove Utility District;
5. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping Improvements;
6. Execution of Performance Agreements for the above-referenced sureties;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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 discussion. Commissioner Crohan asked if there were any county controls over the private roads in this subdivision. Mr. Matteson advised that the County has no control over the private roads.

Commissioner Crohan made a motion to approve the Concept Plan per Staff Recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

PRELIMINARY PLATS:

ITEM 17

PRELIMINARY PLAT REVIEW FOR KING ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING THREE (3) LOTS ON 15 ACRES, LOCATED OFF FORREST GLENN ROAD, IN THE 1ST VOTING DISTRICT (1-2023-300) .

Mr. Matteson reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion. There being none, he asked for the motion. Commissioner Crohan made the motion to approve deferral to the March 2023 Planning Commission meeting. The motion was seconded by Commissioner Rose. The motion was unanimously approved.

ITEM 18

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 13 (REVISED), CONTAINING THIRTY-FOUR (34) LOTS ON 25.06 ACRES, LOCATED OFF MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-301) .

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

1. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 18-3);
2. Establishment of Performance Bonds for Roads, Drainage and Erosion Control;
3. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;
4. Establishment of appropriate Performance Bonds for the Wastewater Collection system;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
6. 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.

Chairman McCoy asked if there was any discussion. There being none, he asked for the motion. Commissioner Crohan moved to approve the Revised Preliminary Plat with

conditions outlined in the Staff Report. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

ITEM 19

PRELIMINARY PLAT REVIEW FOR THE GRACE LYNN NEELY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING FOUR (4) LOTS ON 35.61 ACRES, LOCATED OFF SPANNTOWN ROAD, IN THE 5TH VOTING DISTRICT (1-2023-302) .

Mr. Matteson reviewed the background (see Staff Report), recommending deferral to the February 2023 Planning Commission meeting.

Chairman McCoy asked if there was any discussion. There being none, he asked for the motion. Commissioner Rose made the motion to approve deferral to the February 2023 meeting. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

FINAL PLATS:

ITEM 20

FINAL PLAT REVIEW FOR ST. MARLO, SECTION 3, CONTAINING SEVENTEEN (17) LOTS ON 29.72 ACRES, LOCATED OFF LONG LANE, IN THE 12TH VOTING DISTRICT (1-2023-400) .

Item 20 was on the Consent Agenda under Final Plats.

ITEM 21

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 13, CONTAINING THIRTY-FOUR (34) LOTS ON 25.06 ACRES, LOCATED OFF MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-401).

Mr. Holmes reviewed the background (see Staff Report), recommending 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. The payment of \$65,110 (\$1,915 per lot) as Traffic Mitigation Funds to the appropriate traffic shed escrow account;
3. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$829,000;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$85,000;

5. Posting of a Performance Bond in the amount of \$223,048 for water improvements as specified by Milcrofton Utility District;
6. Posting of a Maintenance Bond in the amount of \$33,457.20 for water improvements as specified by Milcrofton Utility District;
7. Execution of Performance Agreements for the above-referenced sureties;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater 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.

Chairman McCoy asked if there was any discussion. Commissioner Clifford asked about zoning for this property. Mr. Matteson said it had retained its previous zoning.

There being no further discussion, Chairman McCoy asked for a motion. Commissioner Rose moved to approve per Staff Recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

Chairman McCoy asked if there was any more business. There being none, he called for a motion to adjourn. Commissioner Crohan made the motion. The meeting was adjourned at approximately 6:00 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 9, 2023.

Chairman