

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF March 9, 2023

MEMBERS PRESENT

Sammie McCoy
Don Crohan
John Lackey
Sharon Hatcher
Jessica Lucyshyn
Keith McCord
Rhonda Rose
Stephen Lane
Bryan Richter
Robin Baldree
Brian Clifford

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
William Andrews, Assistant to County Engineer
Lincoln Sweet, Planner
Charlie Waldrop, Planning Technician
Debbie Smith, Admin. Office Manager
Lania Escobar, Planning Assistant
Julie Wilkerson, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, March 9, 2023, at 5:30 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Sanders was not able 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Mike Matteson said that Items 15 and 16 had been withdrawn from the March Agenda.

He then announced, "Tonight is the end of an era: Commissioner John Lackey was appointed to the Planning Commission in 1983, and after a 40-year run--the likes of which we will never see again at any board or commission level--John has decided not to be reappointed for another term. Tonight is John's last meeting."

Mr. Matteson cited many of the stellar achievements by which the Planning Commission, under Commissioner Lackey's chairmanship, had attained: multiple comprehensive plan updates, along with zoning changes that are pivotal for our future as an unincorporated county. He then thanked Commissioner Lackey for his service, leadership and humor.

Joe Horne then stepped forward, presenting Commissioner Lackey with a plaque commemorating his forty years of excellence in service and leadership.

CONSIDERATION OF FEBRUARY 2023 MINUTES:

Chairman McCoy asked if there were any comments on the February 9, 2023 Minutes. Hearing none, he called for a motion. Commissioner Lane made a motion to approve the February 9, 2023 Minutes. The motion was seconded by Commissioner Crohan. The motion was unanimously approved.

CONSENT AGENDA:

Commissioner Hatcher recused herself from the Consent Agenda discussion and vote.

Chairman McCoy asked if anyone wanted to remove an Item from the Consent Agenda for separate consideration. Hearing none, Chairman McCoy asked 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. Daventry, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$200,000. Recommendation: Convert to maintenance in the current amount for a period of one (1) year.
4. Daventry, Section 2 – Maintenance Bond for Water (N/CG) - \$28,500. Recommendation: Release the bond.
5. Daventry, Section 3 – Maintenance Bond for Water (N/CG) - \$65,000. Recommendation: Release the bond.
6. Daventry, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$370,000. Recommendation: Convert to Maintenance in the current amount for a period of one (1) year.
7. Enclave at Dove Lake Amenity – Maintenance Bond for Landscaping - \$2,500. Recommendation: Release the bond.
8. Falls Grove, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control - \$295,000. Recommendation: Extend in the current amount for one (1) year with a review in four (4) months.
9. Lookaway Farms, Section 2 – Maintenance Bond for Landscaping - \$19,250. Recommendation: Release the bond.
10. Southall Rural Retreat – Maintenance Bond for Landscaping - \$23,250. Recommendation: Release the bond.
11. The Mill at Bond Springs, Section 3 – Performance Bond for Landscaping - \$225,000. Recommendation: Defer until the May 2023 meeting.
12. The Mill at Bond Springs, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$225,000. Recommendation: Extend in the current amount for one (1) year.
13. Weatherford Estates – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000. Recommendation: Extend in the current amount for one (1) year with a review in six (6) months.

FINAL PLAT:

ITEM 22

FINAL PLAT REVIEW FOR ST. MARLO, SECTION 4, CONTAINING 36 LOTS ON 21.73 ACRES, LOCATED OFF LONG LANE, IN THE 12TH VOTING DISTRICT (1-2023-403).

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$1,600,000.
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$210,040;
3. Per the recommendation of the County's consultant, establishment of a Performance Bond in the amount of \$118,200 for the wastewater collection system;

4. Execution of Performance Agreements for the above referenced sureties;
5. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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.

OLD BUSINESS:

ITEM 14

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

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

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer to the April 2023 Planning Commission meeting. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 17

PRELIMINARY PLAT REVIEW FOR STONE RIDGE SUBDIVISION, LARGE LOT EASEMENT, CONTAINING 5 LOTS ON 63.92 ACRES, LOCATED OFF HARPETH SCHOOL ROAD, IN THE 2ND VOTING DISTRICT (1-2023-303).

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

Chairman McCoy asked for discussion or a motion. Commissioner Richter made a motion to defer to the April 2023 Planning Commission meeting. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

ITEM 18

CONCEPT PLAN REVIEW FOR WEST HARPETH RANCH, CONTAINING 37 LOTS ON 113.36 ACRES, LOCATED OFF WEST HARPETH ROAD, IN THE 11TH VOTING DISTRICT (1-2023-203).

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. Prior to Preliminary Plat submittal, construction plans for the deceleration lane must be approved by the County Highway Commission;
2. Prior to Preliminary Plat submittal, a geotechnical study related to the karst features that are to be mitigated must be submitted in accordance with Section 13.04(D) of the Zoning Ordinance;

3. Submission of Roads, Drainage and Erosion Control plans for review and approval by the County Engineer; and
4. Submission of water plans for review and approval by HB&TS Utility District;

The Final Plat must address the following:

1. Prior to Final Plat submittal the deceleration lane must be completed to the satisfaction of the County Highway Superintendent;
2. Prior to Final Plat submittal, the karst features must be mitigated in accordance with Section 13.04(D) of the Zoning Ordinance;
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 approved HOA documents must be recorded concurrently with the recording of the Final Plat;
4. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;
5. Establishment of a Performance Bond for Water Improvements in favor of HB&TS Utility District;
6. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping Improvements;
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.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to approve with Staff Recommendations. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

ITEM 19

PAGE HIGH SCHOOL, PHASE IV, CONTAINING 49.59 ACRES, LOCATED OFF ARNO ROAD, IN THE 5TH VOTING DISTRICT (5-2023-003).

Mr. Holmes reviewed the background (see Staff Report), recommending approval.

Chairman McCoy asked for discussion or a motion to approve. Commissioner Crohan made a motion to approve per Staff's Recommendation. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 20

FINAL PLAT REVIEW FOR FIDDLER'S GLEN, SECTION 1, CONTAINING 51 LOTS ON 104.71 ACRES, LOCATED OFF MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-402).

Mr. Waldrop reviewed the background (see Staff Report), recommending approval of the Final Plat with the following conditions:

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$2,887,000;
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$558,719;
3. Per the recommendation of the County's consultant, establishment of a Performance Bond in the amount of \$178,000 for the wastewater collection system;
4. Establishment of a Performance Bond for Landscaping in the amount of \$423,016;
5. Execution of Performance Agreements for the above referenced sureties;
6. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
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 asked for discussion or a motion. Commissioner Crohan made a motion to approve per Staff Recommendations. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

ITEM 21

FINAL PLAT REVIEW FOR CAYMUS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 35.59 ACRES, LOCATED OFF SOUTH CAROTHERS ROAD, IN THE 12TH VOTING DISTRICT (1-2023-404).

Mr. Sweet gave the background (see Staff Report), recommending approval of the Final Plat with the following conditions:

1. The plans for the sprinkler systems required in all dwellings be submitted with applications for building permits; and
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$16,000.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to approve per Staff Recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 23

PRELIMINARY SKETCH PLAN REVIEW (REVISED) FOR TEMPLE HILLS, INCLUSIVE OF SECTION 17, CONTAINING 36 TOWNHOUSE UNITS ON 13.34 ACRES, LOCATED OFF TEMPLE ROAD IN THE 8TH VOTING DISTRICT (1-2023-202). (DEFERRED FROM FEBRUARY 2023 MEETING).

Mr. Horne gave the background (see Staff Report), recommending deferral to the April 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion to defer to the April 2023 Planning Commission meeting. Commissioner Richter made a motion to defer to the April 2023 meeting. The motion was seconded by Commissioner Crohan. The motion was unanimously approved.

Chairman McCoy asked if there was any more business. There being no further business, in honor of Commissioner Lackey's forty (40) year history with the Planning Commission, and this being his last meeting, Chairman McCoy ceremoniously handed the gavel over to Commissioner Lackey, who banged the gavel to adjourn.

The meeting was adjourned at approximately 5:52 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 13, 2023.

Chairman