

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 8, 2023

MEMBERS PRESENT

Robin Baldree
Brian Clifford
Don Crohan
Sharon Hatcher
Lee Kennedy
Jessica Lucyshyn
Keith McCord
Bryan Richter
Rhonda Rose
Eddie Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
William Andrews, Assistant to 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, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, June 8, 2023 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane 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.

Mr. Matteson announced:

- Revised Reports for Items 12, 13 and 33, as well as a Revised Consent Agenda;
- The Intergovernmental Regional Planning meetings have resulted in the pursuit of an official Amendment to the official Williamson County Growth Plan;
- The first meeting of the Coordinating Committee for this effort is set for June 13 at the Enrichment Center;
- There will be two Public Hearings to the Williamson County Growth Plan, starting with the first Public Hearing at the July Planning Commission meeting; and
- Because of tonight's technical difficulties, voice voting will be used.

CONSIDERATION OF MAY 2023 MINUTES:

Vice-Chairman Crohan asked if there were any comments or questions on the May 11, 2023 Minutes. There being none, he asked for a motion to accept. Commissioner Sanders made a motion to approve the May 11, 2023 Minutes. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

CONSENT AGENDA:

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

Vice-Chairman Crohan asked if anyone wanted to remove an Item for separate discussion. Hearing none, the Consent Agenda was taken as a whole. Commissioner McCord made a motion to approve the Consent Agenda with Staff recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved, with Commissioner Hatcher recused.

BONDS:

3. Arrington Ridge, Section 2 – Performance Bond for Landscaping - \$95,400
Recommendation: Extend in the current amount for six (6) months.
4. Daventry, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$400,000
Recommendation: Extend in the current amount for one (1) year.
5. Daventry, Section 4 – Performance Bond for Landscaping - \$29,700
Recommendation: Reduce to Maintenance in the amount of \$8,900 for six (6) months.
6. Daventry, Section 5 – Performance Bond for Landscaping - \$74,140
Recommendation: Reduce to Maintenance in the amount of \$22,250 for six (6) months.
7. Daventry WW Area – Maintenance Bond for Wastewater Treatment & Disposal System - \$120,000
Recommendation: Release the bond.
8. Enclave at Dove Lake, Section 2 – Maintenance Bond for Landscaping - \$2,300
Recommendation: Release the bond.
9. Falls Grove, Section 6 – Maintenance Bond for Wastewater Collection System - \$53,800
Recommendation: Release the bond.
10. Gathering at 840 Church – Performance Bond for Landscaping - \$88,600
Recommendation: Reduce to Maintenance in the amount of \$26,580 for six (6) months.
11. High Park Hill, Section 1 – Performance Bond for Landscaping - \$111,400
Recommendation: Reduce to Maintenance in the amount of \$33,420 for six (6) months.
12. High Park Hill, Section 1 – Performance Bond for Wastewater Collection System On-site - \$84,000
Recommendation: Extend in the current amount for one (1) year.
13. High Park Hill, Section 1 – Performance Bond for Off-Site Wastewater Collection System Off-site - \$125,700
Recommendation: Extend in the current amount for one (1) year.
14. High Park Hill, Section 1 – Maintenance Bond for Water (Milcrofton) - \$52,137
Recommendation: Release the bond.
15. King’s Chapel, Section 13 – Performance Bond for Roads, Drainage and Erosion Control - \$829,000
Recommendation: Reduce performance amount to \$579,000 for one (1) year.
16. McDaniel Estates, Section 3– Performance Bond for Roads, Drainage and Erosion Control - \$614,000
Recommendation: Extend in the current amount for one (1) year.

17. McDaniel Estates, Section 4 – Maintenance Bond for Water (Milcrofton) - \$25,181.80
Recommendation: Release the bond.
18. McDaniel Estates, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$693,000
Recommendation: Extend in the current amount for one (1) year.
19. Meeks/Lunn WW Area (Bonterra) – Performance Bond for Wastewater Treatment and Disposal System - \$117,900
Recommendation: Extend in the current amount for one (1) year.
20. Meeks/Lunn WW Area (Bonterra) – Performance Bond for Landscaping - \$77,500
Recommendation: Reduce to Maintenance in the amount of \$23,250 for six (6) months.
21. Pine Creek – Maintenance Bond for Water (Milcrofton) - \$60,324
Recommendation: Release the bond.
22. Pine Creek – Maintenance Bond for Wastewater Collection System - \$146,000
Recommendation: Extend in the current amount for one (1) year.
23. Pine Creek – Performance Bond for Roads, Drainage and Erosion Control - \$600,000
Recommendation: Extend in the current amount for one (1) year.
24. St. Marlo, Section 1- Performance Bond for Landscaping - \$89,800
Recommendation: Reduce to Maintenance in the amount of \$26,940 for a period of six (6) months.
25. St. Marlo, Section 1- Performance Bond for Roads, Drainage and Erosion Control - \$1,300,000
Recommendation: Extend in the current amount for one (1) year.
26. St. Marlo, Section 1- Performance Bond for Wastewater Collection System - \$151,300
Recommendation: Extend in the current amount for one (1) year.
27. Southall WW Area – Maintenance Bond for Landscaping located - \$8,900
Recommendation: Release the bond.
28. Southern Preserve, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000
Recommendation: Reduce maintenance amount to \$60,000 for one (1) year.
29. Southern Preserve, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000
Recommendation: Reduce maintenance amount to \$150,000 for one (1) year.
30. The Grove, Section 9 – Maintenance Bond for Roads, Drainage and Erosion Control - \$251,000
Recommendation: Extend in the current amount for one (1) year.
31. Vineyard Valley, Section 1 – Maintenance Bond for Wastewater Collection System - \$24,000
Recommendation: Release the bond.

32. Vineyard Valley, Section 3 - Performance Bond for Roads, Drainage and Erosion Control - \$637,000

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

33. Vineyard Valley, Section 3 - Performance Bond for Wastewater Collection System - \$80,600

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

34. Weatherford Estates – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000

Recommendation: Defer to the August 2023 meeting.

FINAL PLATS:

ITEM 40

FINAL PLAT REVIEW FOR PINE CREEK, SECTION 2, CONTAINING 50 LOTS ON 37.57 ACRES, LOCATED ON COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-409).

Staff recommends 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 a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$843,000;
3. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$247,085;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$92,000;
5. Execution of Performance Agreements for the above referenced sureties;
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 35

CONCEPT PLAN REVIEW FOR HYDE PARK ESTATES SUBDIVISION, CONTAINING 16 LOTS ON 108.29 ACRES, LOCATED OFF HYDE ROAD, IN THE 2ND VOTING DISTRICT (1-2023-206).

Mr. Holmes gave the background (see Staff Report), recommending approval of this 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 submission of the first Final Plat, the installation of Roadway Signage as recommended by the County's Traffic Consultant (See Attachment 35-3) shall be completed to the satisfaction of the County Highway Superintendent;
2. 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;
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.

Vice-Chairman Crohan asked Applicant Richard Houze of SEC, Inc. and Traffic Consultant Tyler Fosnes of KCI to come forward for any questions.

Commissioner Baldree asked about the Hyde Road entrance. Mr. Fosnes said the Hyde Road entrance into the subdivision has warning signs on Arno-College Grove Road. You would turn onto Hyde Road to enter through the development's entrance.

Commissioner Hatcher inquired about when the traffic study was conducted. Mr. Fosnes said the traffic counts were conducted during peak traffic times for one day when school is in session, between 7:00-9:00 a.m. and 4:00-6:00 p.m.

Vice-Chairman Crohan asked if there were any more questions. There being none, he asked for a motion. Commissioner McCord made a motion to approve this Concept Plan with Staff recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

PUBLIC HEARINGS:

ITEM 36

CONCEPT PLAN REVIEW (REVISED) FOR TROUBADOUR GOLF & FIELD CLUB, CONTAINING 376 LOTS ON 860.19 ACRES, LOCATED OFF COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-209).

Vice-Chairman Crohan noted that no one had signed up to speak to this Item, therefore, he opened and closed the Public Hearing on this Item.

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

Preliminary Plats must address the following:

1. Submission of Roads, Drainage and Erosion Control Plans for review and approval by the County Engineer. Such will include all off-site improvements required in association with individual phases of development as stipulated in the TIA review letter from the County's traffic consultant (See Attachment 36-3). Plans for all off-site improvements must be approved by Williamson County Highway Department and/or TDOT, as applicable, prior to Preliminary Plat submittal; and
2. Submission of Water Plans for review and approval by Milcrofton Utility District and/or Nolensville-College Grove Utility District, as applicable; and

Final Plats must address the following:

1. Prior to Final Plat submittal, all Off-Site Roadway Improvements required in association with individual Sections of the development, as stipulated in the TIA review letter from the County's traffic consultant (see Attachment 36-3), must be completed to the satisfaction of the Williamson County Highway Superintendent and/or the Tennessee Department of Transportation (TDOT) as applicable;
2. In conjunction with Final Plat submittal, 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;
3. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;
4. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District and/or Nolensville-College Grove Utility District, as applicable;
5. Establishment of a Performance Bond for the Wastewater Collection System;
6. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping;
7. Submission of Performance Agreements for the above-referenced sureties;
8. Dedication of Right-of-Way 30-feet off the centerline of Patton Road and 43-feet off the centerline of Horton Highway;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
10. 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 requested the Applicant, Matt Bryant of M2 Group, to come forward for questions. Commissioners Rose and Baldree asked about the Horton Highway entrance, which had been eliminated from this revised plan. Mr. Bryant said there are now four entrances planned—three off of Cox Road and one off of Patton Road—offering plenty of access. In addition, the applicant decided that the previously planned entrance on Horton Highway had challenges related to topography and sight distance. For these reasons, it was decided to remove it as an entrance.

Vice-Chairman Crohan asked if there were any more questions. Hearing none, he asked for a motion. Commissioner Rose made a motion to approve this revised Concept Plan with Staff recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 37

AMENDMENT TO ARTICLES 10, 11 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PRIVATE LANDFILL USES AND NEW OVERLAY DISTRICT (6-2023-605).

Vice-Chairman Crohan noted that no one had signed up to speak to this Item, therefore, he opened and closed the Public Hearing on this Item.

Ms. Ransom gave the background (see Staff Report), and noted that no action is requested at this time, but that formal action will be requested at the July meeting.

Vice-Chairman Crohan called for questions. Commissioner Sanders asked for an example of a processing facility. Ms. Ransom used the example of an old tire shredding plant that sells the product or repurposes the end product.

Commissioner Rose asked about nearby private landfills. Ms. Ransom responded:

- Rutherford County is seeking to expand their already large landfill capacity. They currently are in litigation with the City of Murfreesboro;
- Marshall County has a privately owned landfill that isn't seeking to expand yet; and
- Maury County has a private entity seeking to locate a landfill.

Ms. Ransom indicated that finding ways to deal with solid waste is an issue affecting all of our neighboring counties whose population has experienced recent influx. In Williamson County, it will be several years before the Williamson County Landfill reaches capacity.

This Amendment will establish standards, should an entity want to put a private landfill in this county.

Commissioner Baldree asked how someone might be able to locate a private landfill in Williamson County if you have five acres in either Rural Preservation-5 (RP-5) or Rural Development-5 (RD-5) Zoning Districts. Ms. Ransom said that under the current Zoning Ordinance, they potentially could locate a landfill with very few standards, though they would still have to go through the Board of Zoning Appeals for a Special Use approval and the Planning Commission for Site Plan approval processes.

Commissioner Lucyshyn asked about the process involved in getting a Map Amendment approval for the Solid Waste Overlay District. Ms. Ransom responded that it's like any rezoning. An applicant would come before the Planning Commission for rezoning approval. If that's approved, then they would go through the County Commission as a Resolution to amend the map with the new zone overlay, while still keeping the original RD-5 and RP-5 zoning designation. Only the County Commission can approve the private landfill after it goes through a Public Hearing.

Vice-Chairman Crohan asked if there were any more questions. There being none, he deferred to Ms. Ransom regarding a need to vote on this item. This being an informational item only, this resolution will go to the July 2023 Planning Commission for formal action.

ITEM 38

AMENDMENT TO SECTION 11.04 OF THE ZONING ORDINANCE REGARDING SETBACK STANDARDS FOR SWIMMING POOLS (6-2023-606).

Vice-Chairman Crohan opened and closed the Public Hearing, since no one had signed up to speak.

Mr. Matteson gave the background (see Staff Report), recommending approval of this Text Amendment and that the attached Resolution (see Attachment 38-2) be forwarded to the County Commission for adoption.

Vice-Chairman Crohan asked for questions or discussion.

Commissioner Sanders asked why the setback reduction wasn't the same across the board, rather than limiting it to only those parcels of less than one acre. Mr. Matteson said that he and Staff have observed that larger lots typically can easily accommodate the current requirement of a fifteen foot setback. This review was focused on those with less than an acre because they have a harder time meeting the current setback requirements.

Commissioner Clifford asked if setbacks for accessory structures might be reduced as well. Mr. Matteson responded that the rationale in only reducing setbacks for swimming pools is that, in a neighborhood, pools are not as easily seen, whereas accessory structures are, so you might not want them as close to the property line.

Vice-Chairman Crohan asked if above ground pools would fall under this Amendment. Mr. Matteson stated that they would fall under this standard. Commissioner Baldree noted that since there are already setbacks required, 10 feet versus 15 feet doesn't seem significant.

Vice-Chairman Crohan asked for more questions or a motion. Commissioner Lucyshyn made a motion to approve the Text Amendment per Staff recommendations. The motion was seconded by Commissioner McCord. The vote was approved 9-1, with Commissioner Sanders voting no.

PRELIMINARY PLATS:

ITEM 39

PRELIMINARY PLAT REVIEW FOR SNOWBIRD MANOR, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 38.25 ACRES, LOCATED ON SNOWBIRD HOLLOW ROAD, IN THE 11TH VOTING DISTRICT (1-2023-309).

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

1. A Notice of Coverage issued by TDEC will be required prior to the issuance of a Land Disturbance Permit;
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.

Vice-Chairman Crohan called for Applicant Kelsey Magee of T-Square Engineering to come forward for questions. There being none, Vice-Chairman Crohan asked for a motion. Commissioner McCord made a motion to approve this Preliminary Plat with Staff recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 40

FINAL PLAT REVIEW FOR PINE CREEK, SECTION 2, CONTAINING 50 LOTS ON 37.57 ACRES, LOCATED ON COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-409).

Item 40 was on the Consent Agenda.

FINAL PLATS:

ITEM 41

FINAL PLAT REVIEW FOR SHADY TREE ACRES (FORMERLY FIREFLY FARMS), LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 39.54 ACRES, LOCATED ON DUPLEX ROAD, IN THE 2ND VOTING DISTRICT (1-2023-410).

Mr. Sweet gave the background (see Staff Report), recommending approval.

Vice-Chairman Crohan called for Applicant Ken Shreeve of TWM, Inc. to come forward for questions. There being none, Vice-Chairman Crohan asked for a motion. Commissioner McCord made a motion to approve this Final Plat. The motion was seconded by Commissioner Sanders. The motion was unanimously approved.

ITEM 42

FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 8, CONTAINING 9 LOTS ON 16.96 ACRES, LOCATED OFF COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-411).

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

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$627,000;
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$141,920;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$87,250;
4. Execution of Performance Agreements for the above referenced sureties;
5. Revised HOA documents addressing the requirements of Section 17.12: Private Streets of the Zoning Ordinance must be submitted for review and approval by the County Attorney. The approved HOA documents must be recorded at the same time as 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.

Vice-Chairman Crohan asked for Applicant Matt Bryant of M2 Group, LLC to come forward for questions. There being none, Vice-Chairman Crohan asked for a motion. Commissioner McCord made a motion to approve this Final Plat with Staff recommendations. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

ITEM 43

FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 9, CONTAINING 21 LOTS ON 33.13 ACRES, LOCATED OFF COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-412).

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

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$2,364,000;
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$609,340;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$250,250;
4. Execution of Performance Agreements for the above referenced sureties;
5. Revised HOA documents addressing the requirements of Section 17.12: Private Streets of the Zoning Ordinance must be submitted for review and approval by the County Attorney. The approved HOA documents must be recorded at the same time as 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.

Vice-Chairman Crohan asked for Applicant Matt Bryant of M2 Group, LLC to come forward for questions. There being none, Vice-Chairman Crohan asked for a motion. Commissioner McCord made a motion to approve this Final Plat with Staff recommendations. The motion was seconded by Commissioner Sanders. The motion was unanimously approved.

ITEM 44

FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 10, CONTAINING 12 LOTS ON 25.02 ACRES, LOCATED OFF COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-413).

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

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$843,000;
2. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$22,054.50;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$138,800;
4. Execution of Performance Agreements for the above referenced sureties;
5. Revised HOA documents addressing the requirements of Section 17.12: Private Streets of the Zoning Ordinance must be submitted for review and approval by the County Attorney. The approved HOA documents must be recorded at the same time as 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.

Vice-Chairman Crohan asked for Applicant Matt Bryant of M2 Group, LLC to come forward for questions. There being none, Vice-Chairman Crohan asked for a motion. Commissioner Rose made a motion to approve this Final Plat with Staff recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

ITEM 45

FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 11A, CONTAINING 8 LOTS ON 13.24 ACRES, LOCATED OFF COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-414).

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

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$806,000;
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$286,340;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$117,800;
4. Execution of Performance Agreements for the above referenced sureties;
5. Revised HOA documents addressing the requirements of Section 17.12: Private Streets of the Zoning Ordinance must be submitted for review and approval by

the County Attorney. The approved HOA documents must be recorded at the same time as 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.

Vice-Chairman Crohan asked for Applicant Matt Bryant of M2 Group, LLC to come forward for questions. There being none, Vice-Chairman Crohan asked for a motion. Commissioner Sanders made a motion to approve this Final Plat with Staff recommendations. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

ITEM 46

FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 15, CONTAINING 5 LOTS ON 20.65 ACRES, LOCATED OFF COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-415).

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

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$530,000;
2. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$12,090;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$60,600;
4. Execution of Performance Agreements for the above referenced sureties;
5. Revised HOA documents addressing the requirements of Section 17.12: Private Streets of the Zoning Ordinance must be submitted for review and approval by the County Attorney. The approved HOA documents must be recorded at the same time as 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.

Vice-Chairman Crohan asked for Applicant Matt Bryant of M2 Group, LLC to come forward for questions. There being none, Vice-Chairman Crohan asked for a motion. Commissioner Sanders made a motion to approve this Final Plat with Staff recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

OTHER BUSINESS:

ITEM 47

DISCUSSION OF PUBLIC COMMENT - BYLAWS AMENDMENT (6-2023-607).

Ms. Ransom gave the background (see Staff Report), recommending approval of this proposed Bylaws Amendment, effective upon passage, so that the new provisions may be implemented at the July 2023 Planning Commission Meeting.

Vice-Chairman Crohan asked if there were any questions.

Commissioner Baldree asked how we would implement this new procedure. Ms. Ransom said that public comments will be held at the beginning of Planning Commission meetings, starting with the July 13, 2023 meeting. There is no change to how we do public hearings. We will still have the sign-up sheets for them. There will be a separate sign-up sheet limited to Agenda Items only.

Vice-Chairman Crohan asked if there were any more questions. There being none, he asked for a motion. Commissioner Richter made a motion to approve the Bylaws Amendment. The motion was seconded by Commissioner Rose. The motion was unanimously approved.

Vice-Chairman Crohan asked if there was any other business. There being no further business, Vice-Chairman Crohan asked for a motion to adjourn. Commissioner Sanders made a motion to adjourn. The motion was unanimously approved.

The meeting was adjourned at approximately 6:33 p.m.

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

Chairman