

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF July 13, 2023**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Sharon Hatcher
Lee Kennedy
Jessica Lucyshyn
Keith McCord
Sammie McCoy
Rhonda Rose
Eddie Sanders

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, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, July 13, 2023 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Clifford and Richter 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.

Mr. Matteson announced:

- New microphones are now in use, which should be more reliable. Reminder to use them when speaking;
- The second Public Hearing regarding the County's proposal for the Growth Plan Update is scheduled for 6:00 p.m., on August 14, in the Auditorium;
- Revised Report for Item 22;
- Site Plan for Item 18, which was emailed to Commissioners; and
- The August PC Packet now will be sent electronically instead of being mailed. Anyone who has limited electronic access should let us know.

PUBLIC COMMENT:

No one signed up to comment on July Agenda Items.

CONSIDERATION OF JUNE 8, 2023 MINUTES:

Chairman McCoy asked if there were any comments or questions on the June 8, 2023 Minutes. There being none, he asked for a motion to approve. Commissioner Crohan made a motion to approve the June 8, 2023 Minutes. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

CONSENT AGENDA:

BONDS:

3. Brightstone Campus – Performance Bond for Landscaping - \$145,750
Recommendation: Extend in the current amount for six (6) months.
4. Daventry WW Area – Maintenance Bond for Landscaping - \$12,276
Recommendation: Release the bond.
5. Enclave at Dove Lake, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$450,000
Recommendation: Extend in the current amount one (1) year.

6. Falls Grove, Section 4 - Maintenance Bond for Roads, Drainage and Erosion Control - \$295,000
Recommendation: Release the bond.
7. High Park Hill, Section 1 – Performance Bond for Wastewater Collection System On-site - \$84,000
Recommendation: Reduce to maintenance in the amount of \$25,200 for two (2) years.
8. High Park Hill, Section 1 – Performance Bond for Off-Site Wastewater Collection System Off-site - \$125,700
Recommendation: Reduce to maintenance in the amount of \$37,710 for two (2) years.
9. Horton Hwy Storage – Maintenance Bond for Landscaping - \$26,170
Recommendation: Release the bond.
10. Ramsey Farms - Maintenance Bond for Landscaping - \$3,360
Recommendation: Release the bond.
11. Stone Valley Subdivision – Performance Bond for Water – \$79,000
Recommendation: Release the bond.
12. Vineyard Valley WW System – Maintenance Bond for Wastewater Treatment and Disposal System - \$100,800
Recommendation: Release the bond.
13. Vineyard Valley, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000
Recommendation: Extend in the current amount for one (1) year.
14. Vineyard Valley, Section 3 - Performance Bond for Wastewater Collection System - \$80,600
Recommendation: Reduce to maintenance in the amount of \$24,180 for two (2) years.
15. Waterleaf, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$25,000
Recommendation: Extend in the current amount for one (1) year.

FINAL PLATS:

ITEM 27

FINAL PLAT REVIEW FOR THE GROVE, SECTION 17, CONTAINING 52 LOTS ON 47.56 ACRES, LOCATED OFF ARNO ROAD, IN THE 2ND VOTING DISTRICT (1-2023-416).

Staff recommends 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 \$1,900,000;
2. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$341,900;

3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$210,800;
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.

ITEM 28

FINAL PLAT REVIEW FOR STARNES CREEK, SECTION 2, CONTAINING 18 LOTS ON 8.25 ACRES, LOCATED ON MEEKS ROAD, IN THE 5TH VOTING DISTRICT (1-2023-417).

Staff recommends 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 \$575,000;
2. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$113,098;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$43,000;
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.

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

OLD BUSINESS:

ITEM 16

AMENDMENT TO ARTICLES 10, 11, 14 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PRIVATE LANDFILL USES AND NEW OVERLAY DISTRICT (6-2023-605).

Ms. Ransom gave the background (see Staff Report), noting that the Public Hearing on these Amendments was held at the June 2023 meeting. Ms. Ransom recommended the approval of the proposed Amendments and that the Resolution be forwarded to the County Commission with a recommendation for adoption.

Chairman McCoy asked if there were any questions or discussion. Commissioner Crohan asked about private landfills from other counties possibly choosing to operate in Williamson County for disposal of medical and hazardous material.

Ms. Ransom said that the way it is structured now, we currently would not allow a landfill to deposit medical or hazardous waste. Also, an applicant would have to go before the County Commission for approval through the Jackson Law for a new private landfill and then through the Solid Waste Board. Then, they would go through the Planning Commission and County Commission to request the new overlay district. Finally, they would submit a Site Plan for consideration by the Planning Commission.

Given that the Williamson County Landfill still has quite a bit of capacity left in its current facility, Ms. Ransom opined that decisions on any new private landfills are not likely to occur in the immediate future.

Chairman McCoy asked for further questions or a motion.

Commissioner Crohan made a motion to approve the Amendments for private landfill uses and forward the Resolution to the County Commission for approval. The motion was seconded by Commissioner Rose. The motion was unanimously approved.

PUBLIC HEARINGS:

ITEM 17

PUBLIC HEARING REGARDING PROPOSED PLANNED GROWTH AREAS (PGA'S) AND RURAL AREAS (RA'S) OF WILLIAMSON COUNTY, TENNESSEE ASSOCIATED WITH A PROPOSAL TO AMEND THE WILLIAMSON COUNTY GROWTH PLAN (6-2023-608).

Mr. Matteson gave a presentation regarding the County's proposed Planned Growth Areas (PGA's) and Rural Areas, associated with a proposal to amend the Williamson County Growth Plan (see Staff Report).

The County will hold its second Public Hearing on this issue on Monday, August 14 at 6:00 p.m., in the Auditorium of the Administrative Complex.

Chairman McCoy called for questions or discussion.

Commissioner Rose asked for examples of specific challenges that might lend themselves to the use of inter-local agreements. Mr. Matteson gave the example of construction of roadway improvements that might be shared between two jurisdictions.

Commissioner Crohan asked about cities like Fairview, where the city has spaces between its boundaries because of annexation. He asked if a road between Franklin and Thompson's Station, as in Mr. Matteson's example, would be the County's responsibility.

Mr. Matteson said we hope the local agreements and new boundaries would address this issue. Also, when annexations occur, we always ask the city to annex the road leading to it, even if the annexation is noncontiguous.

Ms. Ransom clarified a reference to "spot zoning" in the discussion, pointing out that this discussion isn't about zoning, but about the Growth Plan and the proposed UGB's, which will not change the zoning of the property. The land in the UGB's will stay in the County until they are annexed into the cities, and then new zoning from the city will be assigned.

Ms. Ransom continued that noncontiguous areas annexed into the cities will always require discussion and agreements with the County as to how the intervening roads are handled.

Being a Public Hearing, Chairman McCoy asked the person who signed up to speak to come forward. He, however, had signed the wrong sign-up sheet and did not speak.

Chairman McCoy then opened and closed the Public Hearing, noting that no voting on this Item was required.

NON-RESIDENTIAL SITE PLANS:

ITEM 18

SITE PLAN REVIEW FOR ST. BARBARA'S COPTIC ORTHODOX CHURCH, ON 32 ACRES, LOCATED ON CLOVERCROFT ROAD, IN THE 4TH VOTING DISTRICT (5-2023-006).

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

1. Prior to the submission of Building Permit applications, the posting of a Performance Bond for Landscaping Improvements in the amount of \$213,917;
2. Submittal to and approval by the County Engineer for the stormwater calculations and the grading and drainage plan prior to issuance of a Land Disturbance Permit;
3. Execution of Performance Agreements for the above-referenced surety;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
5. All signage must be approved per Ordinance requirements.

Chairman McCoy asked if there were any questions or discussion. Commissioner Rose asked about the outlying part of the property on the Site Plan. Mr. Holmes responded that it was vacant and would stay vacant as open space.

Chairman McCoy asked if there were any more questions or a motion.

Commissioner Crohan made a motion to approve this Non-Residential Site Plan with Staff recommendations. The motion was seconded by Commissioner Lucyshyn. The motion was unanimously approved.

CONCEPT PLANS:

ITEM 19

CONCEPT PLAN (REVISED) REVIEW FOR THE HOMES AT MULBERRY MEADOWS SUBDIVISION, CONTAINING 27 LOTS ON 198.4 ACRES, LOCATED ON TALIAFERRO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-208).

Commissioner McCord recused himself from Item 19 discussion and vote.

Mr. Holmes gave the background (see Staff Report), recommending approval with the same conditions established with the original July 2022 approval:

The Preliminary Plat must address the following:

1. Submission of Roads, Drainage and Erosion Control plans for review and approval by the County;
2. Submission of Water Plans for review and approval by Nolensville/College Grove Utility District; and
3. Submission of applicable Construction Plans for required Wastewater Disposal Facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed Wastewater Treatment and Disposal System. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b. As-built drawings showing the location of all system components and a Sealed Certification Letter from the design engineer indicating that said system was constructed in accordance with the approved construction plans and specifications;
 - c. A letter from the owner/Utility Provider indicating that it has accepted the said system and is currently operating same;
 - d. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond in the amount of \$100,200 for the said system;
 - e. The posting of a Performance Bond in the amount of \$55,500 for Landscaping Improvements; and
 - f. Execution of Performance Agreements for the above referenced sureties as they relate to the Nontraditional Wastewater Treatment and Disposal System.
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents 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. Dedication of a Right-of-Way of twenty-five (25) feet off the center line Taliaferro Road;
5. Establishment of a Performance Bond for Water Improvements in favor of Nolensville/College Grove Utility District;
6. Establishment of a Performance Bond for the Wastewater Collection System;
7. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping;
8. Execution of Performance Agreements for the above referenced sureties;
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.

Chairman McCoy asked if there were any questions or discussion. Commissioner Crohan made a motion to approve this Revised Concept Plan with Staff recommendations. The motion was seconded by Commissioner Baldree. The motion was unanimously approved, with Commissioner McCord recused.

ITEM 20

CONCEPT PLAN REVIEW FOR THE ARBORS AT LEIPERS FORK SUBDIVISION, CONTAINING 18 LOTS ON 380 ACRES, LOCATED ON HARGROVE ROAD, IN THE 1ST VOTING DISTRICT (1-2023-210).

Mr. Matteson gave the background (see Staff Report), recommending approval with the noted variance request and 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 HB & TS Utility District.

The Final Plat must address the following:

1. A permit will need to be obtained for the security gate prior to its installation, and all requirements for such gates as outlined in Section 17.11 of the Zoning Ordinance will need to be met;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, as well as the sprinkling of all structures and the requirement that residential driveways must be at least 12 feet in width. 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 HB & TS 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 asked if there were any questions or discussion. Commissioner Crohan asked how much of an effect there might be with the security gate and car back-up.

Applicant Nathan McVay of T-Square Engineering, Inc., said there is a horseshoe for cars to turn around. The gate will be located behind that horseshoe, giving some length to the roadway.

Commissioner Crohan made the motion to approve the Concept Plan, along with the variance and Staff recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

PRELIMINARY PLATS:

ITEM 21

PRELIMINARY PLAT (REVISED) REVIEW FOR THE HOMES AT MULBERRY MEADOWS SUBDIVISION, CONTAINING 27 LOTS ON 198.4 ACRES, LOCATED ON TALIAFERRO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-306).

Commissioner McCord recused himself from Item 21 discussion and vote.

Mr. Holmes gave the background (see Staff Report), recommending approval with the same conditions established with the original October 2022 approval:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said system was constructed in accordance with the approved construction plans and specifications;
 - c. A letter from the owner/utility provider indicating that it has accepted the said system and is currently operating same;
 - d. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond in the amount of \$100,200 for the said system;
 - e. The posting of a Performance Bond in the amount of \$55,500 for landscaping improvements; and
 - f. Execution of Performance Agreements for the above referenced sureties as they relate to the Nontraditional Wastewater Treatment and Disposal System.

2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents 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. Dedication of a Right-of-Way of twenty-five (25) feet off the center line Taliaferro Road;
5. Establishment of a Performance Bond for Water Improvements in favor of Nolensville/College Grove Utility District;
6. Establishment of a Performance Bond for the Wastewater Collection System;
7. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping;
8. Execution of Performance Agreements for the above referenced sureties;
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.

Chairman McCoy asked if there were any questions or discussion. Commissioner Crohan made the motion to approve with Staff recommendations. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved, with Commissioner McCord abstaining.

ITEM 22

PLAT REVIEW FOR GREY BARN FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 109.92 ACRES, LOCATED OFF KINNARD SPRINGS ROAD, IN THE 9TH VOTING DISTRICT (1-2022-300).

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

Chairman McCoy asked if there were any questions or discussion. Commissioner Crohan made the motion to defer this Item to the August 2023 Planning Commission meeting. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

ITEM 23

PRELIMINARY PLAT (REVISED) REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, PHASE 1, CONTAINING 170 LOTS ON 648.01 ACRES, OFF COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-310).

Mr. Holmes gave the background (see Staff Report), recommending approval with the same conditions that were established for the revised Concept Plan in June 2023:

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. 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, 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.

Chairman McCoy asked if there were any questions or discussion. Commissioner Crohan made the motion to approve with Staff recommendations. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

ITEM 24

PRELIMINARY PLAT REVIEW FOR ARRINGTON WOODS SUBDIVISION, CONTAINING 11 LOTS ON 89.48 ACRES, LOCATED OFF NOLENSVILLE ROAD, IN THE 5TH VOTING DISTRICT (1-2023-312).

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

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, who 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 asked if there were any questions or discussion. There being none, he asked for a motion. Commissioner Crohan made the motion to approve with Staff recommendations. The motion was seconded by Commissioner Rose. The motion was unanimously approved.

ITEM 25

PRELIMINARY PLAT REVIEW FOR COPPER CANYON, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 54.12 ACRES, OFF NATHAN SMITH ROAD, IN THE 2ND VOTING DISTRICT (1-2023-307).

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

Chairman McCoy asked if there were any questions or discussion. He then asked for a motion. Commissioner Crohan made the motion to defer this Item to the August 2023 Planning Commission meeting. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

ITEM 26

PRELIMINARY PLAT REVIEW FOR TROUBADOUR GOLF AND FIELD CLUB, PHASE 5, CONTAINING 4 LOTS ON 7.01 ACRES, LOCATED OFF COX ROAD, IN THE 5TH VOTING DISTRICT (1-2023-308).

Mr. Holmes gave the background (see Staff Report), recommending the following conditions, which must be addressed with Final Plat submittal:

1. 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;
2. Establishment of a Performance Bond for Roads, Drainage and Erosion Control;
3. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District and/or Nolensville-College Grove Utility District, as applicable;
4. Establishment of a Performance Bond for the Wastewater Collection System;
5. Submission 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.

Chairman McCoy asked if there were any questions or discussion.

Commissioner Rose asked Mr. Holmes if the subdivision has two water utility companies servicing them, which he confirmed, stating that Milcrofton Utility District services this part of the subdivision.

There being no more questions, Chairman McCoy asked for a motion. Commissioner Crohan made a motion to approve with Staff recommendations. The motion was seconded by Commissioner Rose. The motion was unanimously approved.

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

The meeting was adjourned at approximately 6:28 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON AUGUST 10, 2023.

Chairman