

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 11, 2016**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Holli Givens
Sharon Hatcher
John Lackey
Steve Lane
Sammie McCoy
Pete Mosley
Bryan Richter
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Katy Rucker, Planner
Lincoln Sweet, Planner
Sheila Myers, Planning Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, August 11, 2016 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Items 23 and 27 were withdrawn;
2. Request for a non-agenda item, King's Chapel, Section 7, in order to change a street name for Emergency Management purposes. All members agreed to hear this non-agenda item as Item 29-A;
3. Kick-off meeting for Comprehensive Traffic Study will be held on Tuesday August 16, 2016 at 3:30 p.m. in the auditorium;
4. The next Educational Impact Fee Study Meeting will be held on August 24, 2016 in the auditorium.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the July 14, 2016 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner McCoy. The motion passed by unanimous vote.

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. There being none, Mr. Horne read the following into the record:

3. **Dunblane** – Performance Bond for Roads, Drainage and Erosion Control - \$406,000.
Recommendation: Convert to Maintenance in the amount of \$175,000 and extend for a period of one (1) year.
4. **Farms at Clovercroft, Section 1** – Performance Bond for Water - \$41,250.
Recommendation: Convert to Maintenance in the amount of \$6,187.50 and extend for a period of one (1) year.

5. **Farms at Clovercroft, Section 1** – Performance Bond for Landscaping - \$45,650.
Recommendation: Convert to Maintenance in the amount of \$13,700 and extend for a period of eight (8) months.
6. **Farms at Clovercroft, Section 1** – Performance Bond for Wastewater Collection System - \$116,000.
Recommendation: Convert to Maintenance in the amount of \$34,800 and extend for a period of two (2) years.
7. **Farms at Clovercroft, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$410,000.
Recommendation: Convert to Maintenance in the amount of \$240,000 and extend for a period of one (1) year.
8. **Hart's Landmark** – Maintenance Bond for Water - \$20,600.
Recommendation: Extend in the current amount and review January 20, 2017.
9. **Silver Stream Farm, Section 4A** – Maintenance Bond for Roads, Drainage and Erosion Control – \$7,000.
Recommendation: Extend in the current amount for a period of six (6) months.
10. **Temple Hills, Section 16, Phase C** – Performance Bond for Water - \$19,949.01
Recommendation: Release the bond.
11. **Temple Hills, Section 16, Phase C** – Performance Bond for Sewer - \$48,884.76.
Recommendation: Release the bond.
12. **Temple Hills, Section 16, Phase C** – Performance Bond for Roads, Drainage and Erosion Control - \$300,000.
Recommendation: Convert to Maintenance in the amount of \$190,000 and extend for a period of one (1) year.
13. **The Grove, Section 2** – Maintenance Bond for Wastewater Collection System - \$136,200.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **The Grove, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Reduce to the amount of \$195,000 and extend for a period of one (1) year.
15. **The Grove, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$275,000.
Recommendation: Convert to Maintenance in the amount of \$150,000 and extend for a period of one (1) year.

FINAL PLATS:

ITEM 24

FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 3, CONTAINING 22 LOTS ON 51 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT

The Plat is in order, and Staff recommends approval of the Final Plat with the following stipulations:

1. The posting of a Performance Bond for roads, drainage and erosion control in the amount of \$375,000;
2. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$27,000;
3. Establishment of a Performance Bond for the wastewater collection system in the amount of \$59,800;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
5. Dedication of right-of-way along Eudailey-Covington Road, as indicated on the Final Plat; 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 SILVER STREAM FARM, SECTION 4G, CONTAINING 16 LOTS ON 8.84 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT

The Plat is in order, and Staff recommends approval of the Final Plat with the following stipulations:

1. Posting of a Performance Bond in the amount of \$175,000 for roads, drainage, and erosion control. This bond amount is based on work completed to date;
2. Posting of a Performance Bond for water improvements in the amount of \$90,000 as specified by the Nolensville/College Grove Utility District;
3. Posting of a Performance Bond for sewer improvements in the amount of \$121,000 as specified by Metro Nashville Water and Sewerage Services;
4. Posting of a Performance Bond for landscaping improvements in the amount of \$65,890;
5. Payment of an "an in lieu of road improvements" fee in the amount of \$5,733 prior to the signature and recording of the plat;
6. The second entrance to the development from Rocky Fork Road, as well as the associated right-turn lane, shall be completed prior to signature and recording of the plat;
7. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. Submission of two 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 Plat.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner Richter seconded the motion, which passed by unanimous vote.

NON-RESIDENTIAL SITE PLANS:

ITEM 16

NON-RESIDENTIAL SITE PLAN REVIEW FOR FIDDLERS GLENN, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM (REVISED), ON 182 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (5-2016-015)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the revised Site Plan. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

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 the Nontraditional Wastewater Treatment and Disposal System 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 Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
4. The posting of a Performance Bond in the amount of \$175,500 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
5. The posting of a Performance Bond in the amount of \$15,070 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

CONCEPT PLANS:

ITEM 17

CONCEPT PLAN REVIEW FOR DAVENTRY, CONTAINING 80 LOTS ON 131.91 ACRES LOCATED OFF TULLOSS ROAD IN THE 5TH VOTING DISTRICT (1-2015-209)

Commissioner Baldree made the following statement prior to the Item being heard: "I consulted with legal counsel regarding any potential conflicts of interest as a result of a single family residence project in another jurisdiction that I am currently working on with the applicant. While I was advised by legal counsel that there is no conflict of interest, out of an abundance of caution, I am choosing to recuse myself from participation in the consideration of this request." She then stepped away from the dais.

Mr. Holmes reviewed the background (see Staff Report), recommending approval of this Concept Plan along with the requests for a 40-foot right-of-way width and a design speed of twenty-five (25) MPH within the subdivision. It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
2. Submission of water plans for review and approval by Milcrofton Utility District;
3. Submission of water plans for review and approval by Nolensville/College Grove Utility District; and
4. 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, 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 said 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 said system and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$123,000 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$40,920 for landscaping improvements.
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 recorded prior to 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;
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 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 Lackey asked for any comments from the Commission.

Commissioner Mosley stated he did not agree with the forty foot right-of-way for connecting roads between subdivisions, he believes it should be wider.

Mr. Heflin stated that the road section itself is the same on a forty foot right-of-way as it is on a fifty foot right-of-way. He also noted the County operates no private utilities, and therefore, the extra right-of-way width isn't needed.

Commissioner Walton stated he was concerned about the traffic study and felt they needed a turning lane.

Mr. Matteson stated a turn lane warrant analysis was conducted and it concluded turn lanes are not warranted. Staff provided the analysis to the Highway Department and the Commission agreed with the study.

Commissioner Gregg Lawrence, 4100 Clover Meadows, representing the 4th District, asked where the construction traffic would go, what is the contingency plan if the detention ponds fill up and whether the ponds drain or hold water all the time. The homeowners are requesting a crash gate on Tulloss Road. He also also pointed out there is a house on this property that is over 100 years old along with a stone wall built around the Civil War and the neighbors would like them protected. He also noted a traffic light should be installed at the intersection of Tulloss Road and Clovercroft Road to help alleviate the traffic.

Commissioner Lewis Green, 1016 Waller Road, representing the 5th District, stated the traffic in this area is horrible and he believes the Highway Department needs to look at this.

Mr. Heflin stated the detention ponds will likely drain in 24-48 hours but at this time the design has not been submitted. These ponds are not located in the flood area so that should not be an issue. He also noted there will be a Maintenance Agreement between the developer and HOA to guarantee maintenance of these features.

Mr. Matteson stated if a structure is listed on the National Register of Historic Places then it is protected and there are no such structures on this property.

There being no other comments, Commissioner Givens made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote. Commissioner Baldree had recused herself.

ITEM 18

CONCEPT PLAN REVIEW FOR FIDDLERS GLENN, CONTAINING 130 LOTS ON 182 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2015-211)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of this Concept Plan along with the requests for a 40-foot right-of-way width and a design speed of twenty-five (25) MPH within the subdivision. It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include turn lane improvements on Murfreesboro Road. Turn lane improvements on Murfreesboro Road must be approved by TDOT prior to Preliminary Plat submittal;
2. Submission of water plans for review and approval by Nolensville/College Grove Utility District;
3. Submission of water plans for review and approval by Milcrofton Utility District; and
4. 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 submittal of a Final Plat, turn lane improvements on Murfreesboro Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, 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 said 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 said system and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$175,500 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$15,070 for landscaping improvements.
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 HOA documents must be submitted with the Final Plat, and the approved HOA documents recorded prior to the recording of the Final Plat;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Submission of water plans for review and approval by Milcrofton Utility District;
6. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
7. Establishment of a performance bond for the wastewater collection system;
8. Dedication of right-of-way 60 feet off the centerline of Murfreesboro Road (SR 96);

9. Submission of landscaping plans and establishment of a performance bond for landscaping;
10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
11. 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 Lackey asked for any comments from the Commission.

Commissioner Mosley stated there is swamp land on this property and asked how this is being handled as it relates to lots and drip disposal areas.

Mr. Jamie Reed, representing the applicant, stated the design has avoided the “wet” areas as it relates to lots and the drip disposal areas.

There being no other comments, Commissioner Crohan made a motion to accept Staff’s recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 19

CONCEPT PLAN REVIEW FOR MCDANIEL FARMS, CONTAINING 91 LOTS ON 252 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (1-2015-206)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of this Concept Plan along with the requests for a 40-foot right-of-way width and a design speed of twenty-five (25) MPH within the subdivision. It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
2. Submission of water plans for review and approval by Milcrofton 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, 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 said 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 said system and is currently operating same;
 - d) The posting of a Performance Bond for said system as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.
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 recorded prior to 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;
 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. 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 Lackey asked for any comments from the Commission.

Commissioner Givens asked about all the subdivisions in the same area and whether the traffic will impact each other.

Chairman Lackey stated it would depend on the distance between subdivisions.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 20

PRELIMINARY PLAT REVIEW FOR THE ENCLAVE AT DOVE LAKE, PHASE 1, CONTAINING 59 LOTS ON 173 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 4TH VOTING DISTRICT (1-2016-309)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of this Preliminary Plat. In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to submittal of a Final Plat, the turn lane improvements on Nolensville Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, 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 said 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 said system and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$271,500 for said system as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$34,155 for landscaping improvements.
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 with 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 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. Dedication of right-of-way 60 feet off the centerline of Nolensville Road;
 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 Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner McCoy stated the applicant needs to remember the second right turn lane they agreed to when turning in the next phase.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 21

PRELIMINARY PLAT REVIEW FOR FALLS GROVE, PHASE 4, CONTAINING 55 LOTS ON 49.27 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2016-307)

Ms. Rucker reviewed the background (see Staff Report) recommending approval of this Preliminary Plat. In conjunction with Final Plat consideration, the following items must be addressed:

1. 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 prior to 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;
4. Establishment of a performance bond for the wastewater collection system;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
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 Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 22

PRELIMINARY PLAT REVIEW FOR FOXEN CANYON, CONTAINING 49 LOTS ON 92.29 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2016-308)

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following stipulations to be addressed in conjunction with Final Plat submittal:

1. 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 prior to 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 Mallory Valley Utility District;
4. Establishment of a performance bond for sewer improvements in favor of Harpeth Wastewater Cooperative;
5. Establishment of a maintenance bond for the landscaping comprising the "Type C" buffer between the portion of the proposed construction entrance that is located within the Hart's Landmark subdivision and the adjacent lot that is located within the Farmington subdivision;
6. Submission of landscaping plans and establishment of a performance bond for landscaping;

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 Lackey asked for any comments from the Commission.

There being no comments, Commissioner Mosley made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 23

FINAL PLAT REVIEW FOR ENDERLE PROPERTY, 5TH LOT OFF EASEMENT, CONTAINING 2 LOTS ON 47 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (1-2016-416)

This item was withdrawn.

ITEM 24

FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 3, CONTAINING 22 LOTS ON 51 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2016-420)

This item was on Consent.

ITEM 25

FINAL PLAT REVIEW FOR JERRY REMUS PROPERTY, LARGE LOT EASEMENT (RE-APPROVAL), CONTAINING 5 LOTS ON 28.17 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT (1-2016-422)

Mr. Sweet reviewed the background (see Staff Report) recommending approval subject to the following:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Lane made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

ITEM 26

FINAL PLAT REVIEW FOR ROSE RIDGE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 20 ACRES LOCATED OFF CANEY FORK ROAD IN THE 1ST VOTING DISTRICT (1-2016-419)

Mr. Sweet reviewed the background (see Staff Report) recommending approval subject to the following:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

ITEM 27

FINAL PLAT REVIEW FOR WATER LEAF, CONTAINING 20 LOTS ON 35 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2016-418)

This item was withdrawn.

ITEM 28

FINAL PLAT REVIEW FOR SAVAGE POINTE WOODS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 25.96 ACRES LOCATED OFF SAVAGE POINTE DRIVE IN THE 2ND VOTING DISTRICT (1-2016-421)

Mr. Sweet reviewed the background (see Staff Report) recommending approval subject to the following:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

ITEM 29

FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 4G, CONTAINING 16 LOTS ON 8.84 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2016-414)

This item was on consent.

NON-AGENDA ITEM:

ITEM 29-A (Non-Agenda)

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 7

Ms. Rucker stated the Emergency Management Department requested this name change from Gingerwood Court to Pinwheel Court to eliminate a duplicate street name. Staff concurs with this request.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous voice vote.

ITEM 30

PROPOSED AMENDMENTS TO PLANNING COMMISSION BYLAWS

Ms. Ransom reviewed the background (see Report) recommending adoption of the proposed amendments.

Chairman Lackey asked for any comments from the Commission.

There was some discussion about procedure. After some discussion, the Commissioners wanted to amend Section 9.1.2(4) of the proposed Bylaws to indicate that the applicant may be allowed additional time at the Chairman's discretion.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation as amended. Commissioner Walton seconded the motion, which passed by unanimous vote.

AMEND PLANNING COMMISSION SCHEDULE OF MEETINGS 2016

Ms. Ransom stated that due to the change of start time to 5:30, the remainder of the meeting schedule for 2016 should be amended to reflect that time.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 31

ELECTION OF OFFICERS

Chairman Lackey asked if there was a nomination for the Chairman of the Planning Commission.

Commissioner Walton made a motion to nominate Commissioner Lackey. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Vice Chairman of the Planning Commission.

Commissioner Walton made a motion to nominate Commissioner Crohan. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary of the Planning Commission.

Commissioner Walton made a motion to nominate Mr. Matteson. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary Pro-Tempore.

Commissioner Crohan made a motion to nominate Mr. Holmes. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

ITEM 32

CLOSED SESSION:

Farmington Subdivision Association, Inc., et al. v. Williamson County, Williamson County Chancery Docket No. 45359

The session was closed for approximately ten (10) minutes.

The session was re-opened. No action was required by the Commission.

Chairman Lackey asked for a motion to adjourn.

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There being no further business, the meeting was adjourned at approximately 9:05 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON SEPTEMBER 8, 2016

_____ CHAIRMAN JOHN LACKEY