

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 13, 2020**

MEMBERS PRESENT

John Lackey, Chairman
Robin Baldree
Don Crohan
Steve Lane
Keith McCord
Sammie McCoy
Bryan Richter
Rhonda Rose
Eddie Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, County Engineer Assistant
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Geovanna Torres, Planner
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, August 13, 2020 at 5:30 p.m. via GoToMeeting, online video conferencing. Commissioners Givens, Hatcher, and Lothers were unable to attend, while Commissioner Richter had audio trouble and joined the meeting from the Public Hearing to completion.

Chairman Lackey called the meeting to order and asked Mike Matteson to call the roll.

Noting that there was a quorum, Chairman Lackey asked for a motion to hold the Planning Commission meeting electronically due to the COVID-19 crisis.

A motion to conduct the Planning Commission meeting electronically due to the necessity caused by the COVID-19 crisis was made by Commissioner Crohan. The motion was seconded by Commissioner McCoy, and passed by unanimous roll call vote.

Mr. Matteson announced the following:

1. All people involved in the Public Hearing should keep their microphones on mute until called upon;
2. Revised reports for Items 24, 30, and 32; and
3. Announcement of Commissioner Givens' resignation from the Planning Commission. Mr. Matteson noted she has been a great asset to the Planning Commission and we are grateful for her years of service.

CONSIDERATION OF JULY 2020 MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the July 9, 2020 Planning Commission meeting.

A motion to approve the July 9, 2020 Minutes was made by Commissioner Crohan. The motion was seconded by Commissioner Baldree, and passed by unanimous roll call vote.

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. Commissioner Crohan requested to pull Items 23 and 24 for separate discussion. Commissioner McCord advised that he was recusing from the Consent Agenda. Mr. Horne read the following into the record:

3. **Cartwright Close** – Maintenance Bond for Roads, Drainage and Erosion Control - \$275,000
Recommendation: Extend in the current amount for one (1) year.
4. **Falls Grove, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000

- Recommendation:** Extend in the current amount for one (1) year.
5. **Farms at Clovercroft, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$240,000
Recommendation: Release the bond.
 6. **Hardeman Springs, Section 2** – Performance Bond for Landscaping - \$52,100
Recommendation: Extend in the current amount for eight (8) months.
 7. **Hardeman Springs, Section 2** – Performance Bond for Wastewater Collection System - \$112,000
Recommendation: Extend in the current amount for one (1) year.
 8. **Hardeman Springs, Section 2** – Performance Bond for Water (N/CG) – \$215,000
Recommendation: Reduce to maintenance in the amount of \$32,250 for one (1) year.
 9. **Hardeman Springs, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$638,000
Recommendation: Extend in the current amount for one (1) year.
 10. **Hart’s Landmark** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000
Recommendation: Release the bond.
 11. **King’s Chapel, Section 8** – Maintenance Bond for Water Improvements (Milcrofton) – \$90,700
Recommendation: Release the bond on August 14, 2020.
 12. **King’s Chapel, Section 8** – Performance Bond for Wastewater Collection System – \$132,500
Recommendation: Extend in the current amount for one (1) year.
 13. **King’s Chapel, Section 8** – Performance Bond for Roads, Drainage and Erosion Control – \$525,000
Recommendation: Reduce to maintenance in the amount of \$262,000 for one (1) year.
 14. **McDaniel Farms Amenity Center** – Performance Bond for Landscaping – \$14,100
Recommendation: Extend in the current amount for one (1) year.
 15. **McDaniel Estates, Section 2** – Performance Bond for Roads, Drainage and Erosion Control – \$661,000
Recommendation: Extend in the current amount for one (1) year.
 16. **McDaniel Estates, Section 2** – Performance Bond for Wastewater Collection System – \$190,000
Recommendation: Extend in the current amount for one (1) year.
 17. **McDaniel Estates, Section 2** – Performance Bond for Water (Milcrofton) – \$33,000
Recommendation: Release the bond.
 18. **Stephens Valley, Section 2** – Performance Bond for Water and Sewer (HVUD) – \$71,078.20
Recommendation: Release the bond.
 19. **Stephens Valley, Section 4** – Performance Bond for Water (HVUD) – \$20,670.18
Recommendation: Release the bond.

20. **Stephens Valley, Section 4** – Performance Bond for Roads, Drainage and Erosion Control – \$473,000
Recommendation: Extend in the current amount for one (1) year.
21. **Stephens Valley, Section 6** – Performance Bond for Water (HVUD) – \$100,205.40
Recommendation: Release the bond.
22. **Stephens Valley, Section 6** – Performance Bond for Sewer (HVUD) – \$91,803.52
Recommendation: Release the bond.
23. **Temple Hills, Section 16, Phase C** – Removed from Consent.
24. **The Grove, Section 11** – Removed from Consent.
25. **Troubadour, Section 3** – Performance Bond for Wastewater Collection System – \$87,750
Recommendation: Extend in the current amount for one (1) year.
26. **Vale Creek** – Maintenance Bond for Roads, Drainage and Erosion Control – \$200,000
Recommendation: Review of this bond in three (3) months and requires that all improvements be completed within this timeframe, including all onsite construction and all record documents or the bond could be called.
27. **Vineyard Valley Wastewater Area** – Performance Bond for Wastewater Treatment and Disposal System – \$100,800
Recommendation: Extend in the current amount for one (1) year.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation, on the Consent Agenda. Commissioner Lane seconded the motion, and the motion passed with 7-0 call vote with Commissioner McCord recused.

ITEM 23

TEMPLE HILLS, SECTION 16, PHASE C – MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL LOCATED OFF TEMPLE ROAD

Commissioner Crohan inquired as to the amount of work needed to complete the project.

Mr. Andrews responded that the work is complete and paperwork is being finalized.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation (see Staff Report). Commissioner Lane seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 24

THE GROVE, SECTION 11 – PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL LOCATED OFF ARNO ROAD

Commissioner Crohan clarified that the revised report may have an error, "extend in the current amount for one year", however, the intention may have been to extend in the new amount for one year".

Mr. Andrews explained that extending the bond in the listed revised current amount is acceptable.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation (see Staff Report). Commissioner Lane seconded the motion, and the motion passed by unanimous roll call vote.

OLD BUSINESS:

ITEM 28

FINAL PLAT REVIEW FOR HILLSBORO MANOR, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15.26 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (1-2020-415)

Mr. Sweet reviewed the background (see Staff Report), and noted that the applicant requested action on this Item be deferred until the September 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 28. Commissioner Baldree seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 29

FINAL PLAT REVIEW FOR CAYMUS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 35.64 ACRES LOT OFF SOUTH CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2020-416)

This item was withdrawn.

ITEM 30

FINAL PLAT REVIEW FOR PEYTONSVILLE ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 34.57 ACRES LOCATED OFF PEYTONSVILLE-ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2020-421)

Mr. Sweet reviewed the background (see revised Staff Report), and noted that the applicant requested action on this Item be deferred until the September 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 30. Commissioner Baldree seconded the motion, which passed by unanimous roll call vote.

PUBLIC HEARING:

ITEM 31

CONCEPT PLAN REVIEW FOR FIDDLERS GLEN, CONTAINING 81 LOTS ON 182.03 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2020-203)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Concept Plan, along with the requests for a 40-foot right-of-way width, a design speed of twenty-five (25) MPH within the subdivision, and the 12% slope for roadways within the subdivision, 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;

2. Construction plans for turn lanes must be approved by TDOT prior to the submission of the Preliminary Plat;
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 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 said system and is currently operating same;
 - d. The posting of a Performance Bond in the amount of \$102,300 for the addition to said system as it relates to the Fiddlers Glen development as specified by the County's wastewater consultant;
 - e. The posting of a Performance Bond in the amount of \$27,400 for landscaping improvements for the addition to the wastewater system as it relates to the Fiddlers Glen development; and
 - f. Execution of Performance Agreements for the above referenced sureties.
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. Prior to submittal of the first Final Plat, all off-site roadway improvements shall be completed to the satisfaction of TDOT;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton 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 Lackey opened the Public Hearing.

Sheila King, 6330 Cox Road, Arrington TN. Requested that the developer consider fencing the area along the walking trail near Lot 132.

There being no additional speakers signed up for the Public Hearing, Chairman Lackey closed the Public hearing.

Mr. Holmes stated that the Planning Commission does not have the authority to require the developer to build a fence.

Mr. Matteson agreed with Mr. Holmes but clarified that the Planning Commission can request that the developer install a fence.

Commissioner Baldree asked if Fiddlers Glen will tie into Arrington Ridge.

Mr. Holmes stated that yes, the two subdivisions will share roads and have outlets to Cox Road.

Commissioner Rose made a motion to request the developer to consider a fence in the plans between the time that the Concept Plan is approved and the Preliminary Plat is brought in for development. Commissioner Richter seconded the motion which passed by a 8-1 call vote, with Commissioner McCord voting no.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 31. Commissioner Baldree seconded the motion, and the motion passed by unanimous roll call vote.

REVISED ITEM 32

CONCEPT PLAN REVIEW FOR HIGH PARK HILL, CONTAINING 157 LOTS ON 161.03 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2020-204)

Mr. Holmes reviewed the background (see revised Staff Report), and noted that the applicant requested action on this Item be deferred until the September 2020 meeting. Staff concurred with this request. Additionally, as the required Public Hearing for this Item had been advertised, Staff recommended the Public Hearing be held at the time of the meeting.

Chairman Lackey opened the Public Hearing.

Ginger Shirling, 2227 Osburn Road, stated that she participated in the Williamson County Comprehensive Land Use Plan, The Triune Special Area advisory committee, and the 2040 Williamson County Comprehensive Land Use Plan. She is a 7th generation Osburn Road family. Ms. Shirling requested that the Planning Commission use the standards of the 2040 Plan rather than the current standards.

Chairman Lackey called Diane Carter, Tamala George, and Donnie Headrick to speak: however, there was no response. Chairman Lackey closed the Public Hearing.

Commissioner Rose noted that she would prefer the project follow the new standards but acknowledged that they can't be applied at this time.

Commissioner Crohan inquired as to added improvements to Highway 96 and the number of lots allowed.

Mr. Matteson stated that the added improvements to Highway 96 have enabled an increase in the number of lots.

Commissioner Crohan asked if the first phase of this development is compliant with future improvements.

Mr. Matteson responded that Highway 96 project is moving forward and the contract has been let. The Zoning Ordinance allows the additional capacity be factored into the analysis. This proposal is consistent with the capacity that will be made available with the Highway 96 widening project. However, as the Staff report notes, the Highway 96 widening project will take approximately four years. Therefore, Staff recommended the restriction on the number of lots per year so that the development will not outpace the Highway widening project.

Commissioner Crohan clarified that the current thirty-nine lots can be approved with the current road conditions.

Mr. Matteson confirmed.

Commissioner Crohan inquired whether the number of lots in this development could be reduced if the roadway improvements take longer than anticipated.

Mr. Matteson stated that Staff has recommended that a specified number of lots are allowed to be platted per year based on a four year construction project. This may be adjusted if the project is taking longer than expected.

Mr. Matteson noted that due to this project being deferred to the September Planning Commission meeting, Staff can refine their recommendation to address this potential scenario.

Commissioner McCord inquired if this was due to timing or funding for the project.

Mr. Matteson responded it is due to timing. He clarified that Commissioner Crohan was referring to the completion of the Highway 96 project being on schedule.

Commissioner McCord expressed concern over the Planning Commission as a body having influence on TDOT's schedule.

Attorney Ransom noted that the Planning Commission has the authority over how decisions are made for Final Plats. It is within the Planning Commission's authority to have a condition of approval that can adjust the number of lots approved based on the timeline of the construction project.

Commissioner Rose asked, why the right and left turn lanes into the development are only provided for one of the entrances?

Mr. Holmes stated that this was determined by TDOT.

Commissioner Rose asked if this development will share streets with the Kings Chapel development.

Mr. Holmes stated (at this time) there is no connection.

Commissioner Rose inquired if they are considering a connection.

Mr. Holmes replied that yes they are considering connecting the two developments.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 32. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 33

CONCEPT PLAN REVIEW FOR DUQUETTE PROPERTY, CONTAINING 128 LOTS ON 143.3 ACRES LOCATED OFF OF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2020-205)

Mr. Holmes reviewed the background (see Staff Report), and noted that the applicant requested action on this Item be deferred until the September 2020 meeting. Staff concurred with this request. Additionally, as the required Public Hearing for this Item had been advertised, Staff recommended the Public Hearing be held at the time of the meeting.

Chairman Lackey opened the Public Hearing.

Andy Albert, 4395 Arno Road, stated his appreciation to the Commission for preserving the quality of life in Williamson County. He is concerned about the increased traffic along the Arno Road, Long Lane, and Gosey Hill areas. He strongly encourages the Commission not to approve this development.

Susannah Flautt, 4550 Long Lane, stated that she lives directly across from the proposed development. This development appears to be in opposition of the Zoning Ordinance. Section 1.03e speaks to preserving the desired character of the community. This development is damaging to the rural character of the community. There is nothing similar to it outside of City limits and once the Williamson 2040 goes into effect this will have a town-like effect on a rural community. Section 1.03f states there should be a suitable transition in areas of different community character. There is no transition. These homes are going on .3 acre lots and appear to represent City developments. Section 1.03g states preserving and enhancing the county's overall rural character. Nearly the entire development can be seen from Long Lane and Gosey Hill. This development is in opposition to the character of our community. Ms. Flautt noted her concerns regarding traffic, environmental, and property values.

Ed Cooper, has lived at 4328 Gosey Hill Road for twenty one years. He is a Tennessee licensed Civil Engineer with thirty plus years of experience in the development of industrial, residential, and commercial sites. He served six years as the City Engineer for Hendersonville. He stated that while the proposal meets lot size requirements, when open space is factored in, the visual perception is vastly different from surrounding property owners. The alternative wastewater treatment system is located in an area known for poorly drained soils with the wastewater pond locations next to Gosey Hill Road and near Toon Creek. Mr. Cooper suggested that this poses an environmental risk to the creek when these ponds overflow with untreated wastewater during flood events. The proposed plan did not address stormwater management and landscaping. Mr. Cooper asserted that the surrounding roads cannot handle the increase in traffic.

Lynda Moriarty, 4496 Gosey Hill Road, identified herself as a new resident who moved to the area to be in the country. She agreed with everything Mr. Cooper stated and expressed concern about current and future traffic and road safety conditions.

Kim Monks, stated that she has lived on Crowder Road for twenty six years. Ms. Monks noted her disagreement with traffic study and stated that she feels it is not an accurate representation of the traffic issues in the area. The Concept Plan in its current density does not represent the character of the community and negatively impacts the area, and suggested fewer homes would be preferable.

Mike Grant, lives on five acres along Gosey Hill Road with Toon Creek in the backyard. He is concerned about the sewage plan and it's the location near Toon Creek. Mr. Grant noted the lack of soccer fields in the area, and suggested that the project conform to the 2040 Plan.

Chairman Lackey called Katherine Flautt, Mr. Berny, and Tracie Berny to speak, however, there was no response. Chairman Lackey closed the Public Hearing.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 33. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

PRELIMINARY PLAT:

ITEM 34

PRELIMINARY PLAT REVIEW (REVISED) FOR ENCLAVE AT DOVE LAKE, PHASE 2 CONTAINING 70 LOTS ON 40.26 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2020-308)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the revised 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 consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded concurrently with the 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. Establishment of a performance bond for the wastewater collection system;
6. Submission of landscaping plans and establishment of a performance bond for landscaping;
7. Dedication of right-of-way 60 feet off the centerline of Nolensville Road;
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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 34. Commissioner Richter seconded the motion, which passed by unanimous roll call vote.

ITEM 35

PRELIMINARY PLAT REVIEW MCDANIEL ESTATES, PHASE 4 CONTAINING 48 LOTS ON 24.1 ACRES LOCATED OFF MCDANIEL ROAD IN THE 11TH VOTING DISTRICT (1-2020-309)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the Preliminary Plat with the following conditions, which shall 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. 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;

2. All off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 35-3) must be completed in accordance with the approved plans;
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 Performance Agreements for the above referenced sureties;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Commissioner Baldree inquired as to the length of time for completion of the intersection at Arno Road, Meeks Road, and McDaniel Road and does this affect the continuation of lot building in this development.

Mr. Holmes stated that the development can continue to complete the lots that have been previously approved for final plat and that no more lots after the 87th lot can be submitted for final plat until all of the roadway improvements have been complete.

Commissioner Rose asked if there is an estimated time for intersection completion.

Mr. Heflin noted that he has been informed that the intersection is near completion, however, based on his observation the improvements are not near complete.

Mr. Holmes asked if Kasey LeRoy, consulting Engineer, was on the call and could speak for the development. There was no response.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 35. Commissioner McCoy seconded the motion, which passed by unanimous roll call vote.

ITEM 36

PRELIMINARY PLAT REVIEW MCDANIEL ESTATES, PHASE 5 CONTAINING 33 LOTS ON 26.9 ACRES LOCATED OFF MCDANIEL ROAD IN THE 11TH VOTING DISTRICT (1-2020-310)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the Preliminary Plat with the following conditions, which shall 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. 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;

2. All off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 36-3) must be completed in accordance with the approved plans;
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 Performance Agreements for the above referenced sureties;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Commissioner Rose inquired if this is subject to intersection completion at Arno Road, Meeks Road, and McDaniel Road.

Mr. Holmes stated yes.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 36. Commissioner Baldree seconded the motion, which passed by unanimous roll call vote.

FINAL PLATS:

ITEM 37

FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 6 (REVISED), CONTAINING 64 LOTS ON 81.14 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5th VOTING DISTRICT (1-2020-423)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the revised Final Plat with the same conditions established in conjunction with the original approval (See Attachment 37-3).

Commissioner Rose inquired as to what the potential future connections may be.

Mr. Holmes stated that the possible future connection is the Rogers property to the South.

Commissioner Rose inquired if the Rogers family is intending to develop the property.

Mr. Holmes stated that a developer has approached the family in regards to development.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 37. Commissioner Richter seconded the motion, which passed by unanimous roll call vote.

OTHER BUSINESS:

ITEM 38

Election of officers.

Chairman - Commissioner Crohan made a motion to Nominate John Lackey for the position of Chairmanship. Commissioner Richter seconded the motion, which passed by unanimous roll call vote.

Vice Chairman – Commissioner Baldree made a motion to Nominate Sammie McCoy for the position of Vice Chairman and the motion passed by unanimous roll call vote.

Secretary – Commissioner Rose made a motion to Nominate Michael Matteson for the position of Secretary. Commissioner Baldree seconded the motion, which passed by unanimous roll call vote.

Secretary Pro-Tem – Commissioner McCoy made a motion to Nominate Aaron Holmes for the position of Secretary Pro-Tem. Commissioner Baldree seconded the motion, which passed by unanimous roll call vote.

There being no further business, the meeting was adjourned at approximately 7:17p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON SEPTEMBER 10, 2020.**

CHAIRMAN JOHN LACKEY