

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 14, 2016**

MEMBERS PRESENT

Robin Baldree
Don Crohan
John Lackey
Steve Lane
Sammie McCoy
Pete Mosley
Bryan Richter
Paul Pratt, Jr.
Eddie Sanders
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
Lincoln Sweet, Planner
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, April 14, 2016 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Givens was unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Items, 21, 24, 29 and 30 have been withdrawn;
2. A Board of Zoning Appeals training session will be held on April 28th at 5:45 and the Planning Commission is encouraged to attend. Dinner will be served at 5:30;
3. Commissioner Fisher has resigned from the Commission;
4. A revised report for Item 20 has been placed before the Commission.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the March 10, 2016 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Walton. 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. Commissioner Crohan requested separate consideration for Item 5. Mr. Horne read the following into the record:

3. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **Blackberry Ridge** – Performance Bond for Landscaping - \$9,900.
Recommendation: Extend in the current amount for a period of one (1) year.
5. **Blackberry Ridge** – Not on Consent as requested by Commissioner Crohan.
6. **Dunblane** – Maintenance Bond for Landscaping - \$2,040.
Recommendation: Release the bond.
7. **Estates of Gallant Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000.
Recommendation: Release the bond.

8. **Falls Grove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$575,000.
Recommendation: Convert to maintenance in the amount of \$290,000 and extend for a period of one (1) year.
9. **Ivan Creek** – Maintenance Bond for Landscaping - \$16,065.
Recommendation: Release the bond.
10. **King’s Chapel, Section 3B** – Performance Bond for Wastewater Collection System - \$17,500.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **King’s Chapel, Section 3C** – Maintenance Bond for Water - \$3,125.
Recommendation: Defer to the June 2016 meeting.
12. **King’s Chapel, Section 3C** – Performance Bond for Wastewater Collection System - \$12,500.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **Silver Stream Farm, Section 4D** – Maintenance Bond for Water - \$6,450.
Recommendation: Release the bond.
14. **Silver Stream Farm, Section 4D** – Performance Bond for Sewer - \$23,000.
Recommendation: Release the bond.
15. **Silver Stream Farm, Section 4D** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of one (1) year.
16. **Sycamore Farms Event Center** – Performance Bond for Landscaping - \$12,600.
Recommendation: Extend in the current amount for a period of six (6) months.
17. **The Grove, Section 1** – Maintenance Bond for Landscaping - \$60,621.
Recommendation: Release the bond.

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

ITEM 5

BLACKBERRY RIDGE, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff Report), recommending that this bond be extended in the current amount of \$295,000 for a period of one year.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked if there was a problem with this development since no improvements have been made and whether the developer is aware of what improvements need to be made.

Mr. Andrews stated there are no problems. The developer has just been simply slow at getting the improvements made. He also stated the developer is aware of what improvements need to be made.

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.

OLD BUSINESS:

ITEM 18

CONCEPT PLAN REVIEW FOR STEPHENS VALLEY, CONTAINING 791 LOTS ON 726.45 ACRES LOCATED OFF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2016-201)

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Concept Plan.

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.

Staff's recommendation of approval included the following stipulations:

The Preliminary Plat submittal must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include off-site improvements required in association with individual phases of development as stipulated in the Traffic Impact Study review findings provided by the County's traffic engineering consultant (See Attachment 18-5). Off-site roadway improvements must be approved by the Highway Commission and/or TDOT as applicable;
2. If an inter-local agreement between Williamson County and Metro Nashville regarding a joint emergency services facility on the Davidson County side of the development has not been executed prior to submittal of the first Preliminary Plat, the approximately 1.3 acre area identified on Sheet 6 of the Concept Plan will be dedicated to Williamson County for the future construction of a rescue squad facility, and lots 1A through 6A will be relocated to another location(s) within the development;
3. Prior to submittal of a Preliminary Plat for the phase of development that includes lots between Trace Creek and the Timberline subdivision, the specific method for ensuring emergency access must be approved by the County's Emergency Management Department and must be depicted on the Preliminary Plat and the associated construction drawings;
4. Submission of water and sewer plans for review and approval by Harpeth Valley Utilities District;
5. Documentation shall be provided by TDEC and/or the Army Corps of Engineers, as applicable, as to whether the wetlands identified on the property are considered "jurisdictional". If the wetlands are considered jurisdictional, this area must either be located within open space or, if they are to be mitigated, documentation must be provided by TDEC and/or the Army Corp of Engineers, as applicable, that such mitigation will be permissible; and

6. Identification of critical lots and the appropriate notation regarding same.

The Final Plat submittal must address the following:

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of the development as stipulated in the Traffic Impact Study review findings provided by the County's traffic engineering consultant (See Attachment 18-5), must be completed in accordance with the approved plans;
2. Prior to submittal of a Final Plat for the section of development that includes lots between Trace Creek and the Timberline subdivision, the specific method for ensuring emergency access must be installed and deemed operational by the County's Emergency Management Department;
3. Prior to the submittal of a final plat that includes the 20th lot in the development; the applicant shall provide a written agreement with St. Matthew Catholic School relative to the developer providing a traffic control officer per the recommendation letter from the County's traffic consultant (See Attachment 18-5). If such an agreement cannot be reached, the construction of the left turn lane improvements at both Sneed Road approaches to the Timberline Drive intersection, as specified in Attachment 18-5, must be accelerated to coincide with the submittal of a final plat that includes the 20th lot;
4. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. These HOA documents shall specifically address maintenance of the private alleys as well as the emergency access to Timberline Drive, should the Planning Commission determine that this access shall be limited in this manner. The approved HOA documents must be recorded prior to the recording of the Final Plat;
5. Establishment of performance bonds for roads, drainage and erosion control;
6. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
7. Submission of landscaping plans and establishment of a performance bond for landscaping, which shall include any bond required by the National Park Service related to the Natchez Trace Parkway reforestation plan;
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 recognized Commissioner Sturgeon and Commissioner Kaestner.

County Commissioner Barbara Sturgeon, 8th District, stated she is in attendance representing her constituents. She stated she was concerned about a plan being approved that would not be finished for twenty (20) years. She stated she applauds Mr. Rochford for coming up with road improvements to try to keep the level of roads at an acceptable level but she wants to make sure the improvements will be effective and she doesn't know how you could know this if it is going to take twenty (20) years. She stated she would like this plan to be

evaluated every five (5) years to be sure it is working or whether it needs to be changed.

Commissioner Sturgeon read into the record an email from Christian Currey (see File) stating concerns he had about this development and the impact it will have on the area. She also called to the attention of the Planning Commission, an environmental report that was submitted by a constituent at the Planning Commission meeting.

Commissioner Todd Kaestner, 9th District, stated he has given for the record three (3) different pieces of correspondence (see file). He stated that his constituents do not want this development. They are concerned about the traffic it will bring and with the environmental impact and suggested that the Commission should vote their consciences.

Mr. John Rochford, the applicant, gave a brief statement regarding this proposal. He stated he has followed all the rules and regulations set forth in the Zoning Ordinance and would appreciate approval of this request.

Mr. Alan Thompson, with Ragan-Smith, the developer's consultant, gave a presentation (see file) concerning this proposal and the changes they have made. He stated they have conducted environmental studies and have supplied it to the County. He also stated they conducted an archeological study and the area that was found has been protected in open space. He also stated they created a mitigation plan related to the Natchez Trace view shed which the Federal Parkway has approved. He asked the Commission for support of this Concept Plan.

Chairman Lackey asked for any comments or questions from the Commission.

Commissioner Walton asked if the improvements proposed would keep Sneed Road at an acceptable level of service. He also asked if a model has been done on the length of the turning lanes at the intersections.

Mr. Bob Murphy, RPM Transportation Consultants, the County's traffic consultant, stated the level of service varies on Sneed Road. When looking at level of service there are two types; one is for the roadway segments and the other is for the intersections and it is common that the level of service is worse at the intersections. Currently for Sneed Road at Hillsboro Road, the LOS is "E" which is considered unacceptable in Williamson County. The goal is to achieve LOS "C" or better. The roadway segments of Sneed Road operate at LOS "B" or "C". The analysis showed that with some signal timing adjustments, the LOS can be approved to a LOS of "C" at the intersection of Sneed Road and Hillsboro Road for a certain period of time. He also stated at some point the Hillsboro Road intersection will have to be improved in order to maintain LOS "C". After Stephens Valley reaches 149 lots, left turn lanes will have to be constructed for both Sneed Road approaches at Timberline Drive and after 324 lots, Hillsboro Road intersection will need to be improved, as well as other improvements.

Commissioner Walton stated he thinks the turning lanes should be longer.

Commissioner Crohan asked if a count has been done to verify traffic volumes on Sneed Road.

Mr. Murphy stated TDOT has conducted traffic counts based on peak hours and also daily traffic volumes. He stated in order to analyze peak traffic conditions at the intersections, it is general practice to count the intersection turning movements at critical intersections, usually conducted 7:00 am to 9:00 am and 4:00 pm to 6:00 pm. Currently, the traffic on Sneed Road is between thirteen and fourteen thousand trips per day.

Commissioner Crohan asked if the lots considered in the traffic study included the ones in Davidson County.

Mr. Murphy stated it did.

Commissioner Crohan asked if dropping the number of lots by 80, solves the problem of having to widen Sneed Road, and what number would trigger four lanes on Sneed Road.

Mr. Murphy state that after the improvements, traffic will be able to flow adequately based on the study. He also stated that at 792 lots, Sneed Road would have to be widened to 4-lanes.

Commissioner Crohan then asked if the improvements proposed by the developer would affect the rock walls at the intersections.

Mr. Murphy stated he wasn't sure; and typically the burden for this would fall on the developer.

Commissioner Crohan also asked if the developer is providing the land for Fire and Rescue or are they also providing a facility.

Mr. Thompson stated at this point, they would be providing 1.3 acres of land.

Commissioner Crohan asked if the rock walls are protected or could the developer remove them. He also asked whether eminent domain would be used to acquire the land for the widening of the roads.

Mr. Matteson stated that at the Preliminary Plat stage, the developer will have to provide construction plans for approval by the County's Highway Commission and this is when those questions will be answered. He also stated if additional right-of-way is required; it would be up to the developer to acquire it.

Commissioner Pratt asked who is responsible for fixing the intersection at Sneed Road and Hillsboro Road if this development is not approved.

Mr. Murphy stated it would be the State or County.

Commissioner Pratt then asked if there were any plans at this time for the State or the County to do improvements.

Mr. Murphy stated that he is not aware of any improvements being proposed at this time.

Commissioner Lane asked if over the next ten years, without approving this project, and eight (8) to ten (10) projects came in with approximately eighty (80) lots each, would those developers be required to make roadway improvements. He also asked if this example would have the same impact.

Mr. Matteson stated each would be subject to a traffic study, but if they are under four hundred (400) peak hour trips, which they would be, the scope of the study would be less extensive than the one conducted.

Commissioner Pratt asked Ms. Ransom if this project meets all the requirements of the Zoning Ordinance.

Ms. Ransom stated it was her understanding from Staff that it did.

Commissioner McCoy asked in reference to Commissioner Lane's example of ten (10) eighty (80) lot subdivisions, whether you would look four and a half miles for improvements.

Mr. Matteson stated you would not.

Commissioner McCoy then asked if Sneed Road's natural growth is forty three percent (43%), not including this development, and no improvements are made, what will happen to Sneed Road in the next twenty years.

Mr. Murphy stated it is going to get worse and need to be improved.

Chairman Lackey asked for a motion.

Commissioner Lane asked if this item had to be voted on or could it be deferred.

Ms. Ransom stated if the Commission takes no action, then it could automatically be approved. She stated the Commission must either vote to approve or to deny.

There being no other comments, Commissioner Lane made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed six (6) to three (3) and one (1) abstention, with Commissioners Baldree, Crohan and Walton voting "No" and Commissioner Mosley abstaining.

NON-RESIDENTIAL SITE PLANS:

ITEM 19

NONRESIDENTIAL SITE PLAN REVIEW FOR INGRAM SUBDIVISION, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 252.27 ACRES LOCATED OFF MCDANIEL ROAD IN THE 4TH VOTING DISTRICT (5-2016-001)

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

1. The County cannot approve a Concept Plan(s) for any subdivision that would cause the total number of lots that would send wastewater to the Eudailey treatment system to exceed the limits of the State Operating Permit; and
2. 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:
 - a) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System to serve this development 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 the Nontraditional Wastewater Treatment and Disposal System to serve this development 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 Nontraditional Wastewater Treatment and Disposal System to serve this development is currently operating same; and
 - d) The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

Commissioner Baldree stated she believes that infrastructure needs to be looked at very closely.

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

REVISED ITEM 20

**NONRESIDENTIAL SITE PLAN REVIEW FOR SULLIVAN
SUBDIVISION, NONTRADITIONAL WASTEWATER TREATMENT
AND DISPOSAL SYSTEM, ON 407.18 ACRES LOCATED OFF
MCDANIEL ROAD IN THE 4TH VOTING DISTRICT (5-2016-004)**

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

1. The County cannot approve a Concept Plan(s) for any subdivision that would cause the total number of lots that would send wastewater to the Eudailey treatment system to exceed the limits of the State Operating Permit; and
2. 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:
 - a) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System to serve this development 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 the Nontraditional Wastewater Treatment and Disposal System to serve this development 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 Nontraditional Wastewater Treatment and Disposal System to serve this development is currently operating same; and
 - d) The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan stated he thought these treatment facilities had to be internalized and asked if this is still correct.

Mr. Matteson stated there is a requirement that the treatment system has to be internalized with a significant setback requirement. These requests are just disposal fields and storage ponds which are essentially grass fields so there are not the same requirements for these.

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

CONCEPT PLANS:

ITEM 21

CONCEPT PLAN REVIEW FOR THE ENCLAVE AT DOVE LAKE, CONTAINING 158 LOTS ON 214.60 ACRES LOCATED OF NOLENSVILLE ROAD IN THE 4TH VOTING DISTRICT (1-2015-210)

This item was withdrawn.

ITEM 22

CONCEPT PLAN REVIEW FOR FOXEN CANYON (REVISED), CONTAINING 49 LOTS ON 92.29 ACRES LOCATED OF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2016-203)

Mr. Matteson reviewed the background (see Staff Report), recommending that the following stipulations be included, along with any other stipulations that the Commission may deem necessary:

The Preliminary Plat must address the following:

1. Prior to Preliminary Plat submittal, a construction entrance, which provides access from Foxen Canyon to a road that is on the County Road List, must be identified and written proof from the applicable authorities that access is granted must be submitted. Such construction entrance shall be shown on the Preliminary Plat and on the construction drawings. A road protection bond may be required from the Williamson County Highway Superintendent to protect the county road(s) accessed by this construction traffic.
2. The roadway connection from Hart's Landmark to Foxen Canyon via Hart's Landmark Drive shall not be opened for vehicular traffic of any kind until the roadways in Hart's Landmark have been formally accepted by the County on the County Road List, unless the developer of Hart's Landmark provides written consent to such connection and both developers determine, in that writing, responsibility for any damages or liabilities resulting from this access.

In the alternative, no Preliminary Plats shall be submitted for Foxen Canyon until the roads within Hart's Landmark are accepted on the County Road List.

3. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
4. Submission of water plans for review and approval by Mallory Valley Utility District;
5. Submission of sewer plans for review and approval by Harpeth Wastewater Cooperative; and
6. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance.

The Final Plat must address the following:

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. 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.

County Commissioner Barbara Sturgeon, 8th District, stated she believes the plain interpretation of the Zoning Ordinance that “subdivisions” of over one hundred (100) houses need to have two entrances, which was previously approved at the February meeting, was the correct decision and she is infuriated that the developer is ignoring the stipulations. She also stated it is up to the developer to figure out how to get this done and obey the Zoning Ordinance.

Mr. Blake Turner, T-Square Engineering, representing the developer, gave a brief presentation (see file) concerning this development and urged approval of the development without a secondary access.

Mr. Tom White, Tune, Entrekin and White, representing Turnberry, stated the county’s attorney has given her opinion that this development does not require a second entrance and he concurs. Staff has also concurred that it does not require a second entrance. He also stated due to the terrain and slopes of this area, a second access to a main collector road is not feasible. He stated without the second access, the LOS is “B”. If you add a second access to N. Berry’s Chapel, it will become a LOS “D”, it will become much worse. He urged the Commission to approve this plan with only one access.

Commissioner Richter asked if the developer looked at extending this second access to Chapelwood Drive.

Mr. Turner stated Chapelwood Drive is not a county road that is outside of a subdivision and it would be the same issue.

Commissioner Walton stated he respectively disagrees with Mr. White.

Chairman Lackey stated he has heard multiple opinions from various lawyers and interested parties concerning the wording of this regulation. He stated the Commission can ask the Planning Director to designate a third party to give a written opinion of what the ordinance says, and defer this to the May 2016 meeting.

Commissioner McCoy stated the way the roads are laid out now, there are two roads that dead-end for future extension. According to the applicant, due to slopes and soils, the remaining property is not suitable for future development. If this is the case, these dead-end streets should be cul-de-sacs.

Commissioner Sanders stated the interpretation of the ordinance is the key to this decision.

Commissioner Lane stated he was not at the February meeting and did not understand why the second entrance was required.

Commissioner Pratt asked why was this not brought up when approving Hart's Landmark.

Ms. Ransom stated Hart's Landmark was originally approved under the 1988 Zoning Ordinance.

There being no other comments, Commissioner Walton made a motion to defer this item until the May 2016 meeting and direct the Planning Director to designate an independent third party to give a written opinion of the applicable provision of the Ordinance. Commissioner Lane seconded the motion, which passed nine (9) to one (1) with Commissioner Mosley voting "No".

Commissioner Walton left after hearing Item 22.

ITEM 23

CONCEPT PLAN REVIEW FOR THE GROVE (REVISED), CONTAINING 820 LOTS ON 1,222 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT 1-2016-204)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the revised Concept Plan with the same stipulations established in conjunction with the August, 2013 approval.

Chairman Lackey asked for any comments from the Commission.

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

PRELIMINARY PLATS:

ITEM 24

PRELIMINARY PLAT REVIEW FOR CARTWRIGHT CLOSE (REVISED), CONTAINING 16 LOTS ON 126.66 ACRES LOCATED OFF HIDDEN VALLEY ROAD IN THE 8TH VOTING DISTRICT (1-2016-305)

This item was withdrawn.

ITEM 25

PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 6, CONTAINING 100 LOTS ON 65.12 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2016-302)

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

In conjunction with Final Plat consideration, the following items must be addressed:

1. Establishment of a performance bond for roads, drainage and erosion control;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of a performance bond for the wastewater collection system;
4. Submission of landscaping plans and establishment of a performance bond for landscaping;

5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; 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.

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.

FINAL PLATS:

ITEM 26

FINAL PLAT REVIEW FOR BINKLEY LARGE LOT EASEMENT SUBDIVISION, 4TH AND 5TH LOTS OFF EASEMENT, CONTAINING 2 LOTS ON 48.68 ACRES LOCATED OFF OLD HIGHWAY 96 IN THE 9TH VOTING DISTRICT (1-2016-406)

Mr. Sweet reviewed the background (see Staff Report), recommending approval of 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 Pratt seconded the motion, which passed by unanimous vote.

ITEM 27

FINAL PLAT REVIEW FOR CLOVERCROFT PRESERVE, SECTION 1, CONTAINING 63 LOTS ON 75.90 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2016-403)

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

1. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. The posting of a Performance Bond in the amount of \$490,000 for roads, drainage and erosion control. This is a reduced amount based on work completed;
3. The posting of a Maintenance Bond in the amount of \$24,750 for water improvements as specified by Nolensville/College Grove Utility District;
4. The posting of a Performance Bond in the amount of \$150,000 for the wastewater collection system;
5. The posting of a Performance Bond in the amount of \$98,560 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 Lane made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 28

FINAL PLAT REVIEW FOR HOLLIDAY ASSOCIATES, L.P., LARGE LOT EASEMENT SUBDIVISION, 3RD LOT OFF EASEMENT, CONTAINING 1 LOT OFF SWEENEY HOLLOW ROAD IN THE 9TH VOTING DISTRICT (1-2016-404)

Mr. Sweet reviewed the background (see Staff Report), recommending approval of 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 Sanders seconded the motion, which passed by unanimous vote.

ITEM 29

FINAL PLAT REVIEW FOR THE MANORS AT HIGHCLERE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 37.85 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 4TH VOTING DISTRICT (1-2016-402)

This item was withdrawn.

ITEM 30

FINAL PLAT REVIEW FOR SANDRA MORAN ZIMMERLE AND MARK HARTZOG, TRUSTEE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT OFF OWEN HILL ROAD IN THE 2ND VOTING DISTRICT (1-2016-405)

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 9:45 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MAY 12, 2016

CHAIRMAN JOHN LACKEY