

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 13, 2018**

MEMBERS PRESENT

Robin Baldree
Don Crohan
John Lackey Chairman
Beth Lothers.
Pete Mosley
Paul Pratt, Jr.
Bryan Richter
Eddie Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Eng.
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Rachel Durham, Planner
Lania Escobar, Planning Assistant
Holly Scott, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, September 13, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher, Givens, McCoy and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Introduced County Commissioner Beth Lothers as the new member of the Planning Commission;
2. Middle Tennessee chapter of the American Planning Association is hosting a training session on Friday November 9TH from 9:00 a.m. to 1:00 p.m. at the Battlefield Park event facility;
3. There were several revised reports provided;
4. Monday October 8th at 5:30 The Sheriff's Department will be hosting Active Shooter Training in the Auditorium, open to County Commissioners and to other board and commission members. This will not be open to the public;
5. Due to the changes in the software update of our voting system, voice voting will be used; and
6. Request for a Non-Agenda Item. Mr. Matteson explained that at the June Planning Commission meeting the Planning Commission approved a final plat for King's Chapel, Section 8. Due to changes to the water bond requested by Milcrofton Utility District, the request is for re-approval of the final plat in order to revise the stipulations of approval.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the August 9, 2018 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Richter. The motion passed with Commissioners Mosley, Lackey, Baldree, Pratt, Sanders, and Crohan voting yes and Commissioner Lothers abstaining.

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 asked to pull Item 9 and 12 for separate discussion. Mr. Horne read the following into the record:

3. Belle Vista, Section 3 – Performance Bond for Roads, Drainage and Erosion Control -\$243,000
Recommendation: Extend in the current amount for a period of one (1) year.
4. Falls Grove, Section 2 – Maintenance Bond for Wastewater Collection System- \$69,390
Recommendation: Release the bond.
5. Falls Grove, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control-\$250,000
Recommendation: Extend in the current amount for a period of one (1) year.
6. Farms at Clovercroft, Section 3 – Performance Bond for Water (N/CG) - \$77,500
Recommendation: Reduce to maintenance in the amount of \$11,625 for a period of one (1) year.
7. Farms at Clovercroft, Section 3 – Performance Bond for Wastewater Collection System-\$116,000
Recommendation: Extend the bond in the current amount for six (6) months.
8. Farms at Clovercroft, Section 3 – Performance Bond for Roads, Drainage and Erosion Control-\$545,000
Recommendation: Extend in the current amount for a period of one (1) year.
9. Pulled from Consent.
10. McDaniel Farms, Section 1 – Performance Bond for Wastewater Collection System-\$125,000
Recommendation: Extend in the current amount for a period of six (6) months.
11. McDaniel Farms, Section 1 – Performance Bond for Landscaping-\$190,300
Recommendation: Extend in the current amount for a period of six (6) months.
12. Pulled from Consent.
13. McDaniel Farms, Section 1 – Performance Bond for Roads, Drainage and Erosion Control-\$695,000
Recommendation: Extend in the current amount for a period of one (1) year.
14. Southern Preserve, Section 1 – Performance Bond for Landscaping-\$11,385
Recommendation: Extend in the current amount for a period of six (6) months.

15. Southern Preserve, Section 2 – Performance Bond for Landscaping-\$44,660
Recommendation: Extend in the current amount for a period of six (6) months.
16. The Grove, Section 8 – Performance Bond for Wastewater Collection System-\$20,200
Recommendation: Extend in the current amount for a period of six (6) months.
17. Waterleaf, Section 1 – Performance Bond for Water (Milcrofton)-\$9,116
Recommendation: Release the bond.
18. Waterleaf, Section 1 – Performance Bond for Roads, Drainage and Erosion Control-\$350,000
Recommendation: Convert to maintenance in the amount of \$300,000 for a period of one (1) year.

FINAL PLAT

ITEM 31

FINAL PLAT REVIEW FOR MCDANIEL FARMS SUBDIVISION, SECTION 2 CONTAINING 48 LOTS ON 25.84 ACRES LOCATED OFF OF MCDANIEL ROAD LOCATED IN THE 5TH VOTING DISTRICT (1-2018-307).

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 the additional Treatment and Disposal components in the amount of \$183,208; and
 - e) The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.
2. The approved HOA documents must be concurrently recorded with the recording of the Final Plat;
3. Posting of a Performance Bond in the amount of \$853,000 for roads, drainage and erosion control;
4. Posting of a Performance Bond in the amount of \$267,000 for water improvements as specified by Milcrofton Utility District;
5. The posting of a Performance Bond in the amount of \$124,000 for the wastewater collection system;
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.

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

ITEMS PULLED FROM CONSENT

Mr. Horne read the following items into the record.

ITEM 9

McDaniel Farms, Section 1 – Performance Bond for Off-Site Water (Milcrofton)-\$75,000

Recommendation: Due to Milcrofton combining this bond and the Water bond (Item 12) into one, the maintenance bond increased to the amount of \$79,350 for a period of one (1) year.

Commissioner Crohan asked if Milcrofton Utility District was requesting that these bonds be combined into an amount of \$79,350. Mr. Horne stated that is correct. There being no further comments,

ITEM 12

McDaniel Farms, Section 1 – Performance Bond for Water Improvements (Milcrofton)-\$214,309

Recommendation: Release the bond upon combination with Item 9.

Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed by unanimous vote.

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

OLD BUSINESS:

ITEM 19

FINAL PLAT REVIEW FOR SPRING GROVE LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 20.16 ACRES LOCATED OFF OF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT(1-2018-413).

Mr. Sweet reviewed the background (see Staff Report) noting the applicant has requested deferral until the October 2018 meeting. Staff concurs with this request.

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 20

FINAL PLAT REVIEW FOR SWANSON'S RIDGE SUBDIVISION CONTAINING 21 LOTS ON 50 ACRES LOCATED OFF OF KITTRELL ROAD IN THE 9TH VOTING DISTRICT.(1-2018-409).

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Final Plat with the following conditions:

1. The approved HOA documents must be concurrently recorded with the recording of the Final Plat;
2. Installation of warning signage at the CXS rail line crossing at Kittrell Road as recommend by the County's Traffic Consultant (See Attachment 20-3);

3. Posting of a Performance Bond in the amount of \$521,000 for roads, drainage and erosion control;
4. Posting of a Performance Bond in the amount of \$253,000 for water improvements as specified by HB&TS Utility District;
5. Posting of a Performance Bond in the amount of \$60,000 for landscaping improvements;
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.

Commissioner Crohan asked if the railroad crossing requirement would be gated or just signage. Mr. Holmes indicated it would only be signage.

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

ITEM 21

FINAL PLAT REVIEW FOR DONALD MINGUS LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 45.79 ACRES LOCATED OFF OF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT (1-2018-411).

Mr. Sweet reviewed the background (see Staff Report) noting the applicant has requested deferral until the October 2018 meeting. Staff concurs with this request.

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

ITEM 22

PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1 CONTAINING 29 LOTS ON 38.60 ACRES LOCATED OFF OF LONG LANE IN THE 12TH VOTING DISTRICT(1-2018-310).

Mr. Holmes reviewed the background (see Staff Report) noting the applicant has requested deferral until the October 2018 meeting. Staff concurs with this request.

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

ITEM 23

NON-RESIDENTIAL SITE PLAN FOR MCDANIEL ESTATES AMENITY CENTER ON 264 ACRES LOCATED OFF OF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (5-2018-010).

Mr. Holmes reviewed the background (see Staff Report) recommending approval with the condition that a Performance Bond for landscaping improvements in the amount of \$14,100 be posted.

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

PUBLIC HEARING:

ITEM 24

CONCEPT PLAN REVIEW FOR PINE CREEK SUBDIVISION CONTAINING 99 LOTS ON 108.65 ACRES LOCATED OFF OF COX ROAD IN THE 5TH VOTING DISTRICT (1-2018-202).

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this concept plan with the following conditions:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include turn lane improvements on Cox Road, which include the left and right turn lanes at the site entrance. Turn lane improvements on Cox Road must be approved by Williamson County Highway Department prior to Preliminary Plat submittal;
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 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 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 \$186,900 for said system as specified by the County's wastewater consultant; and
 - e. The posting of a Performance Bond in the amount of \$70,150 for landscaping improvements.
2. Prior to submittal of a Final Plat, turn lane improvements on Cox Road must be completed in accordance with the approved plans, which includes both the right and left turn lanes at the site's entrance;
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 must be recorded concurrently with the recording of 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 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 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 Lackey opened the Public Hearing. No one signed up to speak, so Commissioner Lackey closed and the Public Hearing.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 25

NON-RESIDENTIAL SITE PLAN REVIEW FOR GRASSLAND MIDDLE SCHOOL AUDITORIUM ADDITION ON 30.01 ACRES LOCATED OFF OF HILLSBORO ROAD LOCATED IN THE 8TH VOTING DISTRICT (5-2018-011).

Mr. Holmes reviewed the background (see Staff Report) recommending approval.

Commissioner Pratt asked if Cartwright Creek will accept the sewage on this project. Mr. Holmes stated a letter was received from Cartwright Creek confirming that it will accept the sewage.

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

CONCEPT PLAN:

ITEM 26

CONCEPT PLAN REVIEW FOR LITTLE CREEK FARMS (VAN DRIEST PROPERTY) CONTAINING 18 LOTS ON 57.08 ACRES LOCATED OFF OF WILSON PIKE IN THE 4TH VOTING DISTRICT (1-2018-203).

Ms. Durham reviewed the background (see Staff Report) noting the applicant has requested deferral until the October 2018 meeting. Staff concurs with this request.

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

PRELIMINARY PLATS:

ITEM 27

PRELIMINARY PLAT REVIEW FOR HARDEMAN SPRINGS SUBDIVISION, PHASE 3 (REVISION) CONTAINING 19 LOTS ON 10.38 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2018-312).

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

1. 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 said 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 said 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 said system to serve this development and is currently operating same;
 - d. The posting of a Performance Bond in the amount of \$165,000 for said system as specified by the County's wastewater consultant; and
 - e. The posting of a Performance Bond in the amount of \$63,580 for landscaping improvements.
2. Prior to submittal of a Final Plat, turn lane improvements on Murfreesboro Road must be completed in accordance with the approved plans, which includes the left turn lanes at each of the site's entrances, and the right turn deceleration lanes at each of the site's entrances as recommended by Staff;
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 must be recorded concurrently with the recording of 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. 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. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 28

PRELIMINARY PLAT REVIEW FOR HARDEMAN SPRINGS SUBDIVISION, PHASE 4 CONTAINING 22 LOTS ON 12.44 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2018-313).

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions, which shall be addressed in conjunction with Final Plat consideration:

1. 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 said 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 said 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 said system to serve this development and is currently operating same;
 - d. The posting of a Performance Bond in the amount of \$165,000 for said system as specified by the County's wastewater consultant; and
 - e. The posting of a Performance Bond in the amount of \$63,580 for landscaping improvements.
2. Prior to submittal of a Final Plat, turn lane improvements on Murfreesboro Road must be completed in accordance with the approved plans, which includes the left turn lanes at each of the site's entrances, and the right turn deceleration lanes at each of the site's entrances as recommended by Staff;
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 must be recorded concurrently with the recording of 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. 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 Lothers clarified that item 5 of the requirements is for water to Nolensville College Grove Utility District and not wastewater.

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

ITEM 29

**PRELIMINARY PLAT REVIEW FOR TROUBADOUR SUBDIVISION,
(REVISED) CONTAINING 163 LOTS ON 648.01 ACRES LOCATED OFF OF
CLUBVIEW LANE IN THE 5TH VOTING DISTRICT (1-2018-314).**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the same conditions that were established in conjunction with the September 2008 approval (See Attachment 29-3).

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

FINAL PLAT:

ITEM 30

**FINAL PLAT REVIEW FOR MCDANIEL FARMS SUBDIVISION, SECTION 1
(REVISED) CONTAINING 43 LOTS ON 226.43 ACRES LOCATED OFF OF
MCDANIEL ROAD LOCATED IN THE 5TH VOTING DISTRICT (1-2018-420).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this final plat with the following conditions:

1. The signatures of all lot owners within this Section shall be required prior to signature and recording of the Final Plat; and
2. 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. Commissioner Richter seconded the motion, which passed by a unanimous vote.

ITEM 31

On Consent

ITEM 32

**FINAL PLAT REVIEW FOR FALLS GROVE SUBDIVISION, SECTION 5
CONTAINING 31 LOTS ON 25.43 ACRES LOCATED OFF OF EUDAILY
COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2018-421).**

Ms. Durham reviewed the background (see Staff Report) noting the applicant has requested deferral until the October 2018 meeting. Staff concurs with this request.

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

ITEM 33

**FINAL PLAT REVIEW VINEYARD VALLEY SUBDIVISION, SECTION 1
CONTAINING 26 LOTS ON 30.16 ACRES LOCATED OFF OF EUDAILY
COVINGTON ROAD LOCATED IN THE 2TH VOTING DISTRICT (1-2018-422).**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the Final Plat with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Plat;
2. The posting of a Performance Bond in the amount of \$711,000 for roads, drainage and erosion control;
3. The posting of a Maintenance Bond in the amount of \$15,476 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$80,000 for the wastewater collection system;
5. The posting of a Performance bond in the amount of \$18,150 for landscaping improvements;
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.

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

ITEM 34

**FINAL PLAT REVIEW FOR COSTELLO FARMS, (AKA DOTSON LARGE LOT
EASEMENT SUBDIVISION) CONTAINING 3 LOTS ON 18.88 ACRES
LOCATED OFF OF HARPETH PEYTONSVILLE ROAD IN THE 2TH VOTING
DISTRICT (1-2018-410).**

Mr. Sweet reviewed the background (see Staff Report) recommending approval of the Final Plat.

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

ITEM 35

**FINAL PLAT REVIEW FOR THE REBECCA JEAN SMALLBONE, ET AL
PROPERTY LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT ON
5.01 ACRES LOCATED OFF OF NEW HWY 96 WEST IN THE 9TH VOTING
DISTRICT (1-2018-423).**

Mr. Sweet reviewed the background (see Staff Report) noting the applicant has requested deferral until the October 2018 meeting. Staff concurs with this request.

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

NON-AGENDA:

ITEM 36

FINAL PLAT REVIEW FOR KINGS CHAPEL, SECTION 8

Mr. Matteson stated this Final Plat was approved at the June 2018. The approval contained a condition for a Maintenance Bond for Milcrofton Utility District that was unnecessary. Staff recommends approval with the same conditions as previously required except elimination of the Maintenance Bond requirement.

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

OTHER:

ITEM 37

ELECTION OF OFFICERS:

Commissioner Crohan nominated John Lackey as Chairman, seconded by Commissioner Richter, which passed by a unanimous vote.

Commissioner Richter nominated Don Crohan as Vice Chairman, seconded by Commissioner Mosley, which passed by a unanimous vote.

Commissioner Crohan nominated Michael Matteson as Secretary, seconded by Commissioner Lothers, which passed by a unanimous vote.

Commissioner Crohan nominated Aaron Holmes as Secretary Pro Tempore, seconded by Commissioner Richter, which passed by a unanimous vote.

There being no further business, the meeting was adjourned at approximately 6:23 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 11, 2018

CHAIRMAN JOHN LACKEY