

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MARCH 12, 2020**

**MEMBERS PRESENT**

John Lackey, Chairman  
Don Crohan  
Robin Baldree  
Holli Givens  
Sharon Hatcher  
Beth Lothers  
Keith McCord  
Sammie McCoy  
Bryan Richter  
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  
Lincoln Sweet, Planner  
Lania Escobar, Planning Assistant  
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, March 12, 2020 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex.

Chairman Lackey called the meeting to order.

As a result of the interest expressed in the Comprehensive Plan update, Chairman Lackey suggested the Commission extend the thirty minute public hearing timeline, as stated in the Bylaws, to one hour to accommodate those wishing to speak. This will also reduce individual speaking time from three minutes to one and a half minutes to allow all those who have signed up to have an opportunity to speak.

A motion to extend public hearing time to one hour with individual time at one and a half minutes was made by Commissioner Lothers. The motion was seconded by Commissioner Richter, and passed by unanimous voice vote.

**CONSIDERATION OF FEBRUARY 2020 MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the February 13, 2020 Planning Commission meeting.

A motion to approve the February 13, 2020 Minutes was made by Commissioner Crohan. The motion was seconded by Commissioner Richter, and passed by unanimous vote.

**ANNOUNCEMENTS:**

Mr. Horne announced the following:

1. There are revised reports for Items 10, 25, and 26, and those revisions are reflected on the Consent Agenda.

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. Hearing no request for separate discussion, Mr. Horne read the following into the record:

3. **Arrington Retreat, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$290,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
4. **Clovercroft Preserve, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

5. **Falls Grove, Section 4** – Performance Bond for Wastewater Collection System - \$150,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
6. **Falls Grove, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$597,000.  
**Recommendation:** Convert to maintenance in the amount of \$295,000 and extend for a period of one (1) year.
7. **Hillsboro Cove** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.  
**Recommendation:** Reduce to an amount of \$160,000 and extend for a period of one (1) year.
8. **King’s Chapel, Section 3C** - Performance Bond for Wastewater Collection System - \$12,500.  
**Recommendation:** Convert to maintenance in the amount of \$3,750 for a period of two (2) years.
9. **McDaniel Farms, Section 1** – Maintenance Bond for Landscaping - \$27,000.  
**Recommendation:** Release the Bond.
10. **McDaniel Farms, Section 1** – Performance Bond for Wastewater Collection System - \$169,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
11. **Southern Preserve, Section 1** – Maintenance Bond for Landscaping - \$3,500.  
**Recommendation:** Release the Bond.
12. **Southern Preserve, Section 2** – Maintenance Bond for Landscaping - \$13,500.  
**Recommendation:** Release the Bond.
13. **Stephens Valley, Section 3** – Performance Bond for Water and Sewer (Harpeth Valley) - \$24,333.67.  
**Recommendation:** Release the Bond.
14. **Swanson’s Ridge, Section 1** – Performance Bond for Landscaping - \$60,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
15. **The Grove, Section 9** – Maintenance Bond for Roads, Drainage and Erosion Control - \$251,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
16. **Weatherford Estates** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year, with a review in three (3) months.

**FINAL PLATS:**

**ITEM 25**

**FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 6, CONTAINING 66 LOTS ON 82.28 ACRES IN THE 5th VOTING DISTRICT (1-2020-406)**

The Plat is in order, and Staff recommended approval with the following conditions:

1. Posting of a Performance Bond for roads, drainage and erosion control in the amount of \$480,000;
2. Posting of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$57,600;
3. Posting of a Performance Bond for the wastewater collection system in the amount of \$179,600;
4. Execution of Performance Agreements for the above referenced sureties;
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.

#### **ITEM 26**

#### **FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 7, CONTAINING 24 LOTS ON 17.85 ACRES IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-407)**

The Plat is in order, and Staff recommended approval with the following conditions:

1. Posting of a Performance Bond for roads, drainage and erosion control in the amount of \$275,000;
2. Posting of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$25,950;
3. Posting of a Performance Bond for the wastewater collection system in the amount of \$65,300;
4. Execution of Performance Agreements for the above referenced sureties;
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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda. Commissioner Richter seconded the motion, and the motion passed by majority vote with Commissioner McCord abstaining.

#### **OLD BUSINESS:**

#### **ITEM 17**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR THE BRIGHTSTONE CAMPUS, ON 139.2 ACRES LOCATED OFF COLUMBIA PIKE IN THE 11<sup>TH</sup> VOTING DISTRICT (5-2020-002)**

The applicant requested that action on this Item be deferred until the April 2020 meeting. Staff concurred with this request.

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

**PUBLIC HEARING:**

**ITEM 18**

**RESOLUTION TO ADOPT THE UPDATE TO THE WILLIAMSON COUNTY COMPREHENSIVE LAND USE PLAN**

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the attached "Resolution of the Williamson County, Tennessee Regional Planning Commission to Adopt the Comprehensive Land Use Plan".

Mr. Matteson gave a presentation regarding the proposed Comprehensive Land Use Plan.

Greg Dale, a consultant for McBride, Dale, Clarion, completed the presentation with a focus on implementation of the proposed Comprehensive Land Use Plan.

Chairman Lackey opened the Public Hearing.

Laura Turner, 1108 Dickinson Lane, Franklin, supports the Town and Country model as depicted in the proposed Comprehensive Land Use Plan and urged adoption of the fiscally responsible update to the Williamson County Comprehensive Land Use Plan.

Ginger Shirling, 2227 Osburn Road, Arrington, participated in the 2007 Comprehensive Land Use Plan meetings. This proposal has had a lot of citizen input over two years and is representative of those who chose to be involved. She represents forty-five landowners, holding over three thousand acres of land who support this proposal. There has been overwhelming support to return to the five-acre zoning regulation.

Penny Kemle, 2954 Spanntown Road, Arrington, read a statement from Susan Fisher, 6779 Comstock Road, who owns two hundred and sixty five acres of land. She supports the Town and Country plan.

Wanda Barker, 1136 Batlin Road, Murfreesboro, is working with two property owners in Williamson County who want to sell their property. Development can be a good thing, such as opportunities for teenagers, business owners, improvement to the community, and brings the County a larger tax base. She analyzed property taxes collected in nearby developments in comparison to the two properties she is working with that pay a combined three thousand dollars for the year. Development is good for the County. Landowners are not looking for breaks, they want a say in what is going on. She asked for a "pause" on this proposal.

Mark Stewart, 6238 Patton Road, Arrington, resides on a second century family farm and supports the Town and Country model.

Perry Ozburn, 1070 Ozburn Hollow Road, Arrington, stated his family has owned this property since 1805. He strongly supports Town and Country model and believes this will not devalue property. Please keep Williamson County rural, a low supply of land will keep the land valuable.

Embree Blackwell, 9235 Horton Hwy, College Grove, has property that has been passed down through generations and wishes to keep it that way.

Aaron Davis, 7389 Hunting Camp Road, Fairview, stated that when someone says, "it's not about the money", he counters, "it's always about the money". We as a whole need to protect land for future generations.

Pete Mosley, 9627 Clovercroft Road, Nolensville, 45 years serving on the Planning Commission. The County is bringing businesses in but doesn't want to build housing for the employees. He believes Town and Country proposal will drive prices up.

Kathy Webber, 1900 Springcroft Drive, supports the Town and Country proposal. This proposal regulates quality growth.

Janet Curtis, 3665 North Chapel Road, Franklin, stated her points were previously made.

Anne Goetz, 4080 Carters Creek Pike, supports Town and Country proposal. She read from an AARP article regarding the term locavore. Having rural areas provides quality soil for food and future generations.

Donna Clements, 504 Sandcastle Road, is reading for her husband, who supports Town and Country proposal.

Stuart Moore, 7716 Caney Fork Road, stated that this is a sustainability issue and a legacy vote that will affect future generations. He is in support of Town and Country proposal. We need to be able to feed ourselves and not transport our food from across the country.

Fred Arnold, 775 Highpoint Road, Franklin, indicated that he wants to keep the rural areas rural. Supports the Town and Country proposal.

Rob Pease, 1508 Aberdeen Drive, stated that he was one of two developers on the 2040 Comprehensive Land Use Plan Advisory Committee. Homebuilders Association opposes the current plan and these reasons were sent to the Planning Commission. He supports lowering density while encouraging growth in other areas with better infrastructure. He does not support this plan in its current proposal. More work needs to be done to adequately address healthy growth, and expand the proposed Arrington and Rudderville villages.

Sheila King, 6330 Cox Road, Arrington, stated she is a neighbor to subdivisions of 77 lots, 99 lots, and a proposed 100 lots. She requests that the Planning Commission "sunset" the proposal so that landowners that wish to sell can do so.

John Sheeley, 9007 Overlook Boulevard, Brentwood, of Homebuilders Association, stated this current proposal to down zone areas near Hamlet and Village will not support future business growth if there are not enough "rooftops". He recommends up zoning near Hamlet and Village areas be revised to accommodate intentional growth in Hamlet and Village zoned areas.

Tommy McArthur, 5119 Seward Road, Brentwood, a real estate appraiser and broker for thirty-seven years, suggested that down zoning will negatively impact property values in these areas. He also questioned the housing forecast.

Dorie Bolze, 201 Deerfield Lane, CEO of Harpeth Conservancy. She stated that the 2018 study, The Economic Value of Open Space in the Cumberland Region, by University of Tennessee, refers to the economics of open space such as working farms, hillsides, parks, and floodplains. Since 2002, this area has lost three hundred and twenty thousand acres of open space. She suggested we need to protect these agricultural areas. Losing agricultural areas will result in a loss of jobs. She supports rezoning as suggested in this proposal.

Mary Brockman, 1407 Old Hillsboro Road, noted she lives on one hundred and twelve acres. She served for twelve years as a County Commissioner representing District Nine, currently serves on the advisory committee working on

the 2040 Comprehensive Land Use Plan, and served for three years on the steering committee for the 2007 Comprehensive Land Use Plan. She notes that this proposal is supported by many in the community and by the County Commission. This is an issue of livability and sustainability and urges approval for this plan.

Jay Russ, 1004 Orchard Hill Court, Arrington, he was representing Charlie Fox who is in the process of developing their farm, situated between King's Chapel and the Roberts property. They are concerned that the new zoning could derail progress that has been made. They request that if this is passed that they are allotted time to complete this process. Reading for John Powell, whom requests allowing this development to move forward knowing that the first home may not be built until 2021. Requesting time be allowed to complete projects currently in process.

John Waite, 1949 Championship Boulevard, Franklin, stated he was a residential developer with 200 acres currently under contract for development.

Chairman Lackey asked if his project was already in the pipeline.

Mr. Waite replied that he is waiting for the State regarding Highway 96 widening. He's concerned that he has gone through the process for two years and is nearing the end, worried the rules may change and thwart current progress with this development.

Christian Currey, 1045 Sneed Road West, Franklin, lives on two hundred and eighty-two acres currently zoned one house per acre. He supports Town and Country zoning. He reached out to sixty-eight landowners totaling six thousand three hundred and fifty eight acres, whom also support Town and Country zoning. Many of these landowners are currently zoned one acre Suburban Infill and Conservation and believe this down-zoning will continue to bring value to their property. Current zoning is increasing county debt. This is not a landowner issue, it is a tax payer issue. This plan provides planned growth and responsible use of tax payer monies.

John Dalton, 1100 Sneed Road West, Franklin, stated he lived on a seventy-acre family farm. In favor of Town and Country.

Bob Peterman, 720 Wild Timber Court, Franklin, spoke of the community support of Town and Country plan.

Rebecca Pullen, 9635 Clovercroft Road, Nolensville, stated she feels this proposal to change the zoning is taking away her property and personal rights. Restrictive zoning raises housing prices. States exclusionary zoning will make the area even less affordable.

Monty McInturff, 3077 Old Hillsboro Road, Franklin, stated he owns a farm and is an agricultural business owner. People tell him they move here because they like the people, the history, and the beauty of the area. The decision made by the Planning Commission could protect all three. He wants a decision made that will protect land for future generations.

Randall Smith, 499 Jones Parkway, Brentwood, many of these in favor of this plan own large parcels of land and do not want to see change. People are moving in, we can accommodate with smart growth and affordability. Not everyone moving in can afford five acres of land. Plenty of people work in the County but those that work in the restaurants or clean offices cannot afford to live here. We need a plan that can accommodate everyone. Municipalities working with County towards growth is a good effort, however, this plan has holes.

Betsy Hester, 112 Valley Ridge, Franklin, is a County Commissioner. There are issues of building schools, highways, and bridge maintenance when accommodating population growth in rural areas. The County does not have

enough money to cover infrastructure costs that are needed to accommodate the anticipated population in rural areas. To cover the cost of the current Comprehensive Land Use plan, taxes will need to increase.

Larry Adams, 8255 Dalewood Court, Brentwood, five generations owning over twelve hundred acres of land in Williamson County. Some of this acreage was intended to be sold. This plan is incomplete, and there are other options.

Keith Neidhart, 6246 Ladd Road, purchased a forty-acre piece of property. He had not been notified that his zoning may change. This property is his retirement plan, and to change the zoning would affect him financially. This is a violation of his property rights. Please consider deferring or vote against this proposal.

Jordan Vaughn, 801 Caledonian Court, is President of Williamson County Association of Realtors. He noted agreement with keeping a great quality of life, preserving community character, and that there are traffic and road needs. This proposal provides two choices, Town and Country or business as usual. There are more options. He states they were notified of this plan thirty four days ago, and of the amendment thirteen days ago. He believes there are more choices, this plan as proposed has holes and is inaccurate.

Steve Adams, 1431 Green Hill Drive, Brentwood, stated he was an eighth generation family. There has been no communication that his zoning may change. This is an issue of property rights, and asked that this proposal be deferred.

Deborah Bell, 8220 Hawkins Road, College Grove, stated her strong support for Town and Country zoning.

Dan Bond, 1660 Lewisburg Pike, has owned land and farms in the County for fifty years. Development provides services such as water, better roads, more people. Rezoning devalues personal investment whether selling or not. He asked that the process slow down and look at other options that do not affect landowners so drastically.

Lorie Layman, 9170 Sydney Lane, speaking on behalf of DeLacy Bellanfent. Ms. Bellenfant is seeking to divide her two hundred and fifty acres as it is too much for her to manage. Please consider two to three acres and not the five acre plan.

Michael Natelli, 4403 Arno Road, Franklin, stated he is a member of the Comprehensive Plan committee. He noted support of a balanced approach. This plan is not finalized, and there may be economic and socio-economic diversity impacts.

There being no further public speakers, Chairman Lackey closed the Public Hearing.

Chairman Lackey opened the discussion to the Planning Commission.

Commissioner Sanders expressed his opinion that the plan is incomplete. He made a motion to not adopt this plan at this time.

Chairman Lackey asked if there is a second.

Commissioner McCord seconded the motion.

Chairman Lackey acknowledged a motion and the second. He asked if there is any further discussion.

Commissioner Lothers addressed the Comprehensive Plan. She acknowledged that public input has been heard throughout the drafting process. She asked Mr. Matteson to address public input as it pertains to zoning.

Mr. Matteson stated that adoption of this plan does not change current zoning. There will be a separate process that involves public meetings and public hearings. Information gathered from community input will be documented, recorded, and evaluated.

Commissioner Lothers asked if there were plans to address zoning that will accommodate diverse housing opportunities and changes in density within special area plans.

Mr. Matteson noted that Williamson County Planning has conducted four special area plans for Grassland, Liepers Fork, College Grove, and Triune. Following adoption of a special area plan, tailored zoning standards are adopted. This same process would be followed for Rudderville and Arrington. Boundaries of these areas may be expanded to accommodate additional development consistent with the vision of the special area plan.

Commissioner Lothers inquired if zoning will change within the urban growth boundary area; would remain one to one?

Mr. Matteson responded that is correct.

Commissioner Givens asked if the motion on the floor was to defer.

Commissioner Sanders stated that he requested to defer.

Commissioner Givens reaffirmed that the vote today is not about rezoning. This is about getting started on the work to make changes.

Mr. Matteson explained that when it comes to rezoning, all affected property owners, and neighboring property owners, will receive a notice for public meeting and hearing dates. The adoption of the plan is simply adopting the policies contained in the plan. Zoning and other implementation steps are a separate matter.

Commissioner Givens stated that she does not see the need to defer this for a month.

Chairman Lackey noted that a plan is a vision and not regulation.

Commissioner Sanders expressed that adopting this plan puts the plan in motion.

Commissioner McCoy asked Mr. Matteson to go into more detail about the zone change. Are there opportunities for denser areas? How is zoning decided upon, how is it changed? How will public be engaged?

Mr. Matteson stated that villages will have opportunities for more input. Property owners will be notified, public meetings will be held. Zoning maps will be presented to the Planning and County Commissions that take into account information gathered from public input as well as plan policy and goals.

Commissioner Lothers noted the issue of unsustainability in regards to County budget constraints and costs of infrastructure with current zoning. County budget is six hundred and twenty six million dollars, with necessary road improvements being in excess of one hundred and ten million and an actual highway budget of thirteen million. The idea of increasing taxes to accommodate new growth, the County has maxed out their sales tax by instituting a sales tax referendum for schools, increased property taxes, the County instituted an educational impact fee that has been challenged by the Homebuilders Association withholds seventeen million that cannot be used from that fund. Sixty-five to seventy percent of the County is zoned one to five acre lots. When this issue was heard during the 2007 Comprehensive Land Use Plan, Williamson County did not down-zone at that time and now we see the issues with not having done so. Please consider passing this tonight with the understanding that there will be



more conversations with property owners. We need to be fair minded while planning for this County's future. She noted that as an elected official she can bring a resolution to the County Commission to alter the Comprehensive Land Use Plan if needed. Commissioner Lothers asked that this not be deferred.

Mr. Matteson reiterated that rezoning takes time and is a process, that there will likely be a later effective date to allow for landowners that are in process of developing or selling to have sufficient time. The policy of the County is that if there is a complete application submitted prior to the zoning change then that application will continue through the review and approval process based on the zoning at time of submission. Comprehensive plans ought to be reviewed on a regular basis to ensure it continues to align with the vision of the community.

Commissioner Baldree was involved in the Traffic Comprehensive Strategy Study, on the advisory board for the Comprehensive Land Use Plan, and is a realtor in the area. This plan was researched with a diverse committee, there were public meetings, and conference calls. There is no need for deferral, we need to start the process.

Commissioner Crohan inquired about the plan for Highway 96.

Mr. Matteson responded that the area mentioned during the Public Hearing will be a five lane cross section.

Commissioner McCoy was on the advisory committee for the Comprehensive Land Use Plan. It is important for the Commission to vote on this tonight so that this conversation can be started towards smart growth for the County.

Commissioner Sanders addressed his concern about working with municipalities and their cooperation. He seeks to defer in efforts to obtain more answers.

Commissioner McCord expressed his reservations of municipalities working with the County and asks why developers are not building in the urban growth boundary.

Commissioner Lothers answered that it has to do with sewer and wastewater.

Mr. Matteson suggested there are a variety of factors involved, one being the availability of land, the other being favorable zoning for development.

Commissioner McCord requested consideration of those who have projects in motion.

Commissioner Crohan was on the 2007 Comprehensive Land Use Plan Advisory Committee noted that at that time many residents sought down-zoning at the time the Planning Commission said it wasn't feasible. They continued with the zoning they had. This is not working; and a change must occur. This plan is a good starting point.

Commissioner Lothers brought up the October meeting in which Williamson County and City of Franklin met, which is a good start to future collaboration. This plan is not prohibiting growth, but is trying to direct responsible growth. She urged landowners to get involved in the process. We need to look at what is both environmentally and fiscally sustainable.

Commissioner Givens suggested we move this process forward by approving the Plan. As this moves forward we can evaluate and adjust the proposed one to five acre zoning.

Commissioner Crohan moved to approve.

Chairman Lackey stated that we have a pending motion on the floor to address.

Attorney Kristi Ransom clarified that the motion on the floor and seconded was to “not adopt the plan at this time”.

Chairman Lackey stated that this is a very important vote tonight.

There being no further comments, Chairman Lackey restated Commissioner Sanders’ motion to not adopt the plan at this time, which was seconded by Commissioner McCord. The motion failed two to eight, with Commissioners McCord and Sanders voting in the affirmative.

Commissioner Crohan made a motion to accept Staff’s recommendation to adopt the Plan. Commissioner Richter seconded the motion, which passed by a voice vote of eight to two, with Commissioners Sanders and McCord voting against the motion.

The Planning Commission took a five minute recess, and came back in session to continue the agenda.

**CONCEPT PLAN:**

**ITEM 19**

**CONCEPT PLAN REVIEW FOR HARPERS HOLLOW SUBDIVISION, CONTAINING 33 LOTS ON 70.82 ACRES LOCATED OFF OF ARNO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-200)**

Mr. Horne reviewed the background (see Staff Report), the applicant requested action on this Item be deferred until the April 2020 meeting in order to allow additional time to address Staff’s comments. Staff concurred with this request.

Commissioner McCoy made a motion to accept Staff’s recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

**PRELIMINARY PLAT:**

**ITEM 20**

**PRELIMINARY PLAT REVIEW FOR MCDANIEL ESTATES, PHASE 3 CONTAINING 42 LOTS ON 16.46 ACRES LOCATED OFF OF MCDANIEL ROAD IN THE 11<sup>TH</sup> VOTING DISTRICT (1-2019-303)**

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Preliminary Plat with the following conditions, to 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. Prior to submittal of the Final Plat containing the 87<sup>th</sup> lot, all off-site improvements as specified in the Traffic Impact Analysis review letter from the County’s traffic consultant (See Attachment 20-3) 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.

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

### **ITEM 21**

#### **PRELIMINARY PLAT REVIEW FOR TROUBADOUR GOLF AND FIELD CLUB, PHASE 2 CONTAINING 39 LOTS ON 28.54 ACRES LOCATED OFF OF CLUB VIEW DRIVE IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-301)**

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

1. Prior to Final Plat submittal, off-site roadway improvements required in association with individual sections of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
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 as specified by the County's wastewater consultant;
5. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Providing two (2) 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 Final Plat.

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

#### **FINAL PLAT:**

### **ITEM 22**

**LIBERTY I-840, LOTS 1 & 2, LARGE LOT EASEMENT SUBDIVISION, ON 12.99 ACRES LOCATED OFF LIBERTY ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT (1-2020-404)**

Mr. Sweet reviewed the background (see Staff Report). At this time, the applicant is requesting deferral to the April 2020 meeting to allow more time to demonstrate County regulations have been met. Staff concurred with this request.

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 23**

**FINAL PLAT REVIEW FOR ARRINGTON RIDGE SUBDIVISION, SECTION 1 CONTAINING 33 LOTS ON 93.12 ACRES LOCATED OFF OF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-402)**

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

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 treatment and disposal system was installed and is functioning;
  - b) As-built drawings showing the location of all treatment system components and a sealed certification letter from the design engineer indicating that said treatment 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 treatment system and is currently operating same;
  - d) The posting of a Performance Bond in the amount of \$120,000 for said treatment and disposal system as specified by the County's wastewater consultant; and
  - e) The posting of a Performance Bond in the amount of \$50,600 for landscaping improvements.
2. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
3. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$766,000;
4. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$192,000;
5. Establishment of a Performance Bond for the wastewater collection system in the amount of \$144,000;
6. Establishment of a Performance Bond for Landscaping in the amount of \$82,500;
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.

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

**ITEM 25**

**FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 6, CONTAINING 66 LOTS ON 82.28 ACRES IN THE 5th VOTING DISTRICT (1-2020-406)**

On consent.

**ITEM 26**

**FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 7, CONTAINING 24 LOTS ON 17.85 ACRES IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-407)**

On consent.

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There being no further business, the meeting was adjourned at approximately 8:37 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 9, 2020.**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY