

AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
Williamson County Administrative Complex
October 8, 2020 at 5:30 p.m.

In accordance with Executive Order No. 16 issued by Governor Lee on March 20, 2020, extended by Executive Order No. 60, authorizing public meetings to be conducted electronically, the October 8 meeting of the Williamson County Regional Planning Commission will be held electronically at 5:30 p.m. As such, there will not be a “physical meeting” at the County Administrative Complex; however there will be a series of public hearings as a part of this meeting that will be held live at in the Auditorium of the Williamson County Administrative Complex. The meeting will be broadcast on Comcast Channel 3, Charter Channel 192, AT&T Channel 99, and United Communications Channel 207. The public may also access the meeting through YouTube at <http://www.youtube.com/user/wctvnet/live>.

Communications in writing to the Planning Commission may be submitted to the Planning Department or by emailing the Planning Commission at planningcommission@williamsoncounty-tn.gov no later than 12:00 p.m./Noon on Monday, October 5, 2020. Any written communication received after 12:00 p.m./Noon on Monday, October 5, 2020 will not be considered as part of the record, and will not be transmitted to the Planning Commission.

Please note: Those wishing to speak during a public hearing must sign in. Sign-in Sheets will be made available thirty (30) minutes before the meeting and will be picked up promptly at 5:30 p.m. There will be a thirty (30) minute time limit which will be allocated according to the number of people wishing to speak, with each speaker having no more than three (3) minutes. The time allocated to each speaker may be reduced based on the number of people wishing to speak.

MINUTES:

1. Approval of September 10, 2020 Minutes

CONSENT AGENDA:

2. Consent Agenda

BONDS:

3. Clovercroft Preserve, Section 2 – Maintenance Bond for Water (N/CG) located off Clovercroft Road.
4. Falls Grove, Section 5 – Performance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road.
5. Farms at Clovercroft, Section 3 – Performance Bond for Wastewater Collection System located off Clovercroft Road.
6. McDaniel Estates, Section 1 – Maintenance Bond for Water (Milcrofton) located off McDaniel Road.

7. McDaniel Farms, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off McDaniel Road.
8. McDaniel Farms, Section 2 – Maintenance Bond for Landscaping located off McDaniel Road.
9. The Grove, Section 8 – Performance Bond for Wastewater Collection System located off Arno Road.
10. The Grove, Section 9 – Performance Bond for Wastewater Collection System located off Arno Road.
11. The Grove, Section 11 – Maintenance Bond for Water (Milcrofton) located off Arno Road.
12. The Grove, Section 11 – Performance Bond for Wastewater Collection System located off Arno Road.
13. The Grove, Section 12 – Performance Bond for Wastewater Collection System located off Arno Road.
14. The Grove, Section 12 – Performance Bond for Water (Milcrofton) located off Arno Road.
15. The Grove, Section 13 – Performance Bond for Water (Milcrofton) located off Arno Road.
16. The Grove, Section 13 – Performance Bond for Wastewater Collection System located off Arno Road.
17. The Grove, Section 13 – Performance Bond for Roads, Drainage and Erosion Control located off Arno Road.
18. Tri-Star Market Triune – Performance Bond for Landscaping located off Horton Hwy.
19. Troubadour, Section 4 – Performance Bond for Wastewater Collection System located off Cox Road.
20. Troubadour, Section 4 – Performance Bond for Roads, Drainage and Erosion Control located off Cox Road.
21. Vineyard Valley, Section 1 – Performance Bond for Wastewater Collection System located off Eudailey Covington Road.
22. Vineyard Valley, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road.
23. Vineyard Valley, Section 3 – Performance Bond for Water (Milcrofton) located off Eudailey Covington Road.

24. Vineyard Valley, Section 3 – Performance Bond for Landscaping located off Eudailey Covington Road.
25. Vineyard Valley, Section 3 – Performance Bond for Wastewater Collection System located off Eudailey Covington Road.
26. Vineyard Valley, Section 3 – Performance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road.

OLD BUSINESS:

27. Final Plat Review for Hillsboro Manor, Large Lot Easement Subdivision, containing 3 lots on 15.26 acres located off Old Hillsboro Road in the 9th Voting District (1-2020-415).
28. Final Plat Review for Peytonsville Estates, Large Lot Easement Subdivision, containing 6 lots on 46.66 acres located off Peytonsville-Arno Road in the 2nd Voting District (1-2020-421).
29. Final Plat Review for Brooklands, Large Lot Easement Subdivision, containing 4 lots on 25.55 acres located off Peytonsville-Trinity Road in the 12th Voting District (1-2020-424).
30. Final Plat Review for Aberleigh, Large Lot Easement Subdivision, containing 4 lots on 22 acres located off Peytonsville-Trinity Road in the 12th Voting District (1-2020-425).
31. Final Plat Review for Caymus Subdivision, containing 5 lots on 29.17 acres located off South Carothers Road in the 4th Voting District (1-2020-426).
32. Non-Residential Site Plan Review for Redemption City Church, on 30.91 acres located off Clovercroft Road in the 4th Voting District (5-2020-013).

PUBLIC HEARING:

33. Concept Plan Review for Duquette Property, containing 128 lots on 143.3 acres located off of Gosey Hill Road in the 12th Voting District (1-2020-205). (Public hearing continued from August 13, 2020.)
34. Concept Plan Review for High Park Hill, containing 157 lots on 161.03 acres located off of Murfreesboro Road in the 5th Voting District (1-2020-204). (Public hearing continued from August 13, 2020.)
35. Amendment to the Williamson County Zoning Ordinance regarding the creation of, and standards for the Triune Character Area-1 (TCA-1), Triune Character Area-2 (TCA-2), Triune Character Area-3 (TCA-3) and Triune Character Area-4 (TCA-4) Zoning Districts and amendment to the Official Zoning Map to apply the Triune Character Area-1 (TCA-

1), Triune Character Area-2 (TCA-2), Triune Character Area-3 (TCA-3) and Triune Character Area-4 (TCA-4) Zoning Districts.

36. Amendment to the Williamson County Official Zoning Map Expanding the Rural Preservation – 5 (RP-5) and Rural Development – 5 (RD-5) Zoning Districts to implement the recommendations of the recently adopted Comprehensive Land Use Plan.

37. Amendment to Article 4 of the Williamson County Zoning Ordinance regarding Transitional Rules for Amendments.

38. Amendment to Articles 10 and 12 of the Williamson County Zoning Ordinance regarding requirements for Conservation Subdivisions.

39. Amendment to Articles 17, 19, and 23 of the Williamson County Zoning Ordinance regarding Road Capacity Adjustment (Traffic Sheds).

40. Amendment to Articles 11 and 23 of the Williamson County Zoning Ordinance regarding Family Subdivisions.

NON-RESIDENTIAL SITE PLANS:

41. Non-Residential Site Plan Review for The Grove – Green Cottages, on 208 acres located off Wildings Boulevard in the 2nd Voting District (5-2020-014).

FINAL PLAT:

42. Final Plat Review for Property of Robert Wilson Lots 1 & 2, Large Lot Easement Subdivision, containing 2 lots on 14.90 acres located off Smithson Road in the 2nd Voting District (1-2020-428).

43. Final Plat Review for The Mill at Bond Springs, Section 2, containing 29 lots on 57.88 acres located off Bethesda Road in the 2nd Voting District (1-2020-429).

OTHER BUSINESS:

44. Establishment of a Landscaping Bond for Landscaping Improvements for New River Fellowship, on 5.12 acres located off Lewisburg Pike in the 2nd Voting District (5-2020-015).