

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 8, 2020**

MEMBERS PRESENT

John Lackey, Chairman
Robin Baldree
Don Crohan
Sharon Hatcher
Beth Lothers
Jessica Lucyshyn
Keith McCord
Sammie McCoy
Bryan Richter
Rhonda Rose
Eddie Sanders

STAFF PRESENT

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

The Williamson County Regional Planning Commission met in regular session Thursday, October 8, 2020 at 5:30 p.m. via GoToMeeting, online video conferencing. Commissioner Lane was unable to attend.

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

Mr. Matteson announced the following:

1. Reminded those on the video conference to mute themselves when not speaking;
2. Reminded those on the video conference to announce self by name when speaking;
3. Special called meeting for ITEM 36 will be held virtually on October 27, 2020 at 5:30pm. Therefore, the Planning Commission should not take action on this Item and the Public Hearing will need to be extended to the October 27, 2020 meeting;
4. The Zoning related ITEMS on the Agenda will be heard by County Commission on November 9, 2020; and
5. Welcomed Jessica Lucyshyn to the Planning Commission; and
6. The Public Hearings were held live in the auditorium and sign-up sheets were provided for those wishing to speak.

Noting the number of speakers present to speak regarding Item 36, Chairman Lackey requested a motion to suspend the By-Laws and extend the Public Hearing from thirty minutes to one (1) hour, providing speakers two (2) minutes each.

A motion to suspend the By-Laws and extend public speaking time to one (1) hour for Item 36 was made by Commissioner Lothers. The motion was seconded by Commissioner McCoy, and passed by unanimous roll call vote.

Chairman Lackey asked for a motion to hold the Planning Commission meeting electronically due to the COVID-19 crisis.

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

CONSIDERATION OF SEPTEMBER 2020 MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 10, 2020 Planning Commission meeting.

A motion to approve the September 10, 2020 Minutes was made by Commissioner McCoy. The motion was seconded by Commissioner Richter, and passed by unanimous roll call vote.

CONSENT AGENDA:

Commissioner McCord recused himself from the Consent Agenda: Chairman Lackey asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. Commissioner Baldree requested to pull Item 7 for separate discussion. Mr. Matteson read the following Agenda Items into the record:

3. **Clovercroft Preserve, Section 2** – Maintenance Bond for Water - \$14,625
Recommendation: Release the bond.
4. **Falls Grove, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$400,000
Recommendation: Reduce to maintenance in the amount of \$225,000 for one (1) year.
5. **Farms at Clovercroft, Section 3** – Performance Bond for Wastewater Collection System - \$116,000
Recommendation: Extend in the current amount for one (1) year.
6. **McDaniel Estates, Section 1** – Maintenance Bond for Water (Milcrofton) - \$38,200
Recommendation: Defer to December 2020 meeting.
7. **McDaniel Farms, Section 2** – Pulled for separate discussion.
8. **McDaniel Farms, Section 2** – Maintenance Bond for Landscaping – \$1,500
Recommendation: Release the bond.
9. **The Grove, Section 8** – Performance Bond for Wastewater Collection System - \$20,200
Recommendation: Extend in the current amount for one (1) year.
10. **The Grove, Section 9** – Performance Bond for Wastewater Collection System - \$166,200
Recommendation: Extend in the current amount for one (1) year.
11. **The Grove, Section 11** – Maintenance Bond for Water – \$99,400
Recommendation: Release the bond.
12. **The Grove, Section 11** – Performance Bond for Wastewater Collection System – \$186,500
Recommendation: Extend in the current amount for one (1) year.
13. **The Grove, Section 12** – Performance Bond for Wastewater Collection System – \$20,300
Recommendation: Extend in the current amount for one (1) year.
14. **The Grove, Section 12** – Performance Bond for Water (Milcrofton) – \$26,100
Recommendation: Release the bond on October 28, 2020.
15. **The Grove, Section 13** – Performance Bond for Water (Milcrofton) – \$66,800
Recommendation: Release the bond.

16. **The Grove, Section 13** – Performance Bond for Wastewater Collection System – \$215,000
Recommendation: Extend in the current amount for one (1) year.
17. **The Grove, Section 13** – Performance Bond for Roads, Drainage and Erosion Control – \$832,000
Recommendation: Reduce to maintenance in the amount of \$300,000 and extend for one (1) year.
18. **Tri-Star Market Triune** – Performance Bond for Landscaping – \$23,485
Recommendation: Reduce to maintenance in the amount of \$7,000 and extend for six (6) months.
19. **Troubadour, Section 4** – Performance Bond for Wastewater Collection System – \$74,250
Recommendation: Extend in the current amount for one (1) year.
20. **Troubadour, Section 4** – Performance Bond for Roads, Drainage and Erosion Control – \$520,000
Recommendation: Extend in the current amount for one (1) year.
21. **Vineyard Valley, Section 1** – Performance Bond for Wastewater Collection System – \$80,000
Recommendation: Extend in the current amount for one (1) year.
22. **Vineyard Valley, Section 1** – Performance Bond for Roads, Drainage and Erosion Control – \$711,000
Recommendation: Reduce to maintenance in the amount of \$325,000 and extend for one (1) year.
23. **Vineyard Valley, Section 3** – Performance Bond for Water (Milcrofton) – \$35,000
Recommendation: Release the bond on October 11, 2020.
24. **Vineyard Valley, Section 3** – Performance Bond for Landscaping – \$43,450
Recommendation: Reduce to maintenance in the amount of \$13,000 and extend for six (6) months.
25. **Vineyard Valley, Section 3** – Performance Bond for Wastewater Collection System – \$80,600
Recommendation: Extend in the current amount for one (1) year.
26. **Vineyard Valley, Section 3** – Performance Bond for Roads, Drainage and Erosion Control – \$637,000
Recommendation: Extend in the current amount for one (1) year.

There being no comments, Commissioner McCoy made a motion to accept Staff's recommendation on the Consent Agenda. Commissioner Baldree seconded the motion, and the motion passed by unanimous roll call vote with Commissioner McCord recused.

ITEM 7

MCDANIEL FARMS, SECTION 2, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL LOCATED OFF MCDANIEL ROAD

Commissioner Baldree asked for clarification of roadway improvements inside and outside of the development.

Mr. Andrews explained the bond is for inside the development, and noted that there is a separate bond with the County Highway Department for the roadway improvements outside of the development.

Commissioner Baldree inquired if there was a timeline for the intersection improvement.

Mr. Andrews stated that the County Highway Superintendent has stated he is satisfied with the progress. Once the Planning Department receives the required approval notification from the County Highway Department, McDaniel Estates, Section 3, will be allowed to move forward.

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

OLD BUSINESS:

ITEM 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)

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

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation on Item 27. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 28

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

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

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

ITEM 29

FINAL PLAT REVIEW FOR BROOKLANDS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 25.54 ACRES LOCATED OFF PEYTONSVILLE-TRINITY ROAD IN THE 12TH VOTING DISTRICT (1-2020-424)

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

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation on Item 29. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 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)

Mr. Sweet reviewed the background (see Staff Report), and recommended approval of the Final Plat with the following conditions:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to issuance of building permits.

Commissioner Rose inquired if there was a timeline in which the three (3) conditions must be met.

Mr. Sweet noted that these conditions are required prior to the issuance of building permits.

Commissioner Baldree asked if these lots will connect to the Brooklands Subdivision.

Mr. Sweet noted that the two (2) properties have different access points and are part of the same parcel that is being subdivided.

There being no further comments, Commissioner Lucyshyn made a motion to accept Staff's recommendation on Item 30. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 31

FINAL PLAT REVIEW FOR CAYMUS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 29.17 ACRES LOT OFF SOUTH CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2020-426)

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

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

ITEM 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)

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

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

PUBLIC HEARINGS:

ITEM 33

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

Commissioner Hatcher recused herself from Item 33. Mr. Holmes reviewed the background (see Staff Report), and recommended approval of this Concept Plan, along with the requests for a 40-foot right-of-way width, and a design speed of twenty-five (25) MPH within the subdivision with the following conditions:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Ensure proper sight distance at the intersection of Gosey Hill Road and Crowder Road;
3. Submission of off-site roadway improvements, as specified in the review letter from the Highway Department engineer (See Attachment 33-4), to the County Highway Department for review and approval;
4. Submission of water plans for review and approval by Milcrofton Utility District; and
5. 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 development, off-site roadway improvements, as specified in the review letter from the Highway Department engineer (See Attachment 33-4), must be completed to the satisfaction of the County Highway Superintendent;
2. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following as it relates to the wastewater treatment and disposal system:
 - 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 \$283,000 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's Wastewater Consultant;
 - e. The posting of a Performance Bond in the amount of \$75,700 for landscaping improvements; and
 - f. Execution of Performance Agreements for the above referenced sureties.
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. All plant materials reflected on the approved Landscaping Plan for the reduced open space strip between the proposed lots and the existing rights-of-way of Gosey Hill Road, along with any berms, shall be installed prior to the submittal of the applicable Final Plat in which the open space strip appears;
 5. Dedication of an additional fifteen (15) feet of right-of-way for a distance of 200 feet along both Long Lane and Gosey Hill Road from the intersection of said roads;
 6. Establishment of a performance bond for roads, drainage and erosion control;
 7. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
 8. Establishment of a performance bond for the wastewater collection system;
 9. Submission of landscaping plans and establishment of a performance bond for landscaping;
 10. Execution of Performance Agreements for the above referenced sureties;
 11. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
 12. 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.

Mr. Holmes noted that Planning Commission had been furnished with all written responses regarding this Item.

Chairman Lackey asked if there were questions of Staff.

Commissioner Lothers requested clarification of sheet C1.00 of the plans regarding the 10,000 sq ft – 4-acre Lot area.

Mr. Holmes noted that the old homestead is 4 acres and that 10,000 sf appears to be a typographical error. The smallest Lot is 12,000 sf

Commissioner Rose questioned how the site distance at Crowder Road and Gosey Hill Road was determined on page three, number two of the report.

Mr. Heflin stated that the site distance requirement is a predetermined distance based on posted speed limits.

Commissioner Rose asked what is the typical time frame is for landscape maturity.

Mr. Holmes replied that landscaping is expected to reach maturity between three and five years.

Commissioner Baldree expressed concern for traffic safety and stated she would like to see left turn lanes at both entrances.

Commissioner Rose concurred with Commissioner Baldree's traffic safety concerns.

Commissioner Lothers thanked Staff for analyzing and collecting data on developments. She emphasized viewing developments in a proactive manner that includes all area developments and their collective impacts to roadway improvements.

Commissioner Crohan questioned the effectiveness of the 2006 FEMA map.

Mr. Heflin stated that the FEMA maps were revised in 2016. A flood study was conducted on Toon Creek to define where the flood plain areas were located.

Commissioner Crohan inquired if Lots 101 and 106 will face Gosey Hill Road.

Mr. Holmes explained that the sides of Lots 101 and 106 will look to the back of Lots 100 and 107.

Chairman McCoy asked if the developer was available for questions.

Mr. Matteson suggested the Public Hearing open. Afterwards questions of the developer can be asked. He noted that ten (10) speakers have signed up and each speaker has the opportunity to speak for three (3) minutes.

Chairman Lackey opened the Public Hearing.

Kim Murdoch-Smith, 4228 Crowder Road, Franklin, noted the crowd of people present that opposed the development. Her family has lived in the County for fifty-five years. She expressed appreciation for the rural character of Williamson County and declared that this development does not represent the rural character of the area.

Andy Gilbert, 4395 Arno Road, has been a resident of Williamson County for twenty-eight years. He objects to the proposed development. He expressed that the area does not have the infrastructure to support large developments.

Andrew Moriarty, 4496 Gosey Hill Road, Franklin, urged the Planning Commission to deny this development. He named multiple developments that have been approved within a 3-mile stretch; Terravista with ninety-eight homes, Duquette Property with one hundred twenty-eight homes on one-third acre lots, one hundred twenty-six homes planned around Meeks and Trinity Road, thirty-three homes planned at Harpers Hollow, seventy-two homes at Starnes Creek, and fifteen homes planned at the Moon property. This is four hundred additional homes within a 3-mile stretch, not including the two hundred sixteen homes approved for McDaniel Estates. Williamson County cannot afford to urbanize this 3-mile stretch. He requested denial of this application and hoped that Planning Commission would

apply the Williamson County 2040 Comprehensive Plan to this development or consider phasing the development's build-out over a five or six-year timeframe.

Ed Cooper, 4328 Gosey Hill Road, Franklin, is a Civil Engineer, he noted that speed limits along Gosey Hill Road and Long Lane need to be reduced and sight distances improved. He expressed concern over the potential for wastewater drainage into Tune Creek.

Kim Monks, 6434 Eudailey Covington, College Grove, represented a collective of Peytonsville neighbors that oppose the development. They are concerned that existing infrastructure will not withstand increasing development. The density of this development is higher than any other development in the area and it is not in compliance with the rural character of the area. She requested deferral or to decline the proposal.

Tina Bowling, 4522 Long Lane, Franklin, has owned property across from the proposed development for twenty-eight years. She noted that poor road conditions and sight distances make for unsafe roads. She expressed concern over the relocation of the entrance being moved westward from its initially proposed location with the new location posing sight distance dangers.

David Jacobs, 4310 Gosey Hill Road, Franklin, lives across from the Duquette property. He expressed concern regarding the landscaping plan with the removal of the existing tree canopy that blocks the view of the development. He urged the developer to keep the existing tree canopy in the buffer zone and to address areas of seasonal floods where the water overflows onto the road and onto the Duquette Property.

Mike Grant, 4655 Everal Lane, Franklin, stated that these developments are coming in and offer no amenities to the residents. The developments should add soccer fields and recreation centers. He pointed out the the large crowd outside that oppose this development. He stated that Vision 2040 is a great plan, and he urged the Planning Commission to make it mean something by reducing growth. One hundred and twenty eight homes is too much for the area.

David White, 4341 Ambergate Court, Franklin, stated that property development in Williamson County is not a developer's entitled right. In 2000, an analysis of rural Williamson County Roads was conducted. At that time, Long Lane and Gosey Hill Roads were rated as "poor" and not equipped to handle development. He noted that in the past, developers had to maintain rural character. He stressed concern that stormwater issues and "terrible traffic visability" of this development will cause hardship on the neighbors and the community.

Doug and Carmen Brown, 5038 Waterleaf Drive, urged a halt be placed on mass housing projects.

Chairman Lackey closed the Public Hearing.

Commissioner Lothers expressed concern over the new information presented from the Public comments such as the changed entrance on Long Lane, a proposed 30 mph speed limit, and a way stop at Crowder Road. She asked if these issues have been addressed.

Mr. Holmes noted that the Developer can speak to the potential relocation of the Long Lane entrance.

Commissioner Lothers asked whether this application was accepted prior to the approval of the Williamson County Comprehensive 2040 plan.

Mr. Matteson noted that the first meeting with the applicant was in January 2020.

Commissioner Baldree asked the applicant to speak about the Long Lane entrance and the left turn lanes.

Jay HoSay, representing Signature Homes, stated they want to do what is right for the community. They garnered information from the traffic analysis performed in September 2020 for an accurate representation. While the traffic analysis did not indicate additional modifications were needed, they worked with Williamson County Staff to include right turn lanes on Gosey Hill Road and Long Lane. He stated that he listened to the comments presented by the community and Staff. As a result, he committed to place left turn lanes at the entrances at Gosey Hill Road and Long Lane.

Commission Baldree inquired why the entrance on Long Lane was relocated.

Mr. HoSay explained that the entrance was relocated because the previous entrance location on Long Lane had unintendedly encroached into the buffer zone. He stated that they may be able to move the location further east and will do their best to comply.

Commissioner McCoy suggested the developer avoid the tree canopy when relocating the Long Lane entrance. He asked if there could be more of a right-of-way dedication than two hundred feet along Long Lane and Gosey Hill Road.

Mr. Holmes noted that the additional two hundred foot right-of-way dedication was recommended by the Highway Department Engineer.

Mr. Matteson stated that the Planning Commission could ask that the dedication go further than two hundred feet. Furthermore, the additional right-of-way is a condition of approval.

Commissioner Lothers asked whether the Long Lane entrance can be returned to its original location.

Mr. HoSay stated that they will work with Staff to relocate the entrance further east while trying to preserve the natural landscape buffer that currently exists.

Commissioner Richter asked if the traffic analysis takes into account the number of approved Lots in the area or only traffic counts.

Mr. Matteson informed Commissioner Richter that the analysis is based on traffic counts as well as traffic growth.

Mr. Heflin stated that discussions with the Highway Department included the overall volume of traffic.

Ryan Lovelace with Civil Site Design, the engineer on the project, explained that the traffic analysis was done much earlier this year. The traffic survey was repeated in September 2020. They based their study on future traffic counts and on estimated growth over the next ten to fifteen-years.

Chairman Lackey asked Mr. Matteson if the application had enough subsequent changes to defer the Agenda Item or if the Planning Commission could proceed with the changes.

Mr. Matteson stated that the Planning Commission received a commitment from the applicant to place left turn lanes on both Long Lane and Gosey Hill Road. The applicant has also committed to working with Staff to relocate the entrance further east on Long Lane. The Planning Commission could make those commitments conditions of approval. The Planning Commission could also request the Williamson

County Highway Department to consider reducing the speed limit to 30 mph on Long Lane.

Commissioner Crohan stated that he would prefer to see these changes in the Concept Plan prior to voting.

Chairman Lackey explained this was the reason he proposed the option of deferral.

Attorney Ransom stated that given the time frame the applicant would have to consent to a deferral.

Mr. HoSay noted that he committed to the left turn lanes as a condition of approval. He stated that he would work with Staff to relocate the Long Lane entrance further east. He prefers not to ask for a deferral considering this application currently meets the requirements and they have committed to work with Staff regarding the requests of the public and Planning Commission for left turn lanes and relocation of entrances.

Commissioner Lucyshyn questioned the dedication of the right-of-way at the intersection of Gosey Hill Road and Long Lane for realignment. She inquired if the development would fund the intersection roadway improvements.

Mr. Matteson stated that the Planning Commission cannot require intersection roadway improvements of the developer, as the traffic analysis did not require these changes.

Commissioner Lucyshyn inquired if the Planning Commission can request the applicant to provide the same three hundred fifty foot buffer along Long Lane as it is on Gosey Hill Road. The extra buffer would enable the existing trees to remain and maintain a more rural appearance from the roadway.

Mr. HoSay noted that they are unable to modify the buffer as it would change the Concept Plan. He explained that they have creatively designed a berm and included a significant landscape plan along Long Lane in efforts to maintain rural character.

Commissioner Lothers reiterated her appreciation for public input. She noted that as an elected official it is her duty to uphold the laws of the Country, State, and County. She stated that the applicant submitted the application within the time frame of the original one-to-one zoning. A large community of citizens have been working for a couple of years on updating the comprehensive plan, and that the Planning Commission must adhere to the current law when the applicant submitted. She noted her appreciation to the developer for being amicable and implementing the requested alterations as suggested by the public. She stated the technology of alternate wastewater treatment is the reason why these developments are able to be placed in rural areas.

There being no further comments, Commissioner Richter made a motion to accept Staff's recommendation with the addition of left turn lanes at the Long Lane and Gosey Hill Road entrances and moving the entrance on Long Lane further to the east without disturbing the existing tree line. Commissioner Lothers seconded the motion, and the motion passed 8-2 by roll call vote with Commissioner Hatcher being recused and Commissioner Crohan and Commissioner Lucyshyn voting 'No'. Additionally, the Planning Commission requested that the Highway Department consider reducing the speed limit to 30 mph on Long Lane.

ITEM 34

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

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of this Concept Plan, along with the requests for a 40-foot right-of-way width, and a design speed of twenty-five (25) MPH within the subdivision, with the following conditions:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Construction plans for the off-site roadway improvements shall be approved by TDOT prior to submission of the Preliminary Plat;
3. Submission of water plans for review and approval by Milcrofton Utility District; and
4. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and Staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the expanded portion of the Kings Chapel wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a. A letter from TDEC indicating 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 systems were 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 expansion of the existing disposal and treatment system in the amount of \$381,600;
 - e. Posting of a Performance Bond for landscaping improvements in the amount of \$12,400; and
 - f. Execution of Performance Agreements for the above referenced sureties.
2. No more than thirty-nine (39) lots may receive Final Plat approval per year, beginning on the date of Concept Plan approval. This number may be adjusted based on changes to TDOT's projected completion schedule for the widening of Highway 96;
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. Prior to submittal of the first Final Plat, all off-site roadway improvements shall be completed to the satisfaction of TDOT;
5. If a security gate is to be installed, a permit will need to be obtained prior to its installation, and all requirements for such gates, as outlined in Section 17.11 of the Zoning Ordinance, will need to be met;
6. Establishment of a performance bond for roads, drainage and erosion control;
7. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
8. Establishment of a performance bond for the wastewater collection system;
9. Submission of landscaping plans and establishment of a performance bond for landscaping;
10. Execution of Performance Agreements for the above referenced sureties;
11. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
12. 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.

Mr. Holmes noted that the Planning Commission had been furnished with all written responses regarding this Item.

With no speakers signed up, Chairman Lackey opened and closed the Public Hearing.

George Dean, Attorney with Tune, Entekin and White, represented the applicant, and made a statement requesting approval by the Planning Commission.

Commissioner Lucyshyn requested clarification regarding off-site roadway improvements.

Mr. Holmes noted that the roadway improvements refer to the turn lanes at both entrances that must be approved by TDOT prior to submission of the Preliminary Plat.

Commissioner Lucyshyn asked how the roadway improvements tie into the road widening project and at what point in the buildout are the turn lanes required.

Mr. Heflin noted that the density of this project will be phased in annually to accommodate the anticipated timeline for TDOT improvements of the road widening project. TDOT improvements will determine when Lots are allowed to be Final Platted.

Mr. Holmes stated that both entrances will need construction plans approved with turn lanes prior to the approval of the Preliminary Plat.

Mr. Matteson added that turn lanes will need to be constructed prior to the submittal of the Final Plat.

Commissioner McCoy clarified that TDOT is widening the road to five lanes and questioned why the developer is also improving the same road.

Mr. Matteson noted that TDOT's project ends just to the west of this development, beginning at Arno Road and ending near Wilson Pike. TDOT will not do any improvements directly in front of this development.

Commissioner Lucyshyn clarified that the memo from KCI states that as the roadway is improved, the development will be allowed thirty nine lots per year. However, the roadway in front of this property is not part of the TDOT roadway widening project.

Mr. Heflin noted that the turn lanes have to be approved by TDOT before any Lots can be approved. This development is near the transition of two different TDOT projects. The first project does not include the section in front of the subdivision.

Dickie Sullivan, the applicant's engineer, explained that TDOT is widening the roadway to five lanes up to the property line of the development, which then transitions to two lanes and past the development opens up to three lanes. He explained that adding the two turn lanes into the development will make the TDOT transition smoother. The construction of the five lane improvement will take care of the capacity issues at this roadway.

Commissioner Crohan questioned why the proposed five lanes that TDOT is constructing is being used as a criterion for the capacity of this development.

Mr. Sullivan explained that the capacity issues are not in front of this development but rather at the intersections at Wilson Pike and Cox Road. The addition of turn lanes will enable this development to meet requirements of the traffic shed.

Commissioner McCoy added that the development is improving the current two lane road into three lanes in front of the development by including the two left turn lanes. Off-site traffic capacity is not only looked at directly in front of the development but also at the intersections.

Commissioner Crohan stated that he believes the development capacity should be based on the three lanes at the front of the development.

Mr. Heflin explained that the Traffic Impact Analysis has been reviewed by the County's traffic consultant.

There being no further comments, Commissioner McCoy made a motion to accept Staff's recommendation on Item 34. Commissioner Richter seconded the motion, and the motion passed 10-1 by roll call vote with Commissioner Crohan voting 'No'.

ITEM 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 NEW TCA ZONING DISTRICTS

Mr. Matteson gave a PowerPoint presentation, and Staff recommended approval of the proposed Text and Map Amendments, and to forward the attached Resolution (See Attachment 35-3) to the County Commission for adoption.

Mr. Matteson noted that there was a typo in Table 6 where the minimum Lot size for the non-residential district in Character Area-2 was listed as five (5) acres and should be the same as what is in Character Area-2 for the residential district. Staff recommended that the map amendment and text amendment be approved and forwarded to the County Commission along with the Resolution for adoption with a condition of approval for the correction of the typo.

Commissioner Rose stated for the record that she owns property that is part of the action of this Item and that it will not have a bearing on her vote. She will vote her conscience based upon the information available to the Planning Commission.

Noting that there were ten speakers present, Mr. Matteson stated that each speaker is allotted three (3) minutes to speak.

Chairman Lackey opened the Public Hearing.

Fred Johnson, 8205 Haley Road, College Grove, owns C & F Meat Co. at 5247 Murfreesboro Road. He is concerned about his commercial business zoning. He pays commercial business taxes. He requested that the commercial business continue to be allowed.

Russell McDonald, 2946 Beulah Church Road, Arrington, signed up to speak but was not present.

Charles Seales, 8401 Horton Highway, College Grove, signed up to speak but was not present.

David Eldridge, 8039 Horton Highway, expressed concern over the new Zoning restrictions impeding businesses.

Don Roland, 8470 Pettus Road, signed up to speak but was not present.

Arkendra Johnson, 5247 Murfreesboro Road, College Grove, expressed concerns with the zoning changes and how it may affect commercial businesses. She requested adjustment of the Zoning Map to accommodate existing commercial businesses.

Laura Warren spoke on behalf of Brandon and Wayne Warren, 7781 Nolensville Road, has owned the property for over forty-three years. They expressed how the plan for Triune does not retain the overall rural character of the community and are concerned over the potential of property seizures and eminent domain.

John Goode, 5130 Murfreesboro Road, opposes the Triune Character rezoning. He wants to keep the Triune area rural.

Chairman Lackey closed the Public Hearing.

Commissioner Sanders questioned why the Johnson property is being rezoned from commercial to residential.

Mr. Matteson responded that this property is not included in the re-zoning area. This parcel was never zoned commercial. It has been zoned Rural Development-1 and Suburban Estate. The C & F Meat Co. has been a legal non-conforming use due to the business existing prior to zoning standards being in place. Staff has been working with this property owner with regards to their legal non-conforming status. Mr. Matteson also noted that this plan recommends preservation of the Triune rural character by restricting development to areas that have always been zoned mixed-use. This proposal restricts building size and establishes a design criteria.

Commissioner Baldree reiterated that the Triune citizens worked for approximately eighteen months on this plan to preserve the character of the Triune area.

Commissioner Lothers agreed with Commissioner Baldree and commended the Triune residents for their contribution to the plan. Williamson County Staff drafted a great plan that includes the wishes of the Triune community.

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

ITEM 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

Commissioner Hatcher stated for the record that she owns property that is part of the action of this Item and that it will not have a bearing on her vote. She will vote her conscience based upon the information available to the Planning Commission.

Commissioner Sanders stated for the record that he owns property that is part of the action of this Item and that it will not have a bearing on his vote. He will vote his conscience based upon the information available to the Planning Commission.

Commissioner Lucyshyn stated for the record that she owns property that is part of the action of this Item and that it will not have a bearing on her vote. She will vote her conscience based upon the information available to the Planning Commission.

Commissioner Baldree stated for the record that she owns property that is part of the action of this Item and that it will not have a bearing on her vote. She will vote her conscience based upon the information available to the Planning Commission.

Mr. Matteson gave a PowerPoint presentation and recommended approval of the Map Amendment and to forward the attached Resolution (See Attachment 36-2) to the County Commission for adoption.

Mr. Matteson stated that the Public Hearing time would be limited to two (2) minutes per speaker due to the number of citizens that have signed up to speak. After the last speaker has spoken on Item 36, Planning Commission will need to make a motion to defer action and continue the Public Hearing to the Special Called meeting to be held on October 27, 2020 at 5:30 p.m.

Chairman Lackey opened the Public Hearing.

Mary Brockman, 1407 Old Hillsboro Road, was a County Commissioner for twelve years and served on the 2007 Comprehensive Plan Steering Committee, and the Advisory Committee for the 2040 Plan. She supports rezoning of the properties based on the Comprehensive Land Use Plan, believing this plan provides the County the best quality of life.

Laura Turner, 1108 Dickinson Road, requested a vote for rural preservation.

Nancy Hughes, 4185 Arno Road, Franklin, stated her zoning is currently R-1 and wants to keep it that way. Her parents have owned the property for thirty-four years and changing the Zoning to R-5 will reduce the land value and devalue their inheritance.

Tom Reed, 1634 Wexford Drive, Murfreesboro, a lawyer in Murfreesboro, grew up in Williamson County with a long local family history. He spoke on behalf of one hundred and twenty five people in the College Grove area that signed a petition opposing this amendment. Under this proposal, the College Grove Village District would not be allowed to grow. He suggested the exclusion of the College Grove Village District from the Zoning changes so the area can grow as a village.

Paul Clements, 3726 Old Charlotte Pike, supports rural preservation and stated the area should have always been five acre parcels.

Pete Mosely, 9623 Clovercroft Road, spent forty-five years on the Planning Commission. He suggested Planning Commission make sure development is done in a way that makes future generations appreciative. This Zoning proposal will make traffic worse and all parcels less than five acres non-conforming.

Keith Neidhart, 6246 Ladd Road, Franklin, expressed concern that the zoning change will negatively affect his property value. He requested a vote to delay implementation of this zoning change.

Andy Gilbert, 4395 Arno Road, signed up to speak but was not present.

Rebecca Pullen, 9635 Clovercroft Road, Nolensville, is part owner of a three hundred and eighty acre farm. She urged the Planning Commission to vote 'no' to this zoning change.

Bob Peterman, 720 Wild Timber Court, Franklin, spoke on behalf of the organization Keep Williamson County Livable and the one thousand six hundred and sixty five County residents that signed a petition in support of the Town and Country option last winter. This included the one hundred and thirty large property owners that collectively own more than one thousand Williamson County acres. He urged the Planning Commission to vote yes for this zoning change effective immediately.

Jesse Gunn, 6441 Drumright Road, College Grove, stated he was in favor of the rezoning.

Lesley Collins Gunn, 6441 Drumright Road, College Grove, has lived in the area for forty-five years, and expressed her support of the rezoning.

Glyndon Tucker, 6629 Arno-College Grove Road, College Grove, reading on behalf of her ninety-five year old parents, stated they own seven acres located near the intersection of Eudaily-Covington and Arno-College Grove Roads. They request to be removed from this zoning change and be rezoned into the adjacent College Grove Village District. She stated that the proposed rezoning would reduce the property value. They intended to subdivide the property to help pay for their home care as they age. They asked Planning Commission to please consider including them in the College Grove Village District.

Ed Gaw, 4316 Peytonsville-Trinity Road, Franklin, owns three (3) parcels that will be devalued with this zoning change. He asked the Planning Commission to vote 'no' or give property owners a choice to opt out.

Richard Gaw, 4316 Peytonsville-Trinity Road, Franklin, signed up to speak but was not present.

Raymond Hakim, 1119 Harpeth Ridge Road, loves the rural character of the area. He purchased the property adjacent to him in efforts to keep his location rural. He is in favor of the zoning change.

Larry Esposito, 1945 Old Hillsboro Road, is in favor of preserving the rural character of Williamson County.

Keith Sanders, Ladd Road, signed up to speak but was not present.

Lara Sanders, Ladd Road, signed up to speak but was not present.

John Wallace, 6511 Arno Road, College Grove, signed up to speak but was not present.

Brandy Lee, 7156 Dice Lampley Road, Fairview, signed up to speak but was not present.

Carolyn Smotherman, 6694 Eudailey-Covington, signed up to speak but was not present.

John Goode, 5130 Murfreesboro Road, signed up to speak but was not present.

Richard Woffer, 2105 Pilati Place, Franklin, signed up to speak but was not present.

Tennie McCord, 1151 Mile End Road, Franklin, signed up to speak but was not present.

Terry Craft, 643 Sneed Road West, signed up to speak but was not present.

Tim Williams, 4456 Pratt Lane, indicated that recent development in the area has raised the value to his property. However, the proposed zoning change will reduce his property value.

Charles Moore, 5106 Pheasant Run Trail, Brentwood, signed up to speak but was not present.

Commissioner Lothers requested Attorney Ransom to remind the Planning Commission of the By-Laws regarding ex parte communications due to the deferred action and continuation of the Public Hearing.

Attorney Ransom stated the Public Hearing will remain open, which enables the public to continue to write in comments. Additionally, public will have the opportunity to speak at the Special Called meeting Public Hearing on October 27, 2020 at 5:30pm while the decision is being deferred. In the interim, the By-Laws state that Staff and Planning Commission should not have ex parte communications outside of the meeting. With Commissioner Lothers being the only elected Planning Commission member, she will be able to have conversations regarding Item 36 with the community, from a legislative perspective, after the Planning Commission has voted.

There being no further comments, Commissioner Rose made a motion to continue the Public Hearing and defer action for Item 36 to October 27, 2020. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 37

AMENDMENT TO ARTICLE 4 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING TRANSITIONAL RULES FOR AMENDMENTS

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the proposed Text Amendment and to forward the attached Resolution (See Attachment 37-2) to the County Commission for adoption.

With no one signed up to speak, Chairman Lackey opened and closed the Public Hearing.

Commissioner Crohan asked if there is a time frame between the completed application and the Final Plat.

Attorney Ransom stated that after a length of time if the applicant has not moved forward in the approval process, the application would expire and the applicant would not receive their vested rights.

Commissioner Lucyshyn asked Staff to explain the application review process.

Mr. Matteson explained that Staff uses an electronic review system that allows all departments to review an application. Once the application is submitted, Staff reviews it to determine whether the application is a complete submittal. If incomplete, the submittal is returned to the applicant with an explanation as to why it is incomplete. If complete, the submittal moves forward for review by Staff and/or Planning Commission.

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

ITEM 38

AMENDMENT TO ARTICLES 10 AND 12 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING REQUIREMENTS FOR CONSERVATION SUBDIVISIONS

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the proposed Text Amendment, and to forward the attached Resolution (See Attachment 38-2), to the County Commission for adoption.

With no citizens/residents signed up to speak, Chairman Lackey opened and closed the Public Hearing.

Commissioner Crohan questioned how Item 5 will work with the existing topography.

Mr. Matteson stated that if the topography is such that those homes would be visible, they will not meet the requirement.

Commissioner Sanders inquired how Staff arrived at the requirement for an additional 25% Open Space be "buildable land".

Mr. Matteson explained that one criticism that people have expressed about Conservation Subdivisions is that the Open Space largely consists of land that can't be developed anyway. Therefore, Staff felt it was appropriate to require a certain percentage of the Open Space to be land that could be developed. The zoning change to 1 unit per 5 acres should make this requirement easy to achieve.

Commissioner Rose asked how the minimum lot size of a quarter acre was determined.

Mr. Matteson noted that a quarter of an acre is essentially the current minimum lot size. However, the amendment requires that there has to be a three quarter of an acre average for the overall lot size in a conservation subdivision.

Commissioner Lothers asked Mr. Matteson if there was consideration given to adjusting the quarter of an acre lot size to one third acre lot size, allowing for more

front façade and architectural diversity opportunities. The feedback she has received from the community is that the smaller lots and the density of conservation subdivisions do not fit the rural character of the area.

Mr. Matteson noted that this was not discussed. Requiring the three quarter acre lot average allows for more diversity in housing.

Commissioner Baldree would like to see larger lots and less density.

There being no further comments, Commissioner McCord made a motion to accept Staff's recommendation on Item 38. Commissioner McCoy seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 39

AMENDMENT TO ARTICLES 17, 19 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING ROAD CAPACITY ADJUSTMENT (TRAFFIC SHEDS)

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the proposed Text Amendment and that the attached Resolution (See Attachment 39-2) be forwarded to the County Commission for adoption.

With no speakers signed up, Chairman Lackey opened and closed the Public Hearing.

Commissioner Lothers noted that the amendment listed a date of enforcement beginning on January 1, 2021. She wondered that if approved by County Commission on November 9, 2020, whether the effective date changed to November 9, 2020.

Mr. Matteson stated that this Resolution should have an effective date that coincides with Item 36.

Attorney Ransom clarified that this amendment coincides with the map amendments. Therefore, it should take effect at the same time as the previous zoning amendments.

There being no further comments, Commissioner McCoy made a motion to accept Staff's recommendation on Item 39. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 40

AMENDMENT TO ARTICLES 11 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING FAMILY SUBDIVISIONS

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of the proposed Text Amendment, and to forward the attached Resolution (See Attachment 40-2), to the County Commission for adoption.

Chairman Lackey opened the Public Hearing, after noting that the two (2) speakers that signed up to speak were no longer present for the Public Hearing, he then closed the Public Hearing.

Terry Craft, 643 Sneed Road West, signed up to speak but was not present.

Marshall W. Collins, 3022 McCanless Road, signed up to speak but was not present.

Commissioner Lothers asked Mr. Matteson if Staff received feedback regarding this amendment.

Mr. Matteson stated that Staff had not.

Commissioner Sanders expressed concern over the fifteen-year restriction being prohibitive to financing if a family member later received a portion of the property and wanted to build.

Commissioner Baldree noted that as a real estate agent she has not encountered this issue.

Commissioner McCord stated that a fifteen-year restriction seems excessive, he questioned scenarios in which a family may deal with health concerns or divorce. He inquired as to the legality of the Amendment.

Attorney Ransom stated that this is a restrictive covenant and is enforceable like any other codes enforcement matters.

Commissioner Sanders questioned the purpose for the fifteen-year covenant.

Mr. Matteson stated that this is to prevent abuse.

Commissioner Rose asked if Commissioner McCord would be more comfortable with a lower time requirement.

Commissioner Lothers asked Staff for pros and cons of a five year covenant versus a fifteen year covenant.

Mr. Matteson stated that a five year covenant would make it easier for people to take advantage of the amendment which is intended to provide opportunity for family members to live on family property.

There being no further comments, Commissioner McCord made a motion to amend Item 40 to a five year covenant. Commissioner Sanders seconded the motion, and the motion failed 2-9 by roll call vote with Commissioners Baldree, Crohan, Hatcher, Lane, Lothers, Lucyshyn, McCoy, Richter, and Rose voting 'No'.

Commissioner McCoy made a motion to accept Staff's recommendation on Item 40. Commissioner Baldree seconded the motion, and the motion passed 9-2 by roll call vote with Commissioners McCord and Sanders 'No'

NON-RESIDENTIAL SITE PLANS:

ITEM 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)

Dr. Torres reviewed the background (see Staff Report), and recommended approval with the following conditions:

1. Posting of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$40,000;
2. Posting of a Maintenance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$6,000;

3. Posting of a Performance Bond for landscaping improvements in the amount of \$15,900; and
4. Execution of a Performance Agreement for the above reference surety.

Commissioner Hatcher questioned the type of exclusive use the facilities would be used for.

Dr. Torres replied that this is intended for the sole use of the subdivision's residents and their guests.

Commissioner Baldree inquired if the cottages would be rented like a hotel or a Bed and Breakfast.

Dr. Torres responded 'no', the cottages are not for public use. The Cottages are considered an amenity of the development.

Commissioner Lucyshyn questioned the use of the cottages and how they pertain to Open Space.

Mr. Matteson noted that this is part of the overall amenity center and that amenity centers have to be located in Open Space.

Commissioner Rose inquired if this was part of the initial amenity center plan or an amendment.

Dr. Torres replied that this was an amendment to the previously approved Site Plan.

There being no further comments, Commissioner McCoy made a motion to accept Staff's recommendation on Item 41. Commissioner Lothers seconded the motion, and the motion passed by unanimous roll call vote.

FINAL PLATS:

ITEM 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)

Mr. Sweet reviewed the background (see Staff Report), and recommended approval.

There being no comments, Commissioner McCoy made a motion to accept Staff's recommendation on Item 42. Commissioner Richter seconded the motion, which passed by unanimous roll call vote.

ITEM 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)

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

There being no comments, Commissioner Richter made a motion to accept Staff's recommendation on Item 43. Commissioner McCoy seconded the motion, and the motion passed by unanimous roll call vote.

OTHER BUSINESS:

ITEM 44

ESTABLISHMENT OF A PERFORMANCE BOND FOR LANDSCAPING IMPROVEMENTS FOR NEW RIVER FELLOWSHIP, ON 5.12 ACRES LOCATED OFF LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (5-2020-015)

Mr. Holmes reviewed the background (see Staff Report), and recommended establishment of a Performance Bond for landscaping improvements in the amount of \$20,750.

There being no comments, Commissioner McCoy made a motion to accept Staff's recommendation on Item 44. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

There being no further business, the meeting was adjourned at approximately 10:16 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON NOVEMBER 12, 2020.

_____ CHAIRMAN JOHN LACKEY