

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

MEMBERS PRESENT

Robin Baldree
Don Crohan
Sharon Hatcher
Steve Lane
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, November 12, 2020 at 5:30 p.m. via GoToMeeting, online video conferencing. Chairman Lackey was unable to attend.

With Chairman Lackey not present, Vice Chairman McCoy called the meeting to order and asked Mike Matteson to call the roll, who confirmed that a quorum was present.

Chairman McCoy 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 Lothers. The motion was seconded by Commissioner Richter, and passed by unanimous roll call vote.

Mr. Matteson announced the following:

1. County Commission adopted the proposed Zoning Resolutions, made effective November 9, 2020; and
2. Item 10, Peytonsville Estates, has been withdrawn.

Noting the number of speakers present to speak regarding Item 15, Chairman McCoy requested a motion to temporarily alter the By-Laws and extend the Public Hearing from thirty (30) minutes to one (1) hour.

A motion to temporarily alter the By-Laws and extend public speaking time to one (1) hour for Item 15 was made by Commissioner Lothers. The motion was seconded by Commissioner Rose, and passed by unanimous roll call vote.

CONSIDERATION OF OCTOBER 8, 2020 MINUTES:

Chairman McCoy asked for a motion to consider the minutes of the October 8, 2020 Planning Commission meeting.

A motion to approve the October 8, 2020 Minutes was made by Commissioner Crohan. The motion was seconded by Commissioner Richter, and passed by unanimous roll call vote.

CONSIDERATION OF OCTOBER 27, 2020 MINUTES:

Chairman McCoy asked for a motion to consider the minutes of the October 27, 2020 Planning Commission meeting.

A motion to approve the October 27, 2020 Minutes was made by Commissioner Lothers. The motion was seconded by Commissioner Baldree, and passed by unanimous roll call vote.

CONSENT AGENDA:

Commissioner McCord recused himself from the Consent Agenda, Chairman McCoy asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. Hearing none, Mr. Matteson read the following Agenda Items into the record:

3. Cedarport Farms Rural Retreat – Performance Bond for Landscaping - \$1,485
Recommendation: Convert to maintenance in the existing amount.
4. Enclave at Dove Lake WW Area – Maintenance Bond for Landscaping - \$10,250
Recommendation: Release the bond.
5. Falls Grove, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control – \$290,000
Recommendation: Reduce to the amount of \$200,000 and extend to January 2021 (edited verbally from January 2020 to January 2021 by Michael Matteson, edit clarified by Chairman McCoy, and confirmed by William Andrews).
6. Hart’s Landmark – Maintenance Bond for Sewer (Berry’s Chapel) - \$40,000
Recommendation: Extend in the current amount for six (6) months.
7. Stephen’s Valley, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$317,000
Recommendation: Reduce to the amount of \$200,000 and extend to one (1) year.
8. Vale Creek – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000
Recommendation: Extend in the current amount for six (6) months.

FINAL PLATS:

ITEM 23

FINAL PLAT REVIEW FOR MCDANIEL ESTATES, SECTION 3, CONTAINING 43 LOTS ON 16.42 ACRES IN THE 11TH VOTING DISTRICT (1-2020-427)

The plat is in order and Staff recommended approval of the Final Plat with the following conditions:

1. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$614,000;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$171,000;
3. Establishment of a maintenance bond for water improvements in favor of Milcrofton Utility District in the amount of \$25,576.50;
4. Establishment of a performance bond for the wastewater collection system in the amount of \$182,000;
5. Execution of performance agreements for the above referenced sureties;

6. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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 24

FINAL PLAT REVIEW FOR THE GROVE, SECTION 14, CONTAINING 53 LOTS ON 46.78 ACRES LOCATED OFF ARNO-COLLEGE GROVE ROAD IN THE 2ND VOTING DISTRICT (1-2020-430)

The plat is in order and Staff recommended approval of the Final Plat with the following conditions:

1. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$850,000. This amount is based on work completed;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$336,000;
3. Establishment of a maintenance bond for water improvements in favor of Milcrofton Utility District in the amount of \$50,400;
4. Establishment of a performance bond for the wastewater collection system in the amount of \$214,800;
5. Execution of performance agreements for the above referenced sureties;

Commissioner Lothers noted that the Staff report contained a typo on Item 24, where the conditions were numbered 1, 1, 2, 3, 4, and should be 1, 2, 3, 4, 5.

There being no further 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 unanimous roll call vote.

OLD BUSINESS:

ITEM 9

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 Staff recommended approval, subject to the following:

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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 9. Commissioner Rose seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 10

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)

This Item was withdrawn.

ITEM 11

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 Staff recommended approval, subject to the following:

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.

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation on Item 11. Commissioner Baldree seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 12

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 December 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation on Item 12. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 13

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 recommended approval of the Final Plat with the following conditions:

1. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$275,000. This amount is based on work completed;

2. Establishment of a performance bond for water improvements in favor of HB&TS Utility District in the amount of \$240,000;
3. Establishment of a performance bond for landscaping in the amount of \$153,000;
4. Execution of performance agreements for the above referenced sureties;
5. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 13. Commissioner Rose seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 14

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 December 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Rose made a motion to accept Staff's recommendation on Item 14. Commissioner Baldree seconded the motion, and the motion passed by unanimous roll call vote.

PUBLIC HEARINGS:

ITEM 15

CONCEPT PLAN REVIEW FOR ALICE HOOKER PROPERTY, CONTAINING 147 LOTS ON 175.4 ACRES LOCATED OFF VAUGHN ROAD IN THE 8TH VOTING DISTRICT (1-2020-206)

Mr. Holmes noted that he would be reading two (2) Staff reports for Item 15. The initial being a recommendation to deny, and the later Staff report being a recommendation to defer. Mr. Holmes reviewed the background (see Staff Reports), and noted that the applicant requested action on this Item be deferred until the December 2020 meeting. Staff concurred with this request.

James Weaver of Waller Law, represented the applicant, Lisa Hooker Campbell. He stated that the applicant was present and wished to speak. He stated they were prepared to defer to December 2020 or move forward with approval should the Planning Commission choose to do so. They prepared a technical presentation for the Planning Commission.

Lisa Hooker Campbell, who is a co-owner of the property in question, read a statement in which she noted to the Planning Commission that they have drafted a development plan that abides by the Zoning Ordinance and is in accordance with the law. Mrs. Hooker Campbell stated that the property has subdivisions all around it and that it is not a remote or rural property. She petitioned that the Planning Commission approve this application.

There being no further discussion from the applicant, Chairman McCoy opened the Public Hearing.

Todd Longeway, 330 Vaughn Road, has lived adjacent to the Hooker property since 1996. He declared his respect for Alice Hooker's conservation efforts and noted that increased traffic from this development would impact an already busy Vaughn Road. He urged the Planning Commission to deny the application.

Cathy Longeway, 330 Vaughn Road, has lived on the property for twenty-six (26) years. She also praised the conservation efforts lead by Alice Hooker who deeply opposed the development of Stockett Creek. She stated that this development would negatively impact quality of life, degrade natural resources, and increase traffic. She recommended that the Planning Commission not defer but deny the application.

Dick Gygi, 2750 Broyles Lane, expressed his opposition to the actions of the Hooker Family and Ragan Smith for not only submitting an incomplete project, but a project that does not support the rural character of the area. He encouraged the developers and property owners to do the right thing for the character of the area.

Michael Lanje, 121 Steeplechase Lane, questioned the transitional rules amendment. He noted that previous recommendations by Staff noted discrepancies in the application. He stated that Staff, the Planning Commission, and the Public did not have sufficient time to thoroughly review the last minute additions to the submission. He requested denial of the application.

John Dalton, 1800 Sneed Road West, noted that his property has been a family farm since 1950. It is located on the corner of Sneed Road West and Vaughn Road. The Hooker Property surrounds his property. He expressed that the proposed development is too dense for the location and that Hunting Hollow Lane will become a cut through road. He urged Planning Commission to deny the application.

Deborah Ranzan, 1025 Vaughn Crest Drive, indicated that she opposes high density development and asked the Planning Commission to deny the request.

Bruce Ranzan, 1025 Vaughn Crest Drive, urged consideration for the impacts to the area and requested denial of the application.

Dennis Scott, 220 Bramerton Court, stated that this location is more than a piece of property, it is heritage, history, and part of what Nashville and Tennessee are all about. He implored Planning Commission to take this as an opportunity to preserve what makes the area so desirable. He pleaded to the Planning Commission to consider the human aspect of the application and deny the application.

Don Arnold, 2836 Sawyer Bend Road, stated that this is a deficient application and has fatal flaws. He noted that Hunting Hollow Lane would become a runway and cut through road for the development between Sneed and Vaughn Roads. He urged Planning Commission to deny the application.

Laura Turner, 1105 Dickinson, noted that Alice Hooker passed away last year. She is remembered for love of community and conservation of the land. Alice Hooker was honored by the Land Trust for Tennessee in 2019 as visionary leader. She stated that Alice Hooker's daughter and two (2) sons are orchestrating the development of 147 Lots on 175 acres located within the Natchez Trace historic landscape. The late Alice Hooker opposed the Stephens Valley development and she sued the Stockett Creek development for

stormwater damages to her property. She expressed that she felt the Hooker Property development application is deficient and should be denied.

Barb Sturgeon, 5521 Iron Gate Drive, is a County Commissioner for the 8th District. The County Commission passed Zoning Ordinance amendments effective November 9, 2020, to better protect County infrastructure. She also agreed that the Hooker Property application is incomplete and should be denied.

Bob Peterman, 720 Wild Timber Court, noted that one thousand eight hundred eighty-five (1,885) Williamson County residents signed a petition opposing the proposed Hooker development. He stated that the development goes against the recently approved Zoning Ordinance amendments and it is out of character for the rural environment. He urged the Planning Commission not approve this application.

Jerry Rainey, 637 Beech Creek Road, is a County Commissioner for the 8th District. He heeds the statements made by previous speakers and the issues with this application. He agrees that the application is incomplete and should be denied.

Susie Black, 1108 David Drive, requested denial of the Hooker Property application. She restated concerns for the existing traffic issues and the cost for new schools. She stated that five (5) homes to one (1) acre is far too dense for a development in this area.

Matt Williams, 106 Kiln Hill Court, is a County Commissioner for the 9th district. He indicated that Staff comments were clear in the initial Staff report that this is an incomplete project. The application was rushed to come in before the Zoning Amendments that were adopted November 9, 2020. He noted the application is incomplete and urged Planning Commission to deny the project.

Donna Greene, 1209 Temple Ridge Drive, expressed her opposition to the development, stating that increased traffic, construction noise, and reduction of pastoral scenery does not comply with the rural character of the area. Alice Hooker was an advocate for the conservation of land for future generations as is evident in her association with Land Trusts. As the project is proposed, Alice Hooker's relatives will walk away with money, leaving the rest of us to deal with the aftermath.

Sam Greene, 1209 Temple Ridge Drive, reiterated issues with traffic stating that "traffic in this area is already terrible". He asked the Planning Commission to vote "no" on this development.

Shannon Banks, 403 Horseshoe Lane, remarked that one hundred and forty-nine (149) homes will ruin the rural character of the area and will have a negative impact on current traffic conditions. She appealed to Williamson County to uphold quality of life for its residents.

Dr. Susan Snyder, 2735 Sawyer Bend Road, lives in one of the oldest homes in the area. She asked that Planning Commission reject this application.

Baxter Overton, 2735 Sawyer Bend Road, stated that he has lived in Tennessee his entire life and lives across the river from the proposed development. He voiced concerns for the nesting eagles, local wildlife, river water quality, and soil conditions. He opposes the development.

Marguerite Hall, 1275 Hunters Trail Drive, asked Planning Commission to deny the Hooker Property Concept plan.

Philip Hall, 1275 Hunters Trail Drive, echoed the concerns stated by other speakers and expressed his disappointment that developers have not made

resident concerns a primary consideration in their development. He asked the Planning Commission not to defer but to deny this project.

John Allen, 1183 Sneed Road, has resided in the area for 22 years. He urged the Planning Commission to reject this project. He examined issues with the development, and identified two problems. The first is stormwater issues, there is an area on the site that commonly floods 3-4 times a year. The second issue is increased traffic to the already burdened roads. He stated that people move to this area for nature and peace and the development, as proposed, would diminish both.

Rush Miller, 2000 Waterstone Drive, pointed to the extensive and costly road modifications that would be needed to accommodate the residents of one hundred fifty (150) new homes projected for the Hooker Property as well as the continued build out of the Stephens Valley development. Additionally, he brought up the petition signed by eighteen hundred (1,800) residents who are against the proposed Hooker Property development. Lastly, he expressed that this development does not support the goals of the Williamson County 2040 Comprehensive Plan.

Heather Kralj, 2754 Broyles Lane, noted that increased traffic is extremely dangerous and has resulted in the unfortunate loss of a young woman last year. Mrs. Kralj moved to the area to give her children a rural quality of life, this dream is now diminished as a result of over-development. She expressed that this project goes against everything Alice Hooker stood for and urged the Planning Commission to deny this development.

Paul Wallace, 324 Vaughn Road, grew up with the Hooker family and thanked Lisa Campbell Hooker for speaking about the development. He conveyed his opposition to the development. He agreed with the comments made by previous speakers and added that the subject property holds Native burial grounds. Mr. Wallace commended Ragan Smith and Waller Landen as the best advisors money can buy, having submitted many projects in the past. However, he was surprised to see the deficiencies in this project given their years of experience. Clearly, the project was rushed to avoid the new more restrictive Zoning amendments. He asked the Planning Commission not to approve the project because the project clearly does not meet the definition of a complete application.

Steven Link, 1431 Sneed Road, stated he moved to the area because of the natural beauty. The traffic is already dangerous and urged Planning Commission to be custodians of this land and deny the application.

Chairman McCoy thanked everyone who signed up to speak and noted that the Public Hearing will continue at the December 2020 meeting. He opened the meeting to the Planning Commission for discussion.

Commissioner Lothers suggested that the Planning Commission view the applicant's presentation.

Commissioner Baldree asked the applicant if the presentation was updated with the most recent information.

Mr. Weaver replied that the presentation encompasses information in the application that was deemed complete and was presented to Planning Commission on October 2, 2020. The presentation also addresses Staff comments that were received Thursday, October 5, 2020 and comments that were provided from the applicant to the Planning Commission and Staff on October 11, 2020. Mr. Weaver approximated the presentation to last one (1) hour.

Commissioner Richter asked Staff about the proper protocol for information submitted after the established deadline and its relation to public notification. He inquired what information the Planning Commission is able to consider.

Attorney Ransom replied that written comments from the Public must be submitted by 12 p.m. on the Monday prior to the Planning Commission meeting. However, this requirement does not apply to comments from the applicant or Planning Staff.

Commissioner Crohan asked if Staff had viewed the presentation.

Chairman McCoy asked if it is common for Staff to view applicant information prior to a Planning Commission meeting.

Mr. Matteson stated that it is not common for Staff to review an applicant's presentation prior to the meeting.

Commissioner Crohan questioned if the presentation is acceptable given the new information provided.

Mr. Matteson explained that Staff indicated in the supplemental Staff Report that Staff did not have sufficient time to conduct an in-depth review given the timing of recent information. At this time, Staff is not in a position to accept or deny the material the applicant may include in the presentation.

Commissioner Crohan asked whether the application was deemed complete for Staff review or if deficiencies were still found.

Mr. Matteson explained that the original application was reviewed for completeness. The initial completeness review was not intended to determine accuracy of information, but whether or not required documents are included.

Commissioner Crohan expressed hesitation in considering a deferral of the application explaining that the information the applicant provided did not follow the rules of the Zoning Ordinance. He concluded that the Concept Plan was not ready for a vote by the Planning Commission.

Commissioner Baldree concurred with Commission Crohan's statement. She noted that the applicant sent emails, consisting of one hundred fifty-three (153) pages, the evening of November 11, 2020. Additionally, she voiced concern over voting on the Concept Plan as presented given the delayed delivery of new information and the insufficient time to review the application materials.

Commissioner Rose concurred with the statements made by Commissioners Baldree and Crohan, noting that Staff requires sufficient time to review the updated application and determine its completeness.

Commissioner Lothers asked if the applicant can resubmit the application with the information they recently provided if this Concept Plan is not approved.

Mr. Matteson explained that if the application is denied by the Planning Commission, any resubmittal would be required to comply with the Zoning amendments passed by County Commission November 9, 2020. If the Planning Commission decides to defer the application, Staff will review the updated application and determine its completeness.

Commissioner Baldree asked for clarification as to whether that Staff reviewed the application for completeness and noted many deficiencies in the application, and therefore recommended denial. The applicant then emailed new information to the Planning Commission on the evening of November 11, 2020. As a result, Staff made the decision to recommend deferral.

Mr. Matteson asserted that the aforementioned statement was correct. The initial Staff report recommended denial on the basis that the application was incomplete and did not meet the criteria of the Zoning Ordinance. The applicant was notified and later responded with a series of emails on the evening of November 11, 2020 sent to Staff and the Planning Commission. Once the new information was received by Staff, a cursory review was conducted at that time and Staff decided it was best to recommend deferral of the application to allow for more time to conduct a thorough review of the application.

Mr. Weaver, the applicant's attorney, asked if he could interject an important point.

Chairman McCoy allowed Mr. Weaver to speak.

Mr. Weaver clarified that their office received written request for additional information from Staff on November 6, 2020. Upon receiving the notification, their team worked tirelessly to gather the additional information requested by Staff, hence the most recent information provided. Based on the information relayed on written communication, the applicant had it understood that Staff was recommending deferral to the December Planning Commission meeting. The applicant expressed they did not know about the recommendation for denial until they received the Staff report.

Commissioner Baldree inquired why the applicant worked towards a deferral and not on a completed application so that the Planning Commission could vote.

Mr. Weaver stated that Staff requested a hydrological determination letter. However, their consultant was not able to produce the report in time for Staff to review the report prior to the Planning Commission meeting. The applicant was under the understanding that the hydrologic report was the only item missing, otherwise the application was considered complete. Therefore, the application was going to be deferred to the December 2020 meeting. Staff and the Planning Commission now have the missing hydrologic report. Therefore, they have a completed application before them. The applicant understood that the application would be deferred to the December 2020 meeting. Instead, they received a letter on November 6, 2020 from Staff recommending denial as a result of missing information. The applicant was able to produce information that would enable continuation of the application towards approval.

Commissioner Lothers clarified Staff makes a recommendation and Planning Commission makes the final decision. Approval of an application is based on a combination of reviews by Staff, legal counsel, elected and appointed officials, developers, environmentalists, property owners, hired professionals that represent their client's best interest, and community stakeholders. Together they weave a better outcome than a decision made by a single individual. She expressed concern over the development and it being uncharacteristic for the area.

Commissioner Rose expressed concern for the traffic and road impacts the development will have on the area. She noted that she did not know Mrs. Hooker but after hearing the testimony of multiple speakers about her life and the values she advocated she is surprised by the plans for development of her property. She stated that as presented she would not approve this plan.

Attorney Ransom addressed the Planning Commission and clarified that should Planning Commission choose to make a motion to deny the application, the Planning Commission is required to state their reasons for doing so and must provide material evidence to support the action. If Planning Commission decides to accept Staff's recommendation to defer the Item, the Planning Commission

would move to adopt Staff's recommendation where the material items are listed for the Planning Commission.

Commissioner Rose made a motion to accept Staff's recommendation to defer Item 15 to the December 2020 meeting. Commissioner Richter seconded the motion.

Commissioner Baldree shared her concern over the proposed development, stating that the development as presented has issues with density, location, and would create greater impacts to already busy roadways. She noted that nearby Stephens Valley was a twenty (20) year project. Other developments in the area include Old Natchez, Laurelbrooke, Temple Hills, and Steeple Chase. The roads will require improvements to accommodate the additional one hundred forty-seven (147) homes proposed with this development.

Chairman McCoy shared Commissioner Baldree's concerns. He stated that the Stephens Valley approval included stringent milestones for improvements to Sneed Road down to Hillsboro Road. If deferred, he asked that Staff review the Stephens Valley milestones and their commitments and urged for Staff to request the same for this development. He noted that two developments overlap and will exacerbate existing road conditions on Sneed and Vaughn Roads.

Mr. Matteson concurred with Chairman McCoy and Commissioner Baldree. He stated that Staff and the County's Traffic consulting Engineer are reviewing the project in this manner.

Commissioner Crohan argued that this is an incomplete plan which was submitted to the Planning Commission. He insisted that the application should be denied as presented and that the application be brought back to Planning Commission when complete.

Commissioner Lucyshyn agreed with Commissioner Crohan and noted that the application was incomplete as of November 9, 2020. She stated that information submitted the evening prior to the Planning Commission meeting should not be included in the decision.

Commissioner McCord noted that there is a motion and a second on the floor to defer.

Chairman McCoy stated that Planning Commission is discussing the motion.

Attorney Ransom expounded on the Zoning Ordinance which states that a complete application is determined by the Planning Director. If the Planning Commission has a concern that the application is incomplete, then the Planning Commission must allow the Planning Director to continue with the review of the application for completeness and its adherence to the Zoning Ordinance. Staff will then report back to Planning Commission with a recommendation and any information received the evening prior to the Planning Commission meeting should be given the opportunity to be reviewed for completeness.

Chairman McCoy asked Attorney Ransom how the Planning Commission should follow the directions she noted.

Attorney Ransom advised that the Planning Commission could accept Staff's recommendation to defer. This motion will enable the Planning Director to review all information provided and to make a recommendation that includes material evidence based on the rules and regulations of the Zoning Ordinance.

Chairman McCoy stated that he would like to allow Staff the opportunity to thoroughly review all information, including the information that Staff and Planning Commission received via email from the applicant at 11:42 p.m. on

November 11, 2020. He noted that information received from the applicant at this time did not provide the Planning Director with enough time for a thorough review.

Commissioner Lothers made a motion to amend the motion to defer, and to include the Planning Director's review of all information submitted by the applicant up to the date of November 12, 2020 and no further. Commissioner Baldree seconded the motion.

Attorney Ransom requested further clarification of the motion.

Commissioner Lothers clarified that the amendment is intended to allow Staff and the Planning Director additional time to review information officially submitted by the applicant up to November 12, 2020 and to allow for time to determine a complete application and give Staff time to make recommendations to the Planning Commission thereof.

Commissioner Crohan stated his understanding was that the information provided to him in the packet was an incomplete application.

Mr. Matteson stated that up to the date of November 5, 2020, when the agenda packet was sent to the Planning Commission for review, Item 15 did not meet the requirements of the Zoning Ordinance and at that time Staff had recommended denial.

Commissioner Crohan questioned why the Planning Commission was not voting on the information presented.

Commissioner Lucyshyn agreed with Commissioner Crohan, noting that what was provided to the Planning Commission was not a complete application. She questioned why the Planning Commission is being asked to review and make a decision based on information sent the evening prior to the Planning Commission meeting.

Commissioner Rose noted that Section 9.1.1 of the Planning Commission By-Laws allows the applicant to submit written materials after the deadline for the public. She noted that this is why the applicant was allowed to submit information the evening prior to the Planning Commission meeting. Due to the late submittal of information, Staff and the Planning Director were not able to conduct a thorough review of the new information and this may change their recommendation. Staff provided the Planning Commission with a revised recommendation and the supporting material for a deferral to the December 2020 meeting.

Chairman McCoy shared his appreciation for Commissioner Rose's clarification.

Attorney Ransom expressed concern regarding Commissioner Lothers' amendment, stating that the amendment could potentially hinder Staff's review. She suggested allowing Staff to review the completeness of the application and then bring the findings to the Planning Commission at the December 2020 meeting.

Commissioner Lothers withdrew her amended motion.

Commissioner Baldree withdrew her second to the amended motion.

Commissioner McCord made a motion to call the question. Commissioner Sanders seconded the motion, and the motion passed 7-4 with Commissioners Crohan, Hatcher, Lothers, and Lucyshyn voting "no".

There being no further comments, the Planning Commission referred to the original motion where Commissioner Rose made a motion to accept Staff's recommendation to defer Item 15 to the December 2020 meeting. Commissioner Richter had seconded the motion, and the motion passed 7-4 with Commissioners Crohan, Hatcher, Lothers, and Lucyshyn voting "no".

Attorney Ransom requested a five (5) minute break.

Chairman McCoy approved a break with a return time for 8:12 p.m.

ITEM 16

CONCEPT PLAN REVIEW FOR REEDS VALE SUBDIVISION, CONTAINING 252 LOTS ON 359.57 ACRES LOCATED OFF LAMPKINS BRIDGE ROAD IN THE 5TH VOTING DISTRICT (1-2020-207)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval of the Concept Plan, along with the request 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. Submission of plans for the off-site roadway improvements, i.e. the deceleration lanes at both entrances to the development, to the County Highway Department for review and approval;
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 development, off-site roadway improvements, i.e. the deceleration lanes at both entrances to the development, 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:
 - 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 \$320,500 for the treatment and disposal system as specified by the County's wastewater consultant;
 - e. The posting of a Performance Bond in the amount of \$29,100 for landscaping improvements as it relates to the referenced Nontraditional Wastewater Treatment and Disposal System; and
 - f. Execution of Performance Agreements for the above referenced sureties as they relate to the Nontraditional Wastewater Treatment and Disposal System.
3. No more than sixty-three (63) 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;
 4. 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;
 5. Establishment of a performance bond for roads, drainage and erosion control;
 6. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
 7. Establishment of a performance bond for the wastewater collection system;
 8. Submission of landscaping plans and establishment of a performance bond for landscaping;
 9. Execution of Performance Agreements for the above referenced sureties;
 10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
 11. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Commissioner McCord recused himself from this Item.

Chairman McCoy asked if the applicant had representatives available and if they wished to address the Planning Commission.

George Dean, attorney with Tune, Entekin and White, represented the applicant and made aware that SEC Engineering was on the call and available for questions.

Richard Houze, of SEC Engineering, stated he was on the call.

Chairman McCoy opened the Public Hearing.

Melissa Savage, 4102 Trinity Road, a life-long resident of Williamson County found a discrepancy on the traffic report and stated that the correct posted speed limit signs on Ladd Road as 30 mph and not 40 mph. She pointed to the importance of accuracy and thoroughness in these studies because the study's

findings inform future development. She noted that data for Ladd Road was collected at the intersection of Ladd and Murfreesboro Roads. However, the traffic study did not assess the impact of the Reeds Vale development at the intersections of Trinity and Ladd Roads, or Trinity Road and Highway 96. This development boasts two hundred fifty-two (252) homes on 101.8 acres and the current condition of Trinity Road cannot sustain this kind of impact. This development is not representative of the rural character of the area. Joyce, Clifton, and Roy Ladd could not be available but asked that their names be included in support of Mrs. Savage's statements. She urged the Planning Commission to reject the plan.

Catherine Bushman, 6254 Ladd Road, owns a 17-acre parcel adjacent to the proposed development. She agrees with previous speakers that the proposed development is far too dense for the location, and that it poses ecological, tax, and traffic burdens. She noted that there is a [change.org](https://www.change.org) petition that garnered over 550 signatures in less than a week. She requested consideration of the petition signatures as voices too. The floodplain map shown on the plat does not show the extent of flooding at this location. The river frequently floods over Trinity Road. She requested the Planning Commission to reject the plan.

Jack Davidson, 4115 Trinity Road, thanked the Planning Commission for passing the new Zoning amendments. He noted that the traffic study appears not to address the additional traffic impacts to Trinity Road. Additionally, the study does not take into account high peak traffic times and school traffic times. He took into account the location of homes and the routes homeowners were most likely to use when getting in and out of the development. He noted that the Little Harpeth River floods on Trinity Road a few times a year. He also noted that there are three (3) cemeteries located on the property that need to be protected. He asked the Planning Commission to please vote no to this and other high density developments.

Melanie Lang, 6109 Silverado Trace, signed up to speak but was not present.

Kristen Izzi, 6105 Silverado Trace, signed up to speak but was not present.

Chairman McCoy closed the Public Hearing.

Chairman McCoy thanked the public for making their comments. He asked Mr. Houze if there were cemeteries on the property and how he plans to address the issue.

Mr. Houze noted that he was aware of one (1) cemetery located near the southern portion of the property by the wastewater area.

Commissioner Baldree asked the applicant why the traffic study did not include Trinity Road. She stated that the bulk of the traffic from this development will fall onto Ladd Road. She noted that fifty (50) of the proposed lots are located near Lampkins Bridge Road, and approximately two hundred (200) new homes will likely turn onto Ladd Road and then take a left turn onto Trinity Road to get to the schools. Trinity Road floods a few times a year and this traffic study was conducted in 2018. These roads have increased activity since 2018. She noted the density of this development is too much for the area.

Commissioner Rose noted that there are three (3) cemeteries on the property. The engineer only knows of the one (1). She inquired to the accommodations to recognize the existing cemeteries.

Mr. Matteson stated that the applicant is required to locate and identify all cemeteries on the property and the Concept Plan is required to reflect this. Cemeteries are required to be in Open Space with an access easement.

Mr. Dean added that there are existing statutory protections for cemeteries. If cemeteries are discovered during the development process, they shall be firmly protected and must be set aside. Not only is there protection from Williamson County, there are State statutory protections enforced if a cemetery is discovered during the process of developing land.

Commissioner Rose stated she did not see accommodations for the identified cemetery on the Concept Plan.

Mr. Holmes noted that the identified cemetery is shown on C1.7. and shows a 20' access easement going out to the public roadway.

Commissioner Rose questioned the note near C1.7 listed as Heithcock Cemetery.

Mr. Houze noted that Heithcock Cemetery is the name of the protected cemetery area shown on the Plat.

Commissioner Crohan inquired how the flooding at the curve in Ladd Road will be addressed. He asked for the projected date for road widening at Ladd Road and Highway 96.

Mr. Heflin stated the curve at Ladd Road, which occasionally floods is an existing condition. The Highway Department won't repair the road if alternate routes exist. He explained that residents can use the Lampkins Bridge as an alternative access road when flooding occurs. He further noted that the TDOT contract for the road widening had been let, however, a start date has not been identified.

Mr. Dean added that the contract was let a month ago.

Commissioner Rose noted that road work is currently underway.

Chairman McCoy stated that the Highway 96 roadway improvements are a four (4) year process and that the development will follow a build-out schedule in phases that will coincide with the roadway improvements. In the case where roadway improvements stop, the development of the subdivision must also follow suit.

Mr. Holmes added that if the Planning Commission approved the development that the development is limited to sixty-three (63) lots per year.

Commissioner Rose clarified that this development was brought to the Planning Department prior to the approval of the Zoning amendments.

Mr. Holmes concurred that the application was submitted and deemed complete prior to the approved Zoning amendments.

Mr. Dean noted that the Site Plan for the wastewater treatment facility was approved in 2019.

Commissioner Lothers shared that she is familiar with the area and expressed discontent in having to vote for this development and disappointment in developers no longer taking community input into their designs. She remembered a time when developers were much more community oriented. These developments are not based on community will or on being a good neighbor. She cited statutes in Title 13 of the Tennessee code dictates that Zoning may and should cover distribution of population, minimize urban sprawl, exercise power based upon our improved Comprehensive Plan and corresponding Zoning Ordinances that have been approved by the electing body. She expressed her appreciation for the wastewater treatment facility being planned last year and noted this facility could serve the current plan or a plan that includes the one to five (1-5) density and still be designed as a conservation subdivision. The

Planning Commission approved the amendments to the Zoning Ordinance to better manage the problems and issues the County is facing in terms of infrastructure and school strain. It is time to monitor implementation of those policies. She does not support this plan and stated she will recuse herself from any further deliberation.

Commissioner Lucyshyn agreed with Commissioner Baldree's concerns, and echoed concerns presented by the public, including flooding issues, traffic impacts to nearby schools, and the impact to Trinity Road which was not included in the traffic study.

Mr. Matteson noted that the County's traffic consultant, Bob Murphy, was on the phone to address traffic concerns.

Chairman McCoy asked how Trinity Road was incorporated in the traffic study.

Mr. Murphy stated that the Williamson County Zoning Ordinance and Williamson County's Traffic Study Guidelines outline a procedure referred to as the traffic shed methodology. This property was to address the arterial shed road, Murfreesboro Road, and the collector road that is within the traffic shed, Lampkins Bridge Road. Trinity Road is not a specific collector for this traffic shed and this is why it was not included.

Commissioner Baldree said she found it odd that Trinity Road was not included in the traffic study, considering Lampkins Bridge Road and Trinity Road are two major roads. Ladd Road is a small country road that connects Trinity Road over to Murfreesboro Road. The bulk of the development will go onto Ladd Road due to the flooding issues of this location. The Plat shows fifty (50) homes near flood areas and the rest of the development falls towards Ladd Road. She noted that it is unlikely that the bulk of the residents will be turning right out of the development onto Ladd Road. She noted that the study also shows no need for deceleration lanes on Lampkins Bridge Road, which is on a hill.

Mr. Dean noted that the traffic study did not recommend deceleration lanes for the right hand turns. Staff suggested incorporating the deceleration lanes and the developer agreed. Developers do their best to remedy these situations. There are instances when flooding is present prior to the development and once the development is complete, the flooding issues have been resolved. Engineering and the traffic studies have shown that this development complies with the laws and regulations of the Zoning Ordinance.

Commissioner Baldree elaborated that the cause of the flooding was the location and its approximation to the Harpeth River, and not necessarily due to rain. She noted that she supports landowners doing what they want with their land. However, given the impacts to road and traffic conditions, as well as flooding in the area, the density of this development is too much for the location.

Commissioner Crohan inquired about the projected peak hours on Ladd Road once the development is complete.

Mr. Murphy clarified that the traffic volumes for the projected two hundred fifty-two (252) homes, during the projected morning peak hours of 7 a.m. to 9 a.m. are forty-six (46) cars; with one hundred thirty-eight (138) cars exiting. The afternoon peak hours are one hundred fifty-five (155) cars entering and ninety-one (91) cars exiting.

Commissioner Crohan asked Mr. Murphy if Ladd Road, in its current condition, handles the load of traffic efficiently.

Mr. Murphy stated that this is consistent with the Zoning Ordinance requirements.

Commissioner Lucyshyn made a motion to deny the proposal based on material evidence that the Planning Commission had received. Her decision is based on photos presented showing floodplain, the mention of additional cemeteries not identified on the Concept Plan, the traffic study findings, traffic concerns raised by residents and Trinity Road not being a part of the traffic study. Commissioner Lothers seconded the motion.

Commissioner Crohan asked Staff if the Concept Plan meets the criteria of the Williamson County Zoning Ordinance.

Mr. Holmes stated that the application meets the requirements of the Zoning Ordinance.

Mr. Matteson reiterated that the role of Staff is to review an application in accordance with the Zoning Ordinance and to make a recommendation to the Planning Commission. Staff felt that this application met the requirements of the Zoning Ordinance that existed when the application was accepted. This application highlights why the Zoning Ordinance was changed to implement the goals of the 2040 Comprehensive Plan.

Attorney Ransom clarified that if the Planning Commission votes 'yes' to the motion that they are voting to deny this Concept Plan against Staff's recommendation.

There being no further comments, the motion to deny passed 6-4 by roll call vote with Commissioner's Lane, McCoy, Richter, with Sanders voting no and Commissioner McCord being recused.

ITEM 17

CONCEPT PLAN REVIEW FOR ALICE HOOKER PROPERTY, CONTAINING 7 LOTS ON 14.08 ACRES LOCATED OFF VAUGHN ROAD IN THE 8TH VOTING DISTRICT (1-2020-208)

Dr. Torres reviewed the background (see Staff Report), and noted that the applicant had requested deferral of this Item to the December agenda. Staff concurred with the request for a deferral.

There being no comments, Commissioner Sanders made a motion to accept Staff's recommendation on Item 17. Commissioner Lothers seconded the motion, and the motion passed by unanimous roll call vote.

PRELIMINARY PLATS:

ITEM 18

PRELIMINARY PLAT REVIEW FOR FIDDLERS GLEN, PHASE 1, CONTAINING 51 LOTS ON 103.32 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2020-311)

Dr. Torres reviewed the background (see Staff Report), and recommended approval of the Preliminary Plat. In conjunction with Final Plat consideration, the following items must be addressed:

1. 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:
 - 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 \$102,300 for the addition to said system as it relates to the Fiddlers Glen development as specified by the County's wastewater consultant;
 - e. The posting of a Performance Bond in the amount of \$27,400 for landscaping improvements for the addition to the wastewater system as it relates to the Fiddlers Glen development; and
 - f. Execution of Performance Agreements for the above referenced sureties as it relates to the Fiddlers Glen development.
2. 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;
 3. Prior to submittal of the first Final Plat, all off-site roadway improvements shall be completed to the satisfaction of TDOT;
 4. Establishment of a performance bond for roads, drainage and erosion control;
 5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
 6. Establishment of a performance bond for the wastewater collection system;
 7. Submission of landscaping plans and establishment of a performance bond for landscaping;
 8. Execution of Performance Agreements for the above referenced sureties;
 9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
 10. 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 Item 18. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 19

PRELIMINARY PLAT REVIEW FOR KINGS CHAPEL, PHASE 12, CONTAINING 32 LOTS ON 31.86 ACRES LOCATED OFF MULLENS ROAD IN THE 5TH VOTING DISTRICT (1-2020-312)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval as well as the requested right-of-way width. The following must be addressed in conjunction with Final Plat consideration:

1. Prior to the submittal of any additional Final Plats for this development, off-site roadway improvements as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 19-3), including the second entrance to the development and associated turn lanes, must be completed to the satisfaction of TDOT;
2. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 19-3);
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate performance bonds for the wastewater collection system;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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 on Item 19. Commissioner Baldree seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 20

PRELIMINARY PLAT REVIEW FOR KINGS CHAPEL, PHASE 13, CONTAINING 34 LOTS ON 25.06 ACRES LOCATED OFF MULLENS ROAD IN THE 5TH VOTING DISTRICT (1-2020-313)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval as well as the requested right-of-way width. The following must be addressed in conjunction with Final Plat consideration:

1. Prior to the submittal of any additional Final Plats for this development, off-site roadway improvements as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 20-3), including the second entrance to the development and associated turn lanes, must be completed to the satisfaction of TDOT;
2. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 20-3);
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;

5. Establishment of appropriate performance bonds for the wastewater collection system;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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 on Item 20. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

NON-RESIDENTIAL SITE PLANS:

ITEM 21

NON-RESIDENTIAL SITE PLAN REVIEW FOR BETHESDA NONTRADITIONAL WASTEWATER TREATMENT FACILITY, ON 9.01 ACRES LOCATED OFF BETHESDA ROAD IN THE 5TH VOTING DISTRICT (5-2020-016)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval with the condition, that prior to the submittal of the first Final Plat of the proposed subdivision, that a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. 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;
3. A letter from the owner/utility provider indicating that it has accepted the said system and is currently operating same;
4. The posting of a Performance Bond in the amount of \$112,500 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant;
5. The posting of a Performance Bond in the amount of \$42,800 for landscaping improvements; and
6. Execution of Performance Agreements for the above reference sureties.

Commissioner Lucyshyn asked Staff to explain what the approval of this wastewater treatment facility will mean for a future development.

Mr. Holmes stated that this wastewater system is for a development that may come before the Planning Commission in January 2021.

Chairman McCoy clarified that this is the first step in the process.

Commissioner Lucyshyn asked if approving the wastewater treatment system grandfathers the development under previous Zoning regulations.

Mr. Holmes stated that it does not grandfather the development.

Commissioner Baldree inquired about the number of homes proposed for development.

Mr. Holmes stated that the proposed number of homes is forty-nine (49).

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 21. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

ITEM 22

NON-RESIDENTIAL SITE PLAN REVIEW FOR MEEKS-LUNN NONTRADITIONAL WASTEWATER TREATMENT FACILITY, ON 3.61 ACRES LOCATED OFF MEEKS ROAD IN THE 2ND VOTING DISTRICT (5-2020-017)

Mr. Holmes reviewed the background (see Staff Report), and recommended approval with the condition that prior to the submittal of the first Final Plat of the proposed subdivision that a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. 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;
3. A letter from the owner/utility provider indicating that it has accepted the said system and is currently operating same;
4. The posting of a Performance Bond in the amount of \$117,900 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant;
5. The posting of a Performance Bond in the amount of \$77,500 for landscaping improvements; and
6. Execution of Performance Agreements for the above reference sureties.

Commissioner Baldree asked if the proposed development entrance location is on Trinity-Peytonsville Road.

Mr. Holmes answered that the current proposed entrance location is correct. However, the location may change to comply with current regulations during the compliance review process.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 22. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

FINAL PLAT:

ITEM 25

FINAL PLAT REVIEW FOR PROPERTY OF ROBERT THOMPSON, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 2 LOTS ON 10 ACRES LOCATED OFF OWL HOLLOW ROAD IN THE 2ND VOTING DISTRICT (1-2020-431)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended approval of the Large Lot Easement subdivision.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 25. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

OTHER BUSINESS:

ITEM 26

2021 PLANNING COMMISSION SCHEDULE

Mr. Matteson indicated that the proposed Planning Commission Submission schedule for 2021 was before the Commission.

There being no comments, Commissioner Crohan made a motion to approve the schedule as presented. Commissioner Richter seconded the motion, which passed by unanimous roll call vote.

There being no further business, the meeting was adjourned at approximately 9:47 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON DECEMBER 11, 2020.

_____ CHAIRMAN JOHN LACKEY