

MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JULY 14, 2022

MEMBERS PRESENT

John Lackey  
Robin Baldree  
Don Crohan  
Beth Lothers  
Keith McCord  
Sammie McCoy  
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  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Administrative Assistant  
Jessica Wiegman, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, July 14, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher, Lane, Lucyshyn and Richter were unable to attend.

Chairman McCoy called the meeting to order and took Roll Call. A quorum was present.

Chairman McCoy asked if there were any announcements. Mike Matteson noted that Items 20, 23 and 25 have been withdrawn. There was a revised staff report for Item 4, as well as a revised consent agenda that reflects the change on Item 4.

**CONSIDERATION OF JUNE 2022 MINUTES:**

Commissioner Lothers noted that comments attributed to her in Item 26 should have attributed to Commissioner Lucyshyn. Commissioner Crohan made a motion to approve the June 9<sup>th</sup>, 2022 Minutes with the amendment. Commissioner McCord seconded the motion. The motion was unanimously approved.

**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. No commissioners requested an item for separate discussion. Commissioner Crohan made a motion to approve the Consent Agenda. Commissioner Rose seconded the motion. The motion was approved 7-0-1 with Commissioner McCord recused.

3. Brightstone Campus – Performance Bond for Landscaping located off Columbia Avenue.- \$145,750  
**Recommendation:** Extend in the current amount for one (1) year.
4. Brightstone Campus – Performance Bond for Wastewater Treatment and Disposal System located off Columbia Avenue.- \$214,300  
**Recommendation:** Extend in the current amount for one (1) year.
5. Daventry WW Area – Performance Bond for Landscaping located off Tulloss Road. -\$40,920  
**Recommendation:** Extend in the current amount for six (6) months.
6. Daventry, Section 1 – Maintenance Bond for Landscaping located off Tulloss Road.- \$24,500  
**Recommendation:** Release the bond.

7. Daventry, Section 1 – Performance Bond for Wastewater Collection System located off Tulloss Road. -\$48,000  
**Recommendation:** Reduce to Maintenance in the amount of \$14,400 for a period of two (2) years.
8. Daventry, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Tulloss Road. - \$200,000  
**Recommendation:** Extend in the current amount for one (1) year.
9. Enclave at Dove Lake, Section 1 – Maintenance Bond for Wastewater Collection System located off Nolensville Road. - \$49,680  
**Recommendation:** Release the bond.
10. Enclave at Dove Lake, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Nolensville Road. - \$450,000  
**Recommendation:** Extend in the current amount for one (1) year.
11. Hart’s Landmark – Maintenance Bond for Water (City of Franklin) located off Hartland Road.- \$20,600  
**Recommendation:** Review at the February 2023 Planning Commission meeting.
12. Horton Hwy Storage – Performance Bond for Landscaping located off Horton Highway.- \$87,230  
**Recommendation:** Extend in the current amount for six (6) months.
13. Stone Valley Subdivision – Performance Bond for Water (HB & TS) located off Lewisburg Pike.- \$79,000  
**Recommendation:** Extend in the current amount for one (1) year.
14. The Grove, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road. - \$300,000  
**Recommendation:** Release the bond.
15. Vineyard Valley, Section 2 – Performance Bond for Wastewater Collection System located off Eudailey Covington Road. - \$49,600  
**Recommendation:** Reduce to Maintenance in the amount of \$14,800 for a period of two (2) years.
16. Vineyard Valley, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road. - \$230,000  
**Recommendation:** Extend in the current amount for one (1) year.
17. Waterleaf, Section 2 – Performance Bond for Roads, Drainage and Erosion Control located off Gosey Hill Road. - \$25,000  
**Recommendation:** Extend in the current amount for one (1) year.

### ITEM 18

#### FINAL PLAT REVIEW FOR KING’S CHAPEL, SECTION 12 CONTAINING 28 LOTS ON 31.86 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT. (1-2022-406)

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

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;

2. The payment of \$53,620 (\$1,915 per lot) as traffic mitigation funds to the appropriate traffic shed escrow account;
3. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$600,000. This is a reduced amount based on work completed;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$70,000;
5. Posting of a Performance Bond in the amount of \$276,000 for water improvements as specified by Milcrofton Utility District;
6. Execution of Performance agreements for the above referenced sureties;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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.

#### **ITEM 19**

#### **FINAL PLAT REVIEW FOR ST. MARLO, SECTION 2 CONTAINING 29 LOTS ON 11.68 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT. (1-2022-407)**

The Final Plat is consistent in layout with that depicted on the Preliminary Plat, and Staff recommends approval of the Final Plat with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$775,000. This is a reduced amount based on work completed;
3. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$238,780;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$97,500;
5. Execution of Performance Agreements for the above referenced sureties;
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.

#### **ITEM 20**

**PRELIMINARY PLAT REVIEW FOR HAVEN STAR HOLLOW, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 66.43 ACRES LOCATED OFF PEWITT RD IN THE 1ST VOTING DISTRICT. (1-2022-308)**

This Item was withdrawn.

**PUBLIC HEARINGS:**

**ITEM 21**

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE ARTICLE 20 REGARDING NON-TRADITIONAL WASTEWATER SYSTEMS. (6-2022-602)**

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

Mr. McCoy opened the Public Hearing.

John Powell with Superior Wastewater Services, discussed how the Tennessee Public Utilities Commission (TPUC) handles bonding and how the Tennessee Department of Environment and Conservation (TDEC) issues State Operating Permits (SOP's) for these systems. The SOP allows entity to design, build, operate and maintain systems. If a system fails, TPUC would take over and operate system. TPUC requires a financial security bond.

Mr. Powell indicated that he would like the bonds to include language saying that, if called, the money would be allocated to TPUC.

Mr. Powell also addressed drip fields in Triune and requested that the required setbacks for wastewater systems not apply when a system is next to an interstate right-of-way.

Ms. Ransom indicated that the bond agreements already state that the County will not maintain these systems. This is a change she made to the agreements following a conversation with TPUC officials. Rather, our bonds are intended to make sure that the systems are installed and functioning, much as we do with road bonds.

Chairman McCoy closed the public hearing.

Commissioner Crohan asked about the purpose for reducing the timeframe for holding bonds.

Ms. Ransom replied that in recognition of the fact that these systems have functioned well, the County does not feel the need to hold these bonds as long as it once did.

Commissioner Lothers noted that she likes the fact that operational reports be submitted to the State rather than to the Planning Department. Additionally, she noted that homeowner's associations cannot own and operate these systems.

Chairman McCoy asked if anyone had further questions. Hearing none, Commissioner Crohan made a motion to accept Staff's recommendation on this Item. Commissioner Lothers seconded the motion, which was unanimously approved.

**ITEM 22**

**CONCEPT PLAN REVIEW FOR STARNES CREEK (RE-APPROVAL), CONTAINING 70 LOTS ON 155.1 ACRES LOCATED OFF MEEKS ROAD IN THE 5TH VOTING DISTRICT. (1-2022-205)**

Mr. Holmes reviewed the background (see Staff Report). Staff recommends 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 Engineer. Such would include turn lane improvements on Meeks Road at the site entrance. Turn lane improvements on Meeks Road must be approved by Williamson County Highway Department prior to Preliminary Plat submittal. Roadway improvements are currently underway;
2. Submission of water plans for review and approval by Milcrofton Utility District. The water line is being installed; and
3. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff. This is being completed.

The Final Plat must address the following:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed 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. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond in the amount of \$120,700 for said system; and
  - e. The posting of a Performance Bond in the amount of \$8,200 for landscaping improvements.
2. Prior to Final Plat submittal, turn lane improvements on Meeks Road must be completed to the satisfaction of the Williamson County Highway Superintendent;
3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman McCoy opened and closed the Public Hearing, as no one signed up to speak.

Chairman McCoy asked if anyone had questions.

Commissioner Rose asked whether the difficulty in installing water lines affected the wastewater disposal system.

The applicant, Michael Shamise with Landmark Engineering Group, indicated that once the water line was installed, an adjacent property owner tore it out, which caused the delay. Mr. Shamise indicated that it had no effect on the wastewater system.

Chairman McCoy asked if this is the same layout that was previously approved.

Mr. Holmes indicated that it was essentially the same layout, although two lots have been removed.

Commissioner Baldree expressed concern that the project has been disruptive for homeowners in the area for quite some time.

Mr. Shamise indicated that the Meeks Road improvements are nearly complete and that all that is left is the striping at this point.

Chairman McCoy asked if anyone had further questions. Hearing none, Commissioner Crohan made a motion to accept Staff's recommendation on this Item. Commissioner McCord seconded the motion, which was unanimously approved.

#### **ITEM 23**

#### **CONCEPT PLAN REVIEW FOR MEADOWSIDE SUBDIVISION, CONTAINING 167 LOTS ON 141.22 ACRES LOCATED OFF PATTERSON ROAD IN THE 5TH VOTING DISTRICT. (1-2022-206)**

This Item was withdrawn.---

#### **CONCEPT PLANS:**

#### **ITEM 24**

#### **CONCEPT PLAN REVIEW FOR THE HOMES AT MULBERRY MEADOWS, CONTAINING 27 LOTS ON 198.4 ACRES LOCATED OFF TALIAFERRO ROAD IN THE 5TH VOTING DISTRICT. (1-2022-202)**

Commissioner McCord recused himself from this Item.

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

The Preliminary Plat must address the following:

4. Submission of roads, drainage and erosion control plans for review and approval by the County;
5. Submission of water plans for review and approval by Nolensville/College Grove Utility District; and
6. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed 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 the said system and is currently operating same;
  - d. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond in the amount of \$100,200 for the said system;
  - e. The posting of a Performance Bond in the amount of \$55,500 for landscaping improvements; and
  - f. Execution of Performance Agreements for the above referenced sureties as they relate to the Nontraditional Wastewater Treatment and Disposal System.
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. Establishment of a performance bond for roads, drainage and erosion control;
4. Dedication of a right-of-way of twenty-five (25) feet off the center line Taliaferro Road;
5. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Execution of 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.

Commissioner Rose asked how it was determined that a traffic study wasn't needed.

Mr. Holmes replied that the applicant's consultant provides a traffic calculation based on Article 17, which describes how many trips the proposed project will generate. That comes out to be less than 0.2 during peak hours.

Commissioner Rose followed up, that Royal Fox Road shows a stub road. She asked if Staff has any idea or plans for what will happen with that adjoining property.

Mr. Holmes replied that at this time we have not seen anything in our office.

Commissioner Baldree also asked about the stub road.

Joe Horne responded that Staff wanted to accommodate a connection in case the future properties developed.

Chairman McCoy asked if anyone had any further questions. Hearing none, Commissioner Crohan made a motion to accept Staff's recommendation on Item 24. Commissioner Sanders seconded the motion. The motion was approved.

#### **ITEM 25**

#### **CONCEPT PLANS REVIEW FOR WEST HARPETH RANCH, CONTAINING 39 LOTS ON 113.36 ACRES LOCATED OFF WEST HARPETH ROAD IN THE 11TH VOTING DISTRICT. (1-2022-204)**

This Item was withdrawn.\_\_\_\_

#### **PRELIMINARY PLATS:**

#### **ITEM 26**

#### **PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 6 (REVISED), CONTAINING 18 LOTS ON 16.69 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT. (1-2022-313)**

Mr. Holmes reviewed the background (see Staff Report), recommending with the conditions established in conjunction with the original approval as well as the additional condition that a Minor Revision to Lot 618 be recorded.

Commissioner Lothers addressed the applicant about conversations with TDOT about improvements to the I-840 ramps.

Mike Compel, the civil engineer on the project, stated that at this moment he does not know about any TDOT conversations. He does know that there are several off-site improvements in the works. Many improvements are proposed and scheduled at certain phases of the development.

Commissioner Lothers would like to know where to find that information to have a better understanding of what is going on and what is required of whom?

Mr. Compel said he would speak with Commissioner Lothers after the meeting.

There being no comments, Commissioner Baldree made a motion to approve Item 26 per Staff's recommendation, and Commissioner McCord seconded the motion. The motion passed by unanimous vote.



**ITEM 27**

**PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 7 (REVISED),  
CONTAINING 21 LOTS ON 13.37 ACRES LOCATED OFF COX ROAD IN THE 5TH  
VOTING DISTRICT. (1-2022-314)**

Mr. Holmes reviewed the background (see Staff Report), recommending with the conditions established in conjunction with the original approval as well as the additional condition that a Minor Revision to Lot 721 be recorded.

There being no comments, Commissioner Crohan made a motion to approve Item 27 per Staff's recommendation and Commissioner Rose seconded the motion. The motion passed by unanimous vote.

**ITEM 28**

**PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 8 (REVISED),  
CONTAINING 9 LOTS ON 17.02 ACRES LOCATED OFF COX ROAD IN THE 5TH  
VOTING DISTRICT. (1-2022-316)**

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

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system as specified by the County's wastewater consultant;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, 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;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

There being no comments, Commissioner Crohan made a motion to approve Item 28 per Staff's recommendation, and Commissioner Sanders seconded the motion. The motion passed by unanimous vote.

**ITEM 29**

**PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 9 (REVISED),  
CONTAINING 21 LOTS ON 30.03 ACRES LOCATED OFF COX ROAD IN THE 5TH  
VOTING DISTRICT. (1-2022-320)**

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

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system as specified by the County's wastewater consultant;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, 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;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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 approve Item 29 per Staff's recommendation and Commissioner Lothers seconded the motion. The motion passed by unanimous vote.

**ITEM 30**

**PRELIMINARY PLAT REVIEW FOR 69.7 HARPETH SCHOOL RD LLC, LARGE  
LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 63.92 ACRES  
LOCATED OFF HARPETH SCHOOL ROAD IN THE 2ND VOTING DISTRICT. (1-  
2022-315)**

Mr. Sweet reviewed the background (see Staff Report). The applicant has requested this Item be deferred until the August 2022 meeting.

Commissioner Crohan made a motion to defer Item 30 per Staff's recommendation, and Commissioner Sanders seconded the motion. The motion passed by unanimous vote.

**ITEM 31**

**PRELIMINARY PLAT REVIEW FOR STARNES CREEK, PHASE 1, CONTAINING 18 LOTS ON 75.61 ACRES LOCATED OFF MEEKS ROAD IN THE 5TH VOTING DISTRICT. (1-2022-317)**

Mr. Holmes reviewed the background (see Staff Report), recommending approval with the following conditions. In conjunction with Final Plat consideration:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed 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. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond in the amount of \$120,700 for said system; and
  - e. The posting of a Performance Bond in the amount of \$8,200 for landscaping improvements as it relates to said system.
2. Prior to Final Plat submittal, turn lane improvements on Meeks Road must be completed to the satisfaction of the Williamson County Highway Superintendent;
3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

There being no comments, Commissioner Crohan made a motion to approve Item 31 per Staff's recommendation, and Commissioner Lothers seconded the motion. The motion passed by unanimous vote.

### **ITEM 32**

#### **PRELIMINARY PLAT REVIEW FOR ARRINGTON WOODS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 34.72 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT. (1-2022-318)**

Mr. Sweet reviewed the background (see Staff Report) recommending this Item be deferred until the August 2022 meeting.

Commissioner Crohan made a motion to defer Item 32 per Staff's recommendation, and Commissioner McCord seconded the motion. The motion passed by unanimous vote.

### **ITEM 33**

#### **PRELIMINARY PLAT REVIEW FOR WILDER SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 46.48 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT. (1-2022-319)**

Mr. Sweet reviewed the background (see Staff Report) recommending this Item be deferred until the August 2022 meeting.

Commissioner Rose asked, if Items 32 and 33 are being submitted by the same applicant.

Mr. Sweet replied yes.

Commissioner Crohan made a motion to defer Item 32 per Staff's recommendation, and Commissioner Sanders seconded the motion. The motion passed by unanimous vote.

### **FINAL PLATS:**

### **ITEM 34**

#### **FINAL PLAT REVIEW FOR GENTRY FARMS LLP, LOT 1, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF OLD CHARLOTTE PIKE IN THE 9TH VOTING DISTRICT. (1-2022-408)**

Mr. Sweet reviewed the background (see Staff Report), recommending approval of this Final Plat. Additionally, there needs to be a vote on the request for a variance for the twelve (12) foot driveway. The applicant is requesting the variance in order to keep the trees that have lined the driveway for seven (7) generations.

Commissioner Crohan asked about the variance and asked for confirmation. There will be no responsibility to the County to trim back the trees.

Mr. Sweet responded that will not be the responsibility of the county.

Commissioner Lothers stated she thinks this variance is a good one. She is in support of this variance.

Chairman McCoy asked how to appropriately vote on Item 34, concerning the variance.

Mrs. Ransom indicated that the vote can be taken as a whole, but the motion would have to include whether the variance is granted or not.

Chairman McCoy asked if anyone had any further questions. Hearing none, Commissioner Crohan made a motion to approve Item 34 with approval of the variance, and Commissioner Lothers seconded the motion. The motion passed by unanimous vote.

### **ITEM 35**

#### **FINAL PLAT REVIEW FOR LOOKAWAY FARMS, SECTION 3, CONTAINING 23 LOTS ON 85.57 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT. (1-2022-411)**

Mr. Matteson reviewed the background (see Staff Report) recommending this Item be deferred until the August 2022 meeting. Staff concurs with this request.

Commissioner Crohan made a motion to defer Item 35 per Staff's recommendation, Commissioner Sanders seconded the motion. The motion passed by unanimous vote.

### **OTHER BUSINESS:**

### **ITEM 36**

#### **BYLAWS OF THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**

Mrs. Ransom reviewed the background (see Staff Report), recommending approval effective immediately.

The Sections that are being changed included:

4.1.5(Secretary), 9.1.1 (4) (Written Materials) and 9.1.2 (Public Hearings)

These changes have been developed in response to recent state law changes regarding administrative approval to minor plats, submission of written materials prior to the Planning Commission meetings by applicants, and identification of speakers at public hearings.

Commissioner Baldree asked how many lots the secretary can approve without coming to the Planning Commission.

Mrs. Ransom replied that right now it's just one (1) or two (2) as has been our past practice. The new state law would allow the Planning Commission to delegate up to twenty five (25) to the planning staff. That would have to be the subject of a policy discussion at another time.

Chairman McCoy asked if anyone had any further questions. Hearing none, Commissioner Baldree made a motion to approve Item 36 per Staff's recommendation, and Commissioner Crohan seconded the motion. The motion passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 6:43 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON AUGUST 11, 2022.**

