

**AGENDA**  
**WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**  
**Williamson County Administrative Complex**  
**June 8, 2023 at 5:30 p.m.**

**MINUTES:**

1. Approval of the May 11, 2023 Minutes

**CONSENT AGENDA:**

2. Consent Agenda

**BONDS:**

3. Arrington Ridge, Section 2 – Performance Bond for Landscaping located off Cox Road.
4. Daventry, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Tulloss Road.
5. Daventry, Section 4 – Performance Bond for Landscaping located off Tulloss Road.
6. Daventry, Section 5 – Performance Bond for Landscaping located off Tulloss Road.
7. Daventry WW Area – Maintenance Bond for Wastewater Treatment & Disposal System located off Cox Road.
8. Enclave at Dove Lake, Section 2 – Maintenance Bond for Landscaping located off Nolensville Road.
9. Falls Grove, Section 6 – Maintenance Bond for Wastewater Collection System located off Eudailey-Covington Road.
10. Gathering at 840 Church – Performance Bond for Landscaping located off Arno Road.
11. High Park Hill, Section 1 – Performance Bond for Landscaping located off Murfreesboro Road.
12. High Park Hill, Section 1 – Performance Bond for Wastewater Collection System On-site located off Murfreesboro Road.

13. High Park Hill, Section 1 – Performance Bond for Off-Site Wastewater Collection System Off-site located off Murfreesboro Road.
14. High Park Hill, Section 1 – Maintenance Bond for Water (Milcrofton) located off Murfreesboro Road.
15. King’s Chapel, Section 13 – Performance Bond for Roads, Drainage and Erosion Control located off Murfreesboro Road.
16. McDaniel Estates, Section 3– Performance Bond for Roads, Drainage and Erosion Control located off McDaniel Road.
17. McDaniel Estates, Section 4 – Maintenance Bond for Water (Milcrofton) located off McDaniel Road.
18. McDaniel Estates, Section 4 – Performance Bond for Roads, Drainage and Erosion Control located off McDaniel Road.
19. Meeks/Lunn WW Area (Bonterra) – Performance Bond for Wastewater Treatment and Disposal System located off Meeks Road.
20. Meeks/Lunn WW Area (Bonterra) – Performance Bond for Landscaping located off Meeks Road.
21. Pine Creek – Maintenance Bond for Water (Milcrofton) located off Cox Road.
22. Pine Creek – Maintenance Bond for Wastewater Collection System located off Cox Road.
23. Pine Creek – Performance Bond for Roads, Drainage and Erosion Control located off Cox Road.
24. St. Marlo, Section 1- Performance Bond for Landscaping located off Long Lane.
25. St. Marlo, Section 1- Performance Bond for Roads, Drainage and Erosion Control located off Long Lane.
26. St. Marlo, Section 1- Performance Bond for Wastewater Collection System located off Long Lane.
27. Southall WW Area – Maintenance Bond for Landscaping located off Carter Creek Pike.

28. Southern Preserve, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Lewisburg Pike.
29. Southern Preserve, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Lewisburg Pike.
30. The Grove, Section 9 – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road.
31. Vineyard Valley, Section 1 – Maintenance Bond for Wastewater Collection System located off Eudailey Covington Road.
32. Vineyard Valley, Section 3 - Performance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road.
33. Vineyard Valley, Section 3 - Performance Bond for Wastewater Collection System located off Eudailey Covington Road.
34. Weatherford Estates – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road.

**OLD BUSINESS:**

35. Concept Plan Review for Hyde Park Estates Subdivision, containing 16 lots on 108.29 acres, located off Hyde Road, in the 2<sup>nd</sup> Voting District (1-2023-206).

**PUBLIC HEARINGS:**

36. Concept Plan Review (Revised) for Troubadour Golf & Field Club, containing 376 lots on 860.19 acres, located off Cox Road, in the 5<sup>th</sup> Voting District (1-2023-209).
37. Amendment to Articles 10 and 11 of the Zoning Ordinance regarding Zoning District standards for Private Landfills (6-2023-605).
38. Amendment to Section 11.04 of the Zoning Ordinance regarding setback standards for swimming pools (6-2023-606).

**PRELIMINARY PLATS:**

39. Preliminary Plat Review for Snowbird Manor, Large Lot Easement Subdivision, containing 5 lots on 38.25 acres, located on Snowbird Hollow Road, in the 11<sup>th</sup> Voting District (1-2023-309).

**FINAL PLATS:**

40. Final Plat Review for Pine Creek, Section 2, containing 50 lots on 37.57 acres, located on Cox Road, in the 5<sup>th</sup> Voting District (1-2023-409).
41. Final Plat Review for Shady Tree Acres (Formerly Firefly Farms), Large Lot Easement Subdivision, containing 5 lots on 39.54 acres, located on Duplex Road, in the 2<sup>nd</sup> Voting District (1-2023-410).
42. Final Plat Review for Troubadour Golf & Field Club, Section 8, containing 9 lots on 16.96 acres, located off Cox Road, in the 5<sup>th</sup> Voting District (1-2023-411).
43. Final Plat Review for Troubadour Golf & Field Club, Section 9, containing 21 lots on 33.13 acres, located off Cox Road, in the 5<sup>th</sup> Voting District (1-2023-412).
44. Final Plat Review for Troubadour Golf & Field Club, Section 10, containing 12 lots on 25.02 acres, located off Cox Road, in the 5<sup>th</sup> Voting District (1-2023-413).
45. Final Plat Review for Troubadour Golf & Field Club, Section 11A, containing 8 lots on 13.24 acres, located off Cox Road, in the 5<sup>th</sup> Voting District (1-2023-414).
46. Final Plat Review for Troubadour Golf & Field Club, Section 15, containing 5 lots on 20.65 acres, located off Cox Road, in the 5<sup>th</sup> Voting District (1-2023-415).

**OTHER BUSINESS:**

47. Discussion of Public Comment - Bylaws Amendment