

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF SEPTEMBER 11, 2008**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Pete Mosley  
Tom Murdic  
Paul Pratt, Jr.  
Brian Sanders  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Mike Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to County Engineer  
Robbie Hayes, Planner  
Aaron Holmes, Planner  
Kristi Earwood, Attorney  
Sheila Myers, Planning Assistant  
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, September 11, 2008, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Medaugh were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 23 has been withdrawn.
2. Thursday, September 18, 2008 @ 7:00 p.m. a joint meeting will be held between the Planning Commission, County Commission and the Board of Zoning Appeals to discuss the Zoning Ordinance Update. Dinner will be served at 6:30 p.m.
3. A tentative meeting schedule has been set for the special area study for the College Grove Village. Staff will inform the Planning Commission when the date for the public meeting is set.
4. Robert "Doc" Medaugh has resigned from the Planning Commission to become effective November 1, 2009. He has been a valued member of the Planning Commission for 30 + years and will be greatly missed.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the August 14, 2008 meeting.

A motion was made by Commissioner Sanders to approve, and seconded by Commissioner Cain. The motion passed by unanimous vote.

**CONSENT AGENDA:**

**BONDS:**

1. **Berry's Chapel Church of Christ Addition** – Performance Bond for Landscaping - \$14,900.  
**Recommendation:** Convert to Maintenance in the amount of \$4,500 for a period of seven (7) months.
2. **Durham Manor** – Maintenance Bond for Water (HB &TS) - \$44,550.  
**Recommendation:** Release the bond.
3. **King's Chapel, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000.  
**Recommendation:** Release the bond.

4. **King's Chapel, Section 1** – Maintenance Bond for Wastewater Collection System - \$48,108.  
**Recommendation:** Release the bond.
5. **King's Chapel, Section 2B** – Maintenance Bond for Wastewater Collection System - \$21,775.  
**Recommendation:** Convert to Maintenance in the amount of \$6,533 for a period of two (2) years.
6. **King's Chapel, Section 2C** – Performance Bond for Roads, Drainage and Erosion Control - \$145,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
7. **Locust Ridge Church** – Performance Bond for Landscaping - \$46,200.  
**Recommendation:** Extend in the current amount for a period of seven (7) months.
8. **River Landing, Section 11** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.  
**Recommendation:** Release the bond.
9. **Silver Stream Farms, Section 1B** – Performance Bond for Landscaping - \$67,000.  
**Recommendation:** Extend in the current amount for a period of seven (7) months.
10. **Silver Stream Farms, Section 2** – Performance Bond for Landscaping - \$25,400.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
11. **Silver Stream Farms, Section 2** – Performance Bond for Water (N/CG) - \$55,000.  
**Recommendation:** Release the bond.
12. **Silver Stream Farms, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$292,000.  
**Recommendation:** Reduce to an amount of \$150,000 for a period of six (6) months.
13. **Silver Stream Farms, Section 2** – Performance Bond for Sewer (Metro) - \$26,000.  
**Recommendation:** Convert to Maintenance in the amount of \$7,000 for a period of six (6) months or until Metro Water Service recommends release following confirmation of final paving/manhole castings adjustments and acceptance of the Deeds of Conveyance.
14. **Stockett Creek, Section 1** – Performance Bond for Landscaping - \$82,000.  
**Recommendation:** Extend in the current amount for a period of sixty (60) days.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

**PUBLIC HEARINGS:**

**ITEM 15**

**SITE PLAN & CONDITIONAL USE REVIEW FOR THE CENTER FOR LIVING & LEARNING, (INSTITUTIONAL RESIDENTIAL), ON 20 ACRES LOCATED AT 1979 OLD HILLSBORO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff report) recommending approval of the request, pending the execution of an Affidavit of Compliance certifying continued adherence to the limits depicted on the approved site plan.

Chairman Lackey opened the Public Hearing.

Betsy Hester, Commissioner 2<sup>nd</sup> District, 112 Valley Ridge Road, stated she has had several constituents express their concern about this proposed project because of past problems and asked the commission to take into consideration the neighbor's concerns about this proposal.

Jim Johnson, 2001 Old Hillsboro Road, stated he has lived next door to this facility for eighteen (18) years and has had no problems. He has no objections to this proposal.

Larry Dale, 1933 Old Hillsboro Road, stated it has been years since there have been any problems with this facility. There have been several instances where patients have been on his property and times where the police have been called to look for patients who have wandered away. His main point is if more patients are going to be allowed, then more staff should be required.

Paul Perry, 1929 Old Hillsboro Road, stated he commends the employees and caregivers at this facility but he is leery of adding more patients without adding more staff, and there should be someone there to supervise them twenty-four (24) hours a day.

Gilbert Lovell, 100 Metro Place, stated the Center has done amazing work with people over the years and it is a credit to the Center that it has been years since an incident has occurred. He asked the Commission approve to this request.

Fran Lackey-Clippard, Director for the Center for Living and Learning, stated her family purchased this property and started the center when her brother was diagnosed, at the age of nineteen (19), with a mental disability. This facility has been in operation for twenty-two (22) years and is a structured program. The main goal is to help people that have a mental disability to be able to eventually live on their own and be self sufficient. The complaints that have been brought up happened in the first ten (10) years of operation. She submitted a letter from Dr. Danny Haber, DVM, 1996 Old Hillsboro Road, stating he was in favor of this proposal. There is staff on hand twenty-four (24) hours a day. The new house that is being proposed is for six (6) patients who are ready for independence but would like to still live on the property.

Susan Hatfield, 12205 Champion Circle, a former patient of this facility stated this facility has given her life back to her. She became a patient in November, 2003 and the center provided much needed structure. She was supported every step of the way and graduated from the facility in July, 2006. The addition to the center is needed as a stepping stone for individuals who are ready for independence.

Bill Darby, 147 Cornerstone Circle, stated his daughter was a resident of the Center eight years ago and graduated four (4) years ago. She continues to work at the center and would be a candidate for this new facility where she could

live independently but still be monitored. He asked the Commission to approve this proposal.

Patty Dale, 1933 Old Hillsboro Road, stated the Center does wonderful work, but her concern is that if you add more patients without adding more staff this could potentially cause problems.

Graham Goodlow, 7109 Grammar Drive, Residential Manager for the Center, indicated that he would be the case manager for the patients in this facility. The people who are chosen to live in this house will have to have a proven track record of showing that they can live independently. The facility is licensed by the State and there are inspections conducted regularly.

Robin Lockwood, 5847 Bending Chestnut Road, Manager for Vocational Training, said she helps to teach job skills to the patients. She stated when she went to work at this facility she had trepidations, but that the patients are wonderful and this facility helps them to achieve their hopes and dreams. The new facility will be interim housing for six (6) patients who are capable of living on their own but still need some type of structured environment. This will help teach the patients life skills in order to live independently.

Stuart Clippard, the applicant's husband, stated in the twenty-two (22) years they have been in operations there have been twenty-nine (29) graduates from this facility who now live independently. The new facility will house six (6) people at the most.

Commissioner Pratt asked if there were any security measures in place in the event that a patient did wander off.

Mr. Clippard stated that the first ten (10) years the facility was growing and now they have more staff and procedures in place. The last incident that occurred was ten (10) years ago.

Commissioner Pratt stated he believes the biggest concern from the neighbors is if you add more patients without adding more staff, problems will arise.

Patricia Clemmons, Parker Branch Road asked, if this use would make the area commercial.

Chairman Lackey stated it would not.

There being no others wishing to speak, Chairman Lackey closed the Public Hearing.

Ms. Lackey-Clippard stated that if there is a problem the staff which is on site twenty-four (24) hours a day, would call her or the police, and she feels they are prepared for any emergency.

Commissioner Pratt asked if the patients going into the new facility would be graduates from the primary facility.

Ms. Lackey-Clippard stated that was correct.

Commissioner Crohan asked how applicants are screened.

Ms. Lackey-Clippard stated that Dr. William Petry is their medical director and all patients are screened prior to being accepted. Dr. Petry reviews their medical records and an interview is conducted with the applicant and their family. She also stated they are very particular in their prospective patients, because they want someone who will be compatible with the household and will eventually be able to live on their own.

Commissioner Crohan asked how many people will be in the new home.

Ms. Lackey-Clippard stated there will be six (6) in the new building and eight (8) in the existing building.

Commissioner Walton inquired as to the exact number of patients that would be living at the facility.

Ms. Lackey-Clippard stated a total of fourteen (14).

Commissioner Givens asked if new applicants would be moving into the existing home as others graduate into the new home.

Ms. Lackey-Clippard stated "yes", although some patients, such as her brother, will never graduate into the new home.

Chairman Lackey asked for any comments.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous vote.

#### **ITEM 16**

#### **REVISIONS TO WILLIAMSON COUNTY SUBDIVISION REGULATIONS, APPENDIX D**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this amendment.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Mosley seconded the motion, which passed by unanimous vote.

#### **NON-RESIDENTIAL SITE PLANS:**

#### **ITEM 17**

#### **SITE PLAN REVIEW FOR GENTRY'S FARM, (RURAL RETREAT, EXTENSIVE), ON 382 ACRES LOCATED AT 1970 NEW HWY 96 W IN THE 9<sup>TH</sup> VOTING DISTRICT**

Mr. Hayes reviewed the background (see Staff report) recommending approval of this request, pending approval for the septic facilities by the Williamson County Department of Sewage Disposal Management. Mr. Hayes noted that the Department of Sewage Disposal Management has approved this request.

Chairman Lackey asked for any comments.

Commissioner Walton asked if there would be portable restrooms on site.

Mr. Hayes stated there would be.

There being no other comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

**ITEM 18**

**SITE PLAN REVIEW FOR TRIUNE BAPTIST CHURCH, (ADDITION), ON 19.71 ACRES LOCATED AT 8094 HORTON HWY IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request subject to the following stipulations:

1. Execution of an Affidavit of Compliance by a licensed engineer certifying that construction has occurred per the approved plan; and
2. Posting of a landscaping bond in the amount of \$2,500.

Chairman Lackey asked for any comments.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous vote.

**SITE PLANS:**

**ITEM 19**

**SITE PLAN REVIEW FOR KING'S CHAPEL, (REVISED), CONTAINING 453 LOTS ON 678.74 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2008-202)**

Mr. Matteson reviewed the background (see revised Staff report) recommending approval of this request.

The following items must be addressed with future submittals.

The Preliminary Plat submittal must address the following:

1. Submission of road (on-and off-site), drainage and erosion control plans, including hydraulic, hydrologic, and stormwater quality evaluations, for review/approval by the County Engineer. Such would include off-site improvements required in association with individual phases of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 19-3). Off-site roadway improvements must be approved by TDOT prior to Preliminary Plat approval;
2. Submission of water plans for review and approval by Milcrofton Utility District;
3. Submission of construction plans for all required sewer treatment and disposal facilities to TDEC, the County's consultant, and staff;
4. Approval by TDEC, and the County's Stormwater Appeals Board as applicable, of any changes to ponds that are considered waters of the State;
5. Submission of a letter from Atmos Energy indicating its consent to allow the Mullens Road emergency access drive to be located within its easement; and
6. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat submittal must address the following:

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 (See Attachment 19-3), including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Payment of traffic mitigation funds as outlined in the September 10 letter from the County's traffic engineering consultant (See Revised Attachment 19-3);
3. Prior Final Plat submittal, construction of the required wastewater treatment and disposal system must be completed and approved by TDEC, an operating permit must be issued by TDEC, and certification of construction by the design engineer in accordance with approved plans must be submitted;
4. Prior to Final Plat submittal, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded at the same time as the recording of the final plat;
5. Establishment of a performance bond for road, drainage and erosion control.
6. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
7. Establishment of appropriate performance bonds for the sewer treatment, disposal, and collection systems;
8. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
10. 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.

Chairman Lackey asked for any comments.

Steve Clifton, with Clifton & King, representing the applicant, was in attendance for any questions.

Chairman Lackey asked whether any reduced mitigation fees that would result from work the applicant has performed would the fees be based on the engineer's estimate or on the Tennessee Department of Transportation's (TDOT) estimate.

Mr. Matteson stated that the applicant was asking for credit on some expenses they have incurred for improvements they have made or are making which would be of benefit to TDOT when the widening of Highway 96 occurs. Staff's consultant stated that he wants TDOT to assign a value based upon how the improvements will contribute to this project.

Mr. Clifton stated the applicant was in agreement with this.

Commissioner Fisher asked for clarification about the difference in the number of dwelling units allowed using traffic shed analysis procedures versus traffic study procedures.

Mr. Matteson stated because of the existing level of service for Highway 96, the traffic shed analysis limits the number of dwelling units at this time to one (1) unit per five (5) acres. However the density can go back up with improvements that are funded by the applicant and/or through payment of traffic mitigation funds. Because of the size of this development a traffic impact study was required and the only way they can get additional lots beyond what is otherwise permitted is by the improvements made by the applicant and by the traffic mitigation funds.

Commission Crohan expressed concern about traffic problems that will occur further down the road from where the applicant's improvements will be made.

Mr. Matteson stated this was the purpose of the traffic mitigation strategy in which Staff has been working with the applicant. Those funds can be used to contribute to the State project. The applicant will have to submit a certain amount of funds with each final plat (\$1,915 per lot) and these funds will be set aside to help fund the eventual widening project.

Commissioner Crohan asked if they could go ahead and increase their yield prior to completion of the State widening project.

Mr. Matteson stated that if the mitigation funds are paid, then the applicant can increase their yield.

There being no other comments, Commissioner Cain made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed eight (8) to two (2) with Commissioners Crohan and Fisher voting "No".

## **ITEM 20**

### **SITE PLAN REVIEW FOR MYSTIC RIDGE (A.K.A. STILLWATER), (REVISED), CONTAINING 482 LOTS ON 736.58 ACRES LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2008-201)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of the revised Site Plan. The following items must be addressed with future submittals:

The Preliminary Plat submittal must address the following:

1. Submission of road (on-and off-site), drainage and erosion control plans, including hydraulic, hydrologic, and stormwater quality evaluations, for review/approval by the County Engineer. Such would include off-site improvements required in association with individual phases of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 20-3). Off-site roadway improvements must be approved by the Highway Commission and/or TDOT as applicable;
2. Submission of water plans for review and approval by Milcrofton Utility District;
3. Submission of construction plans for all required sewer treatment and disposal facilities to TDEC, the County's consultant, and staff; and
4. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat submittal must address the following:

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 (See Attachment 20-3), including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Prior to the first final plat submittal, construction of the wastewater treatment and disposal system must be completed and approved by TDEC, an operating permit must be issued by TDEC, and certification of construction in accordance with approved plans by the system design engineer must be submitted;
3. Prior to the first final plat submittal, the golf course must be completed in accordance with approved plans or a performance bond for these improvements must be established;
4. Prior to consideration of the first final plat, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded at the same time as the recording of the final plat;
5. Establishment of a performance bond for road, 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 sewer treatment, disposal, and collection systems;
8. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
10. Dedication of right-of-way 30-feet off centerline of Patton Road and 42-feet off centerline of Horton Highway; and
11. 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.

Chairman Lackey asked for any comments.

Chairman Lackey requested that a study to determine the frequency and extent of flooding on Patton Road be prepared and submitted prior to submittal of the first Preliminary Plat that impacts Patton Road.

Matt Bryant, Atwell-Hicks, representing the applicant indicated that they would comply with this request.

Commissioner Pratt expressed concern about the stipulation under Final Plat that refers to "the golf course being completed or a performance bond for these improvements being established". He stated he would prefer it state "and" instead of "or".

Mr. Matteson stated that if applicant submitted a final plat with only nine (9) holes completed, staff would require a bond for the completion of the remainder of the golf course.

Commissioner Mosley pointed out that the sewer system is no longer within the PGA 5. He inquired as to whether or not non-traditional systems are required to be in a Planned Growth Area.

Chairman Lackey stated the applicant is obligated to ask the Water Authority if what they are proposing would be able to be utilized on a regional scale. In this instance the Water Authority said in the present location of this system it would not. It is up to the Water Authority to decide which systems can be utilized as regional systems.

There being no other comments, Commissioner Givens made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed nine (9) to one (1) with Commissioner Mosley voting "No".

**PRELIMINARY PLATS:**

**ITEM 21**

**PRELIMINARY PLAT REVIEW FOR MYSTIC RIDGE (A.K.A. STILLWATER), CONTAINING 203 LOTS ON 570.49 ACRES LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2008-304)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this request. The following items 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, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;
2. Prior to the first final plat submittal, construction of the wastewater treatment and disposal system must be completed and approved by TDEC, an operating permit must be issued by TDEC, and certification of construction in accordance with approved plans by the system design engineer must be submitted;
3. Prior to the first final plat submittal, the golf course must be completed in accordance with approved plans or a performance bond for these improvements must be established;
4. Prior to consideration of the first final plat, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded at the same time as 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 sewer treatment, disposal, and collection systems;
8. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;

9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
10. Dedication of right-of-way 30-feet off centerline of Patton Road and 42-feet off centerline of Horton Highway; and
11. 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

Chairman Lackey asked for any comments.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

**FINAL PLATS:**

**ITEM 22**

**FINAL PLAT REVIEW FOR VIRGINIA BEAN PROPERTY, OFF-SITE SEPTIC EASEMENT, CONTAINING 2 LOTS ON 14.90 ACRES LOCATED OFF SMITHSON ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed by unanimous vote.

**ITEM 23**

**FINAL PLAT REVIEW FOR TEMPLE HILLS COUNTRY CLUB, SECTION 16, PHASE B, CONTAINING 25 LOTS ON 19.49 ACRES LOCATED OFF TEMPLE ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT**

This item was withdrawn.

**OTHER BUSINESS:**

**ITEM 24**

**SUBDIVISION NAME CHANGE FOR GUFFEE FARMS TO "INNS OF THE COVE", LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this request, with the name change to become effective upon the recording of a revised Final Plat that reflects the new subdivision name.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

**ITEM 25**

**APPROVAL OF THE PLANNING COMMISSION MEETING SCHEDULE FOR 2009**

Mr. Horne reviewed the schedule for 2009 recommending approval of this request. The only major change is the date for the January, 2009 meeting which will be held the 3<sup>rd</sup> Thursday, January 15, 2009, in the month due to the holidays and the submittal day for the December, 2009 meeting is moved up one (1) day to Tuesday, November 17, 2009.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 8:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON OCTOBER 9, 2008.**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY