

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 13, 2009**

MEMBERS PRESENT

Robin Baldree
John Cain
Don Crohan
Steve Lane
Pete Mosley
Tom Murdic
Brian Sanders
Jack Walton

STAFF PRESENT

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

The Williamson County Regional Planning Commission met in regular session Thursday, August 13, 2009, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher, Givens, Lackey and Pratt were unable to attend.

Vice Chairman Crohan called the meeting to order.

Mr. Horne made the following announcements:

1. Item 33 has been withdrawn.
2. Staff will be reviewing the corrections to Module 2 of the Zoning Ordinance Update next week. A meeting to discuss this with the Steering Committee and also a public outreach meeting will be held with the date to be announced.

CONSIDERATION OF MINUTES:

Vice Chairman Crohan asked for a motion to consider the minutes of the July 9, 2009 Planning Commission meeting.

A motion was made by Commissioner Murdic to approve as submitted and was seconded by Commissioner Sanders. The motion passed by unanimous vote.

OLD BUSINESS:

ITEM 1

BELLE VISTA, SECTION ONE, FINAL PLAT LOCATED OFF TOM ROBINSON ROAD.

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

Commissioner Walton stated he was concerned about Azalea Way, a road in Belle Vista, which currently the roads do not connect and this is a concern if there is an emergency call. He asked if the name could be changed to East Azalea Way or West Azalea Way.

Mr. Horne stated he would look at this with Emergency Management.

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

CONSENT AGENDA:

BONDS:

2. **2nd Addition at Legends Ridge** – Maintenance Bond for Sewer (Lynnwood Utility) - \$10,000.
Recommendation: Release the bond.
3. **Addition to Breinz Valley, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **Belle Vista, Section 1** – Performance Bond for Wastewater Collection System - \$286,000.
Recommendation: Convert to Maintenance in the amount of \$54,427 for a period of one (1) year and that a separate bond for the Collection System in Section 3 be established in conjunction with Final Plat approval of that section.
5. **Breinz Valley, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
6. **Breinz Valley, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Chardonnay, Section 1** – Performance Bond for Wastewater Collection System - \$5,500.
Recommendation: Convert to Maintenance in the amount of \$2,500 for a period of one (1) year:
8. **Chardonnay, Section 1** – Performance Bond for Wastewater Treatment & Disposal System - \$43,500.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Chardonnay, Section 1** – Performance Bond for Off-Site Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Extend in the current amount for a period of six (6) months.
10. **Chardonnay, Section 1** – Performance Bond for On-Site Roads, Drainage and Erosion Control - \$80,000.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **Chardonnay, Section 1** – Performance Bond for Landscaping - \$80,900.
Recommendation: Extend in the current amount for a period of nine (9) months.
12. **Chardonnay, Section 1** – Performance Bond for On-Site Water (Milcrofton) - \$140,000.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **Chardonnay, Section 1** – Performance Bond for Off-Site Water (Milcrofton) - \$160,000.
Recommendation: Extend in the current amount for a period of one (1) year.

14. **Durham Manor** – Maintenance Bond for Roads, Drainage and Erosion Control -\$210,000.
Recommendation: Extend in the current amount for a period of six (6) months and the developer be allowed to place the asphalt surface mix.
15. **Grove Park, Addition 1** – Performance Bond for Roads, Drainage and Erosion Control -\$193,000.
Recommendation: Extend in the current amount for a period of six (6) months.
16. **King's Chapel, Section 2A** – Maintenance Bond for Wastewater Collection System - \$11,500.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **Saddle Springs, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months.
18. **Saddle Springs, Phase 2A, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$54,000.
Recommendation: Extend in the current amount for a period of six (6) months.
19. **Saddle Springs, Phase 2A, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend in the current amount for a period of six (6) months.
20. **Saddle Springs, Phase 2A, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$31,000.
Recommendation: Extend in the current amount for a period of six (6) months.
21. **Saddle Springs, Phase 2A, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$140,000.
Recommendation: Convert to Maintenance in the amount of \$100,000 for a period of one (1) year:
22. **Saddle Springs, Phase 2A, Section 7** – Performance Bond for Landscaping - \$72,250.
Recommendation: Convert to Maintenance in the amount of \$21,700 and extend for a period of nine (9) months.

FINAL PLATS:

32. **Final Plat Review for Addition to Brienz Valley, Section 2, containing 13 lots on 20.55 acres located off Lewisburg Pike in the 3rd Voting District (1-2009-403).**

This plat is in order. Staff recommends approval with the following stipulations:

1. The required right turn lane into the development must be constructed prior to the issuance of the fifth (5th) building permit for this Section;
2. The applicant shall submit evidence that the turn lane improvements have been bonded with TDOT prior to the recording of this plat;

3. Establishment of a performance bond for roads, drainage, and erosion control in the amount of \$82,000;
4. Establishment of a performance bond for landscaping in the amount of \$4,800;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements prior to recordation;
6. Final approval of septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
7. The applicant shall revise the critical slopes note on the Final Plat to show that the lots with critical slopes are Lots 204, 210, and 212, and the note shall be placed upon both sheets of the Final Plat; and
8. Submission of 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 plat.

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

PUBLIC HEARINGS:

ITEM 23

SITE PLAN AND CONDITIONAL USE REVIEW FOR PROLAWNS LANDSCAPING (RESIDENTIAL BUSINESS), ON 5.05 ACRES LOCATED AT 3686 NORTH CHAPEL ROAD IN THE 4TH VOTING DISTRICT (5-2009-029).

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance, the approved Site Plan (Attachment 23-1), the use of only 2,268 square feet of the storage building as illustrated on Attachment 23-5, and that the property is subject to periodic inspections to ensure compliance with the terms of approval; and
2. There shall be no hauling or disposal of any form of debris from job sites onto the property in question.

Vice Chairman Crohan opened the public hearing.

There being no comments Vice Chairman Crohan closed the public hearing.

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 24

SITE PLAN AND CONDITIONAL USE REVIEW FOR WE CARE LAWNCARE AND LANDSCAPING (RESIDENTIAL BUSINESS), ON 20.97 ACRES LOCATED AT 4266 NORTH CHAPEL ROAD IN THE 4TH VOTING DISTRICT (5-2009-030).

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance, the approved site plan (Attachment 24-1), utilization of no more than 1,350 square feet of the barn as illustrated on Attachment 24-5, and that the property is subject to periodic inspections to ensure compliance with the terms of approval;
2. There shall be no hauling or disposal of any form of debris from job sites onto the property in question; and
3. Obtaining building permits for all unpermitted structures.

Mr. Holmes stated that Staff visited this site today and found a pile of debris; and therefore, Staff would suggest adding an additional condition of approval stating that all existing debris shall be removed from the property within ten (10) days of this approval. He also noted additional correspondence regarding this item is provided to the Commission.

Vice Chairman Crohan opened the public hearing.

There being no comments Vice Chairman Crohan closed the public hearing.

Vice Chairman Crohan asked for any comments.

Commissioner Murdic stated he was concerned about the number of structures a business could use. He stated the Ordinance limits the square footage but not the number of buildings and he believes this is something that needs to be addressed in the new Ordinance.

Commissioner Walton noted that the site plan states there will be a sign and the letter of intent states there will not be a sign. Which is correct?

Mr. Horne stated if the applicant decided on a sign, it would be necessary for him to obtain a sign permit.

Commissioner Walton then inquired about what the recourse will be if the applicant continues to dump debris at this site.

Mr. Matteson stated this is the reason for the additional condition that all debris will have to be removed within ten (10) days of this approval. Staff will do a follow up visit to make sure the debris is removed and if not, the applicant will be in violation of his approval.

Noe Torres, 4266 North Chapel Road, the applicant, stated he is trying to get his violation cleared up so he can continue with his work. He stated the debris staff saw may be wood chips that the "Electric Company" dumps on his property that he uses to make topsoil.

Vice Chairman Crohan asked the applicant if he understood that the debris must be removed within ten (10) days and that if he wants to place a sign on the property he must first get a permit.

Mr. Torres stated that he understood.

Commissioner Baldree asked if the vehicles used for this business were visible.

Mr. Holmes stated according to the applicant's letter of intent, all of the equipment will be stored inside the barn when on site.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation (including the new recommendation that all debris be removed within ten (10) days) and the addition that the Residential Business shall be limited to use of one (1) accessory structure and the residence and that a sign permit be obtained for any proposed sign.

Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 25

SITE PLAN AND CONDITIONAL USE REVIEW FOR ARNO STORAGE (LIGHT INDUSTRIAL), ON 3.41 ACRES LOCATED AT 6410 ARNO ROAD IN THE 3RD VOTING DISTRICT (5-2009-024).

Vice Chairman Crohan stated the Public Hearing for this item was held on July 9, 2009.

Mr. Matteson reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Execution of an Affidavit of Compliance to ensure continued adherence to, Division 4520 (Z) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent (Attachment 20-2), and the approved Site Plan (Attachment 20-1);
2. The applicant shall post signage indicating that the washing of stored vehicles or other machinery and equipment is prohibited;
3. Building foundations must be specified and inspected by a geotechnical engineer, with documentation provided to the Building Codes Department;
4. Posting of a Landscaping Bond in the amount of \$35,454; and
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Mr. Matteson stated that a number of correspondences have been placed before the Commission including a letter from the applicant's attorney, a letter from Ms. Earwood, the County Attorney for Planning and Environmental, a few letters from residents in the area, and a letter from E. Roberts Alley and Associates.

Vice Chairman Crohan asked for any comments.

Gerald Bucy, representing the applicant, was in attendance for any questions.

Vice Chairman Crohan stated it is his understanding the portable toilet is adequate according to Counsel and the sight distance for the driveway meets or exceeds the standards at the new location on McDaniel Road per the Highway Department.

Commissioner Walton stated he was confused because a letter was submitted from a traffic engineer stating it does not meet the requirements, in addition to a letter from the County Attorney which stated that it does meet the requirements.

Ms. Earwood clarified that the letter from Buerger, Moseley and Carson relates to the sight distance related to the site's driveway entrance, and the letter from Roberts, Alley and Associates relates to the sight distance related to the intersection at McDaniel and Arno Road.

Mr. Matteson stated from Staff's standpoint, when a project is reviewed, it is evaluated based upon whether it meets or does not meet the specific requirements of the Ordinance. In the particular case, the Ordinance indicates that because this proposed use is expected to generate such a small amount of traffic, the trigger for off-site improvements is not reached. Staff does look at access issues, and as Ms. Earwood stated, this proposal meets or exceeds the sight distance requirements.

Commissioner Murdic stated Staff has done a great job in getting the information the Commission requested for and it is time to make a decision on this request.

Commissioner Cain stated the problem is not with the proposed site, the problem is with the intersection, and this proposal for the driveway access meets the requirements.

Vice Chairman Crohan stated he agreed. If there is a problem with the intersection it needs to be handled but not with this proposal.

Commissioner Baldree stated she drove to this site today and there is a sign posted that states this is a dangerous intersection at McDaniel and Arno Road and this still concerns her.

Vice Chairman Crohan stated it would be up to the Highway Commission to look at the intersection. He then asked the applicant how many vehicles would be stored at this location.

Mr. Bucy stated approximately one for every ten (10) to fifteen (15) feet in the area dedicated to vehicle storage.

Vice Chairman Crohan asked if the existing building was going to be used for personal storage and wanted to confirm that no washing of any kind would be done at this location.

Mr. Bucy stated the existing building would be used for the applicant's personal storage and that no washing of vehicles would be allowed. He also stated the owner was going to regulate the hours to limit the time people can utilize the facility.

Vice Chairman Crohan asked what the operating hours would be.

Mr. Jerry Argo, the applicant, stated the operating hours will be from daylight to dark. There will be no electricity or water to the buildings and the only light will be what is required by the County.

Vice Chairman Crohan stated he would like to see a reasonable time frame for operation of the business.

Commissioner Lane asked if the on-site vehicle parking was surface parking or if it is inside a building? He believes all on-site parking should be located inside a building. He also stated he did not understand why, since this is a conditional use, conditions could not be added such as the off-site roadway improvement which would benefit the community. He also agreed that setting times of operation was a good idea.

Vice Chairman Crohan asked for Ms. Earwood's opinion about the intersection.

Ms. Earwood stated the intersection to be considered in a development. The low number of trips generated by this proposal is what gives her pause in including any conditions related to the intersection. She stated Commissioner Lane is correct that additional conditions can be attached, so long as those conditions are tied to the effects that would result from the use. She stated it is the tying together of the cause and effect, that she, as the Planning Commission's counsel, is looking for when an action is taken or a condition is added to a conditional use.

Mr. Bucy stated this type of development does allow for exterior storage. He stated this was discussed in the meeting with Staff. He also stated things such as boats and RVs will be stored at this facility, not junk cars. The Ordinance requires an opaque fence to be placed around the facility; and therefore, these vehicles will not be visible from the road.

Commissioner Sanders made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion.

Commissioner Lane moved to amend the motion to include that there shall be no vehicles or debris visible on site; everything must be maintained in the buildings.

Commissioner Walton seconded the amendment which passed six (6) to two (2) with Commissioners Cain and Murdic voting "No".

The vote on the original motion as amended, made by Commissioner Sanders to accept Staff's recommendation and seconded by Commissioner Murdic was then voted on and passed six (6) to two (2) with Commissioners Baldree and Cain voting "No".

ITEM 26

REVISED CONCEPT PLAN AND CONDITIONAL USE REVIEW FOR SADDLE SPRINGS ESTATES (MIXED USE), CONTAINING 44 LOTS AND AN EQUESTRIAN CENTER ON 327.86 ACRES LOCATED OFF BETHESDA ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2009-100).

Vice Chairman Crohan stated the Public Hearing for this item was held on July 9, 2009.

Mr. Matteson reviewed the background (see Staff report) recommending approval with the condition that a building permit will not be issued until one (1) of the three (3) existing interior dwellings is converted to non-residential space or unless the work results in the consolidation of two (2) of the existing dwellings into a single dwelling.

Vice Chairman Crohan asked for any comments.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 27

SITE PLAN REVIEW FOR FRANKLIN CHRISTIAN ACADEMY (BETHLEHEM UNITED METHODIST CHURCH), ON 6.70 ACRES LOCATED AT 2419 BETHLEHEM LOOP ROAD IN THE 9TH VOTING DISTRICT (5-2009-032).

Mr. Hayes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. The approval shall be valid for the 2009-2010 school year only. Should the applicant wish to operate at this location beyond the 2009-2010 school year, re-approval by this body will be necessary and sewer availability must be demonstrated;
2. Approval by the State Fire Marshall's office must be received by meeting date; and
3. Execution of an Affidavit of Compliance limiting the school to ninety (90) students in grades 5–12 for the 2009-2010 school year, and that the traffic study recommendations outlined in Attachment 27-4 be implemented within 30 days following the approval of changes (reduction) by the Williamson County Board of Commissioners to the regulatory speed limit.

Vice Chairman Crohan asked for any comments.

Commissioner Murdic asked why sewer service would only be available for a year.

Mr. Horne stated that according to his conversation with Bruce Meyer of Cartwright Creek, the company is in the process of working with the Tennessee Regulatory Authority on some issues that could be resolved by the end of this year or the beginning of next year; and therefore the utility is reluctant to commit beyond a year.

Commissioner Walton asked if a signal with flashing beacons was really necessary as stated in Attachment 27-4.

Mr. Matteson stated the applicant hired a traffic consultant to evaluate the impact of the school and the beacon was one of the recommendations from their consultant, and therefore, Staff has included these improvements as part of the recommendation.

Commissioner Greg Davis, 8th District Commissioner, 4927 Sadler Way, stated he is in favor of this request, but he also wondered if a flashing light if necessary.

Mr. Horne stated these recommendations were consistent with the recommendations applied to a similar request last month.

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

ITEM 28

PRELIMINARY SITE PLAN REVIEW FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM, GRACE CHAPEL AND ACADEMY, ON 42.27 ACRES LOCATED AT 3279 SOUTHALL ROAD IN THE 2ND VOTING DISTRICT (5-2009-031).

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Preliminary Site Plan.

The following items must be addressed in conjunction with Final Site Plan submittal:

1. The applicant shall provide written proof from the Tennessee Regulatory Authority (TRA) of a valid and current Certificate of Convenience and Necessity (CCN) or a letter from the TRA indicating that a CCN is not required;

2. Construction of the wastewater treatment and disposal system shall be completed and approved by TDEC; and
3. The following items shall be filed along with the Final Site Plan submittal:
 - a. An Operating Permit issued by TDEC;
 - b. A letter from TDEC stating that the wastewater treatment and disposal system was installed and is functioning;
 - c. A sealed certification from the design engineer that the wastewater treatment and disposal system was constructed in accordance with the approved construction plans and specifications; and
 - d. A letter from the owner/utility provider stating it has accepted the wastewater treatment and disposal system and is currently operating same.

Vice Chairman Crohan asked for any comments.

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

ITEM 29

SITE PLAN REVIEW FOR LIBERTY HILLS CHURCH OF CHRIST (ADDITION), ON 3.34 ACRES LOCATED AT 7272 OLD COX PIKE IN THE 1ST VOTING DISTRICT (5-2009-033).

Mr. Hayes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Completion of an Affidavit of Compliance requiring certification by the applicant's engineer that construction has occurred per the approved plans; and
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater improvements prior to issuance of a building permit.

Vice Chairman Crohan asked if Staff had received an approval by the Water Authority of Dickson County.

Mr. Hayes stated Staff has not received a letter at this time.

Commissioner Walton asked if this will have to come back to the Commission for re-approval if approved before receiving the confirmation from the Water Authority.

Ms. Earwood stated if the Commission wishes to approve this request pending receipt of approval from the Water Authority, it would be a condition of approval and that no permits be issued until the letter is received.

There being no comments, Commissioner Lane made a motion to accept Staff's recommendation with the additional condition of approval that no permits be issued until a letter of approval is received from the Water Authority of Dickson County. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 30

SITE PLAN REVIEW FOR EQUESTRIAN CLUB AT SADDLE SPRINGS (REVISED), ON 46.69 ACRES LOCATED AT 100 SADDLE SPRINGS BOULEVARD IN THE 3RD VOTING DISTRICT (5-2009-020).

Mr. Matteson reviewed the background (see Staff report) recommending approval with the following stipulations:

1. A building permit will not be issued until one (1) of the three (3) existing interior dwellings is converted to non-residential space or unless the work results in the consolidation of two (2) of the existing dwellings into a single dwelling; and
2. Submission of a Stormwater Operation and Maintenance Plan and recording of a Stormwater Maintenance Agreement.

Vice Chairman Crohan asked for any comments.

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

PRELIMINARY PLATS:

ITEM 31

PRELIMINARY PLAT REVIEW FOR SILVER STREAM FARM, PHASE 8, CONTAINING 28 LOTS ON 10.25 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2009-300).

Mr. Sweet reviewed the background (see Staff report) recommending approval of the preliminary plat, as well as the two (2) requested roadway variances.

In conjunction with Final Plat consideration, the following items shall be addressed:

1. Establishment of a performance bond for roads, drainage, and erosion control;
2. Establishment of a performance bond for water services as specified by the Nolensville/College Grove Utility District;
3. Establishment of a performance bond for sewer services as specified by Metro Nashville Water and Sewer Services;
4. Establishment of a performance bond for landscaping improvements;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission of two 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 plat.

Vice Chairman Crohan asked for any comments.

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

FINAL PLATS:

ITEM 32

**FINAL PLAT REVIEW FOR ADDITION TO BRIENZ VALLEY, SECTION 2,
CONTAINING 13 LOTS ON 20.55 ACRES LOCATED OFF LEWISBURG PIKE
IN THE 3RD VOTING DISTRICT (1-2009-403).**

This item was on the Consent Agenda.

OTHER:

ITEM 33

**PRESENTATION BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP
CORPORATION (6-2009-003).**

This item was withdrawn.

ITEM 34

BRIEFING REGARDING COLLEGE GROVE SPECIAL AREA PLAN.

Mr. Hayes noted that a copy of the College Grove Special Area Plan has been provided. Staff requests that this body review the Plan and vote to adopt it at the September meeting.

ITEM 33

ELECTION OF OFFICERS:

Vice Chairman Crohan asked if there was a nomination for the Chairman of the Planning Commission.

Commissioner Walton nominated Commissioner Lackey. Commissioner Sanders seconded the motion, which passed by unanimous voice vote.

Vice Chairman Crohan asked if there was a nomination for the Vice Chairman for the Planning Commission.

Commissioner Mosley nominated Commissioner Crohan. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

Vice Chairman Crohan asked if there was a nomination for the Secretary of the Planning Commission.

Commissioner Murdic nominated Mr. Matteson. Commissioner Sanders seconded the motion, which passed by unanimous voice vote.

Vice Chairman Crohan asked if there was a nomination for the Secretary Pro-Tempore.

Commissioner Murdic nominated Mr. Holmes. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 8:25 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON SEPTEMBER 10, 2009**

CHAIRMAN JOHN LACKEY