

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 10, 2017**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Holli Givens
Sharon Hatcher
John Lackey
Steve Lane
Sammie McCoy
Pete Mosley

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Rachel Durham, Planner
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, August 10, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt, Richter, Sanders and Walton were unable to attend. Chairman Lackey arrived at approximately 5:35 p.m.

Vice Chairman Crohan called the meeting to order.

Vice Chairman Crohan asked if there were any announcements.

Mr. Horne announced the following:

1. Item 43 has been withdrawn; and
2. A training session will be held on September 14, 2017 immediately after the Planning Commission meeting. The Board of Zoning Appeals is also invited and dinner will be served.

Mr. Matteson announced that a meeting will be held on September 6, 2017 at 5:30 p.m. for the traffic consultant to present the updated version of the Comprehensive Traffic Strategy. This will be a more finalized version of the plan. The Planning Commission, as well as the County Commission will be in attendance. There will also be time allotted for public feedback.

CONSIDERATION OF MINUTES:

Vice Chairman Crohan asked for a motion to consider the minutes of the June 8, 2017 Planning Commission meeting.

A motion was made by Commissioner McCoy to approve the minutes as submitted, and was seconded by Commissioner Givens. The motion passed by unanimous vote.

CONSENT AGENDA:

Vice Chairman Crohan asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. Commissioner Mosley asked for Item 15, Farms at Clovercroft, Section 1, Maintenance Bond for RDE to be heard separately. Mr. Horne read the following into the record:

3. **Additions to Legends Ridge, Section 2A, Lot 924** – Maintenance Bond for Roads, Drainage and Erosion Control - \$25,000.
Recommendation: Release the Bond.
4. **Cartwright Close** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Convert to Maintenance in the amount of \$275,000 and extend for a period of one (1) year.

5. **Chardonnay, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.
Recommendation: Staff has requested certain documentation from the developer that all the elements pertaining to storm water control have been completed properly. In addition, staff requests that the bond be extended in the current amount of \$130,000 for a period of one (1) year and be placed on the Commission Agenda during that timeframe for possible release.
6. **Chardonnay, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Staff has requested certain documentation from the developer that all the elements pertaining to storm water control have been completed properly. In addition, staff requests that the bond be extended in the current amount of \$100,000 for a period of one (1) year and be placed on the Commission Agenda during that timeframe for possible release.
7. **Chardonnay, Section 6** – Maintenance Bond for Wastewater Collection System - \$19,560.
Recommendation: Release the Bond.
8. **Dunblane Subdivision** – Maintenance Bond for Sewer - \$21,000.
Recommendation: Release the Bond.
9. **Dunblane Subdivision** – Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Falls Grove, Section 3** – Performance Bond for Water - \$27,000.
Recommendation: Release the bond upon expiration date of August 12, 2017.
11. **Falls Grove, Section 3** – Performance Bond for Wastewater Collection System - \$59,800.
Recommendation: Convert to Maintenance in the amount of \$17,940 for a period of two (2) years.
12. **Falls Grove, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Convert to Maintenance in the amount of \$250,000 for a period of one (1) year.
13. **Farms at Clovercroft, Section 1** – Maintenance Bond for Water - \$6,187.50.
Recommendation: Release the bond.
14. **Farms at Clovercroft, Section 1** – Maintenance Bond for Wastewater Collection System - \$34,800.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **Farms at Clovercroft, Section 1** – Pulled from Consent.
16. **King's Chapel, Section 4A** - Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.
Recommendation: Extend in the current amount for a period of one (1) year.

17. **New Approach School of Jewelry and Arts** – Performance Bond for Landscaping - \$20,600.
Recommendation: Extend in the current amount for a period of six (6) months.
18. **Silver Stream Farm, Section 4F** – Maintenance Bond for Water - \$4,500.
Recommendation: Release the bond.
19. **Silver Stream Farm, Section 4G** – Performance Bond for Landscaping - \$65,890.
Recommendation: Convert to Maintenance in the amount of \$19,800 and extend for a period of six (6) months.
20. **Silver Stream Farm, Section 4G** – Performance Bond for Water - \$90,000.
Recommendation: Convert to Maintenance in the amount of \$13,500 and extend for a period of one (1) year.
21. **Silver Stream Farm, Section 4G** – Performance Bond for Sewer - \$121,000.
Recommendation: Defer to the September 2017 meeting.
22. **Silver Stream Farm, Section 4G** – Performance Bond for Roads, Drainage and Erosion Control - \$175,000.
Recommendation: Convert to Maintenance in the amount of \$50,000 and extend for a period of one (1) year.
23. **Temple Hills, Section 16, Phase C** – Maintenance Bond for Roads, Drainage and Erosion Control - \$190,000.
Recommendation: Extend in the current amount for a period of one (1) year.
24. **The Grove, Section 2** – Maintenance Bond for Wastewater Collection System - \$136,200
Recommendation: Extend in the current amount for a period of one (1) year.
25. **The Grove, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$195,000
Recommendation: Release the bond.
26. **The Grove, Section 4** - Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Release the bond.
27. **Weatherford Estates** – Maintenance Bond for Landscaping - \$29,850.
Recommendation: Release the bond.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 15

FARMS AT CLOVERCROFT, SECTION 1 – MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff Report) recommending the bond be extended in the current amount of \$240,000 for a period of one (1) year.

Vice Chairman Crohan asked for comments from the Commission.

Commissioner Mosley stated the turn lanes into this subdivision are starting to erode and need to be fixed.

Mr. Andrews stated he would meet with the County Highway Superintendent and ask developer to put the top surface down as long as the Highway Superintendent concurs.

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

PUBLIC HEARINGS:

ITEM 28

AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING VACATION RENTAL HOMES (6-2017-602)

Commissioner Hatcher recused herself from this item.

Mr. Matteson reviewed the background (see Staff Report) recommending approval. Staff also recommended that the Resolution be forwarded to the County Commission for adoption.

Vice Chairman Crohan opened the Public Hearing.

There being no one having signed up to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for comments from the Commission.

Commissioner Mosley asked if vacation rental homes will still be allowed in the County.

Mr. Matteson stated that this use is currently only permitted in the Leipers Fork Village, but with this amendment, the County will no longer regulate them from a land use standpoint.

There being no other comments, Commissioner Givens made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed seven (7) to zero (0), with Commissioner Hatcher recused.

ITEM 29

AMENDMENTS TO THE WILLIAMSON COUNTY ZONING ORDINANCE TO CORRECT VARIOUS TYPOGRAPHICAL ERRORS AND OTHER MINOR ERRORS (6-2017-603)

Mr. Holmes reviewed the background (see Staff Report) recommending approval. Staff also recommended that the Resolution be forwarded to the County Commission for adoption.

Vice Chairman Crohan opened the Public Hearing.

There being no one having signed up to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 30

AMENDMENTS TO THE OFFICIAL ZONING MAP REGARDING THE FOLLOWING TAX MAPS, PARCELS, AND ZONING DISTRICTS (6-2017-601):

To Rezone from Rural Development-1 (RD-1) to Rural Development-5 (RD-5): Tax Map 110, Parcels 46.00, 46.02, 46.03, 46.05, 46.06, 47.03, 48.02, 48.03, 48.04, 48.06, 48.08, 48.09, 48.13, 48.15, 48.17, 50.03, 50.06, 51.03, 51.05, 53.00, and 53.01;

To Rezone from Rural Development-1 (RD-1) to Rural Development-5 (RD-5): Tax Map 112, Parcels 3.00 and 6.01; and

To Rezone from Rural Development-1 (RD-1) to Rural Development-5 (RD-5): Tax Map 113, Parcels 46.01, 52.00, and 52.01.

Mr. Matteson reviewed the background (see Staff Report) recommending approval. Staff also recommended that the Resolution be forwarded to the County Commission for adoption.

Vice Chairman Crohan opened the Public Hearing.

Commissioner Tommy Little, 2996 Spanntown Road, representing the 5th Voting District stated he is in support of this amendment.

Ms. Beverly Little, 2996 Spanntown Road, stated she is also in favor of this amendment.

There being no one else having signed up to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 31

CONCEPT PLAN REVIEW FOR HARDEMAN SPRINGS, CONTAINING 118 LOTS ON 152 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2017-203)

Mr. Holmes reviewed the background (see Staff Report) recommending 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 Murfreesboro Road, which would include the left turn lanes at each of the site's entrances, and the right turn deceleration lanes at each of the site's entrances as recommended by Staff. Turn lane improvements on Murfreesboro Road must be approved by TDOT prior to Preliminary Plat submittal;

2. Submission of water plans for review and approval by Nolensville/College Grove Utility District; and
3. 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 treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a) A letter from TDEC indicating that said system to serve this development 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 to serve this development 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 to serve this development is currently operating same; and
 - d) The posting of a Performance Bond in the amount of \$63,580 for landscaping improvements.
2. Prior to submittal of a Final Plat, turn lane improvements on Murfreesboro Road must be completed in accordance with the approved plans, which includes the left turn lanes at each of the site's entrances, and the right turn deceleration lanes at each of the site's entrances as recommended by Staff;
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 concurrently recorded 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 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 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.

Vice Chairman Crohan opened the Public Hearing.

Mr. Hershel Gardner, 5007 Murfreesboro Road, stated there are two (2) retention ponds directly across the road from his property and he feels this is a potential health hazard. He also stated the turn-lane that will be installed will force him to go across two lanes of traffic on Murfreesboro Road to go toward

Franklin. He also asked that the infrastructure be completed before any houses are built.

There being no one else having signed up to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for comments from the Commission.

Commissioner Mosley stated he agrees with Mr. Gardner that the infrastructure should be in place before any homes are built.

Commissioner Baldree asked when the turn-lanes would be installed.

Mr. Holmes stated before a Final Plat can be submitted and approved, the turn-lanes must be completed.

Mr. Richard Houze, SEC, Inc., representing the applicant, was in attendance for any questions.

Commissioner Givens asked if there are any requirements for the detention ponds.

Mr. Heflin stated when the construction plans are submitted the ponds will have to be designed to County standards. He also stated the County does not have any regulations as far as insects, but the Home Owners Association (HOA) will sometimes treat ponds for mosquitoes.

Mr. Houze stated they design the ponds to drain within 48 hours.

Commissioner Givens asked if there is a historic house on this property.

Mr. Houze stated there are two (2) houses and a barn but they are not historic.

Mr. Holmes stated that staff conducted research on the structures and none were listed on the historic register.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 32

NON-RESIDENTIAL SITE PLAN (REVISED) REVIEW FOR DAVENTRY NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM (REVISED), ON 163 ACRES LOCATED OFF TULLOSS ROAD IN THE 4TH VOTING DISTRICT (5-2017-019)

Commissioner Baldree recused herself from this item.

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

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said

system was constructed in accordance with the approved construction plans and specifications;

3. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
4. The posting of a Performance Bond in the amount of \$120,000 for said system as specified by the County's wastewater consultant; and
5. The posting of a Performance Bond in the amount of \$40,920 for landscaping improvements.

Vice Chairman Crohan asked for comments from the Commission.

There being no comments, Commissioner Lackey made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed seven (7) to zero (0), with Commissioner Baldree recused.

PRELIMINARY PLATS:

ITEM 33

PRELIMINARY PLAT REVIEW FOR ARRINGTON RIDGE, PHASE 1, CONTAINING 12 LOTS ON 31 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2017-303)

Ms. Durham reviewed the background (see Staff Report) recommending approval of the Preliminary Plat with the following conditions:

The Final Plat must address the following:

1. Prior to Final Plat submittal, turn lane improvements on Cox Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal 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 said treatment system was installed and is functioning;
 - b. As-built drawings showing the location of all treatment system components and a sealed certification letter from the design engineer indicating that said treatment 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 treatment system and is currently operating same;
 - d. The posting of a Performance Bond in the amount of \$120,000 for said treatment system as specified by the County's wastewater consultant; and
 - e. The posting of a Performance Bond in the amount of \$50,600 for landscaping improvements.
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 recorded concurrent 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.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 34

PRELIMINARY PLAT REVIEW FOR MCDANIEL FARMS, PHASE 2, CONTAINING 48 LOTS ON 26 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (1-2017-307)

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

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

1. Prior to Final Plat submittal, 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 said system was installed and is functioning;
 - b. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said system was constructed in accordance with the approved construction plans and specifications;
 - c. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
 - d. The posting of a Performance Bond for the additional Treatment and Disposal components in the amount of \$183,208; and
 - e. The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.
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 approved HOA documents must be concurrently recorded with the recording of the Final Plat;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;

5. Establishment of a performance bond for the wastewater collection system;
6. Submission of landscaping plans and establishment of a performance bond for landscaping;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 35

PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 9, CONTAINING OPEN SPACE ON 45 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2017-308)

Mr. Holmes reviewed the background (see Staff Report) recommending approval with the condition that in conjunction with Final Plat consideration, the applicant shall submit 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 comments from the Commission.

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

ITEM 36

PRELIMINARY PLAT REVIEW FOR SWANSON'S RIDGE, CONTAINING 21 LOTS ON 49 ACRES LOCATED OFF KITTRELL ROAD IN THE 9TH VOTING DISTRICT (1-2017-305)

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

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be concurrently recorded with the recording of the Final Plat;
2. Installation of warning signage at the CXS rail line crossing at Kittrell Road as recommend by the County's Traffic Consultant (See Attachment 36-3);
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of HB&TS Utility District;

5. Submission of landscaping plans and establishment of a performance bond for landscaping;
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.

Vice Chairman Crohan asked for comments from the Commission.

Chairman McCoy asked what the traffic volume is on Kittrell Road.

Mr. Preston Ayer, T-Square Engineering, representing the applicant, stated he did not know the traffic volume as someone else did the study but the applicant did agree to install traffic signage at the crossing.

Commissioner Givens asked if a traffic study was required. She also asked if there would be signs as well as a gate.

Mr. Holmes stated that a traffic study was prepared and that the report was included in the commission's packets.

Mr. Ayer stated they would be installing signs, not a gate.

Mr. Holmes stated the County's traffic consultant outlined in his letter the recommendation for the signage at the crossing. All improvements will have to be made prior to Final Plat submittal.

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

ITEM 37

PRELIMINARY PLAT REVIEW FOR VINEYARD VALLY, PHASE 2, CONTAINING 16 LOTS ON 16.6 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT (1-2017-304)

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions:

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

1. Prior to submittal of a Final Plat, the off-site improvements to Eudailey-Covington Road, as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 37-3), must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, 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 the system components have been constructed in accordance with the approved construction plans and specifications;

- c. A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same; and
 - d. The posting of a Performance Bond in the amount of \$100,800 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant.
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 approved HOA documents must be concurrently recorded 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. Dedication of right-of-way 30 feet off the centerline of Eudailey-Covington Road;
 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.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 38

PRELIMINARY PLAT REVIEW FOR VINEYARD VALLEY, PHASE 3, CONTAINING 26 LOTS ON 37.58 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT (1-2017-305)

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this Preliminary Plat with the following conditions:

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

1. Prior to submittal of a Final Plat, the off-site improvements to Eudailey-Covington Road, as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 38-3), must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, 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 the system components have been constructed in accordance with the approved construction plans and specifications;
 - c. A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same; and
 - d. The posting of a Performance Bond in the amount of \$100,800 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant.
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 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. Dedication of right-of-way 30 feet off the centerline of Eudailey-Covington Road;
 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.

Vice Chairman Crohan asked for comments from the Commission.

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

FINAL PLATS:

ITEM 39

FINAL PLAT REVIEW FOR FARMS AT CLOVERCROFT, SECTION 3, CONTAINING 29 LOTS ON 60 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (1-2017-405)

Mr. Holmes reviewed the background (see Staff Report) recommending this Item be deferred until the September 2017 meeting.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 40

FINAL PLAT REVIEW FOR MCDANIEL FARMS, SECTION 1, CONTAINING 43 LOTS ON 226 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (1-2017-407)

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

1. The posting of a Performance Bond in the amount of \$695,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$125,000 for the wastewater collection system;
3. The posting of a Performance Bond in the amount of \$214,309 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$75,000 for offsite water improvements as specified by Milcrofton Utility District;
5. The posting of a Performance Bond for landscaping improvements in the amount of \$190,300;
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.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 41

FINAL PLAT REVIEW FOR PLEASANT VIEW FARM, LARGE LOT EASEMENT SUBDIVISION, 2ND AND 3RD LOTS OFF EASEMENT, CONTAINING 2 LOTS ON 20 ACRES LOCATED OFF OLD CHARLOTTE PIKE IN THE 9TH VOTING DISTRICT (1-2017-406)

Mr. Sweet reviewed the background (see Staff Report) recommending approval.

Vice Chairman Crohan asked for comments from the Commission.

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

OTHER:

ITEM 42

ESTABLISHMENT OF A LANDSCAPING BOND FOR SOUTH CREEK RURAL RETREAT, ON 235 ACRES LOCATED AT 1994 CARTERS CREEK PIKE IN THE 11TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff Report) recommending the establishment of a Performance Bond for landscaping in the amount of \$77,500.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 43

ESTABLISHMENT OF A PERFORMANCE BOND FOR WATER IMPROVEMENTS FOR SOUTH CREEK RURAL RETREAT, ON 235 ACRES LOCATED AT 1994 CARTERS CREEK PIKE THE 11TH VOTING DISTRICT

This item was withdrawn.

ITEM 44

ENDORSEMENT OF THE TRIUNE SPECIAL AREA PLAN CITIZENS ADVISORY COMMITTEE

Ms. Durham reviewed the background (see Staff Report) recommending endorsement of this committee.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 45

WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION SCHEDULE OF MEETINGS FOR 2018

Mr. Horne recommended approval of the 2018 Planning Commission Schedule.

Vice Chairman Crohan asked for comments from the Commission.

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

ITEM 46

ELECTION OF OFFICERS

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

Commissioner Mosley made a motion to nominate Commissioner Lackey. Commissioner Givens seconded the motion, which passed by unanimous vote.

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

Commissioner Lackey made a motion to nominate Commissioner Crohan. Commissioner Mosley 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 Lackey made a motion to nominate Mr. Matteson. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

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

Commissioner Hatcher made a motion to nominate Mr. Holmes. Commissioner Lackey seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 7:00 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON SEPTEMBER 14, 2017**

_____ CHAIRMAN JOHN LACKEY