

AGENDA
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
Williamson County Administrative Complex
April 8, 2021 at 5:30 p.m.

In accordance with Executive Order No. 16 issued by Governor Lee on March 20, 2020, extended by Executive Order No. 78, authorizing public meetings to be conducted electronically, the April 8 meeting of the Williamson County Regional Planning Commission will be held electronically at 5:30 p.m. As such, there will not be a "physical meeting" at the County Administrative Complex; however there will be a series of public hearings as a part of this meeting that will be held live at in the Auditorium of the Williamson County Administrative Complex. The meeting will be broadcast on Comcast Channel 3, Charter Channel 192, AT&T Channel 99, and United Communications Channel 207. The public may also access the meeting through YouTube at <http://www.youtube.com/user/wctvnet/live>.

Communications in writing to the Planning Commission may be submitted to the Planning Department or by emailing the Planning Commission at planningcommission@williamsoncounty-tn.gov no later than 12:00 p.m./Noon on Monday, April 5, 2021. Any written communication received after 12:00 p.m./Noon on Monday, April 5, 2021 will not be considered as part of the record, and will not be transmitted to the Planning Commission.

Please note: Those wishing to speak during a public hearing must sign in. Sign-in Sheets will be made available thirty (30) minutes before the meeting and will be picked up promptly at 5:30 p.m. There will be a thirty (30) minute time limit which will be allocated according to the number of people wishing to speak, with each speaker having no more than three (3) minutes. The time allocated to each speaker may be reduced based on the number of people wishing to speak.

MINUTES:

1. Approval of March 11, 2021 Minutes

CONSENT AGENDA:

2. Consent Agenda

BONDS:

3. Arrington Ridge, Section 1 – Maintenance Bond for Water (Milcrofton) located off Cox Road.
4. Arrington Ridge, Section 1 – Performance Bond for Landscaping located off Cox Road.
5. Arrington Ridge, Section 1 – Performance Bond for Wastewater Collection System located off Cox Road.

6. Arrington Ridge, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Cox Road.
7. Blackberry Ridge – Performance Bond for Roads, Drainage and Erosion Control located off Bending Chestnut Road.
8. Burning Tree Farms, Section 2 – Performance Bond for Landscaping located off Nolensville Road.
9. Daventry Wastewater Area – Performance Bond for Landscaping located off Tulloss Road.
10. Daventry, Section 1 – Performance Bond for Landscaping located off Tulloss Road.
11. Enclave at Dove Lake, Section 1 – Maintenance Bond for Landscaping located off Nolensville Road.
12. Falls Grove, Section 6 – Performance Bond for Water (Milcrofton) located off Eudaily-Covington Road.
13. Falls Grove, Section 6 – Performance Bond for Wastewater Collection System located off Eudaily-Covington Road.
14. Falls Grove, Section 6 – Performance Bond for Roads, Drainage and Erosion Control located off Eudaily-Covington Road.
15. Hardeman Springs, Section 2 – Performance Bond for Landscaping located off Murfreesboro Road.
16. Hillsboro Cove – Maintenance Bond for Roads, Drainage and Erosion Control located off Old Hillsboro Road.
17. The Mill at Bond Springs, Section 1 – Performance Bond for Water (HB & TS) located off Bethesda Road.
18. The Mill at Bond Springs, Section 1 – Performance Bond for Roads, Drainage and Erosion Control located off Bethesda Road.
19. The Mill at Bond Springs, Section 1 – Performance Bond for Landscaping located off Bethesda Road.
20. Tri-Star Market – Maintenance Bond for Landscaping located off Horton Highway.
21. Troubadour Amenity Center – Performance Bond for Landscaping located off Cox Road.

22. Troubadour, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Cox Road.
23. Troubadour, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Cox Road.
24. Vineyard Valley, Section 1 – Maintenance Bond for Landscaping located off Eudaily-Covington Road.

PUBLIC HEARING:

25. Amendment to Articles 2, 19 and 23 of the Williamson County Zoning Ordinance incorporating changes to the State of Tennessee model floodplain ordinance requested by the Tennessee Emergency Management Agency (TEMA) and the Federal Emergency Management Agency (FEMA) related to floodplain variance procedures and other amendments as required for continued participation in the National Flood Insurance Program (NFIP) (6-2021-601).
26. Amendment to Article 21 of the Williamson County Zoning Ordinance allowing the Board of Zoning Appeals (BZA) to approve a change of use from a nonconforming industrial use to a commercial use that is listed as a permitted use in the Hamlet (H) Zoning District (6-2021-602).
27. Amend to Article 10 of the Williamson County Zoning Ordinance addressing building setback requirements in the Neighborhood Conservation (NC) Zoning District (6-2021-603).

PRELIMINARY PLATS:

28. Preliminary Plat Review for The Grove, Phase 12, containing 57 Lots on 56.02 acres located off Arno Road in the 2nd Voting District (1-2021-306).
29. Preliminary Plat Review for Bonterra Subdivision, containing 37 Lots on 97.64 acres located off Meeks Road in the 5th Voting District (1-2021-307).
30. Preliminary Plat Review for Fairhaven Subdivision, containing 49 Lots on 55.4 acres located off Bethesda Road in the 2nd Voting District (1-2021-308).

FINAL PLAT:

31. Final Plat Review for Enclave at Dove Lake, Section 2, containing 70 lots on 40.85 acres located off Nolensville Road in the 5th Voting District (1-2021-404).
32. Final Plat Review for McDaniel Estates, Section 4, containing 48 lots on 23.82 acres located off McDaniel Road in the 11th Voting District (1-2021-405).

33. Final Plat Review for Nelson Creek re-approval, Large Lot Easement Subdivision, containing 5 lots on 26.49 acres located off Crockett Lane in the 5th Voting District (1-2020-433).