

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On April 19, 2004

Commission Members Present

Brown Daniel, Chairperson
Quen Brown
Sarah Benson
Cherry Jackson
Jackie Attkisson

Staff Members Present

Mike Wood, City Planner
Larry Craig, City Attorney
Steve Clifton, City Engineer
Doug Goetsch, City Recorder

The regular meeting of the Municipal Planning Commission was called to order on April 19, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the March 16, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Jackson, and were unanimously accepted.

The Planning Commission members welcomed new City Planner Mike Wood and stated they looked forward to working with him.

Chairperson Daniel stated that two members of the Planning Commission attended a workshop by Randall Arendt on "New Urbanism" and new planning techniques. The town is looking at purchasing books and other materials by Mr. Arendt for training purposes for the commissioners.

City Planner Wood set a date for a training class for the Planning Commission and Board of Zoning Appeals to be held on May 24th at 6:00 p.m. at the Thompson's Station Community Center.

Heritage Commons – Preliminary Site Plan – The developers of Heritage Commons asked to have their preliminary site plan deferred and allow them to resubmit plans for the May meeting. Commissioner Jackson made a motion to defer this item and allow the developer until April 27th to resubmit plans for the May 17th meeting. Commissioner Brown seconded the motion and it was unanimously adopted.

Tollgate Village – Sketch Plan Review - Mr. Jim Cross, developer of Tollgate Village, presented a revised sketch plan to the Planning Commission. He said the revised plan actually produced fewer lots and worked better with the topography of the land than the previous sketch plan. He stated that road connection plans had been sent to TDOT and they would be applying for a grading permit right away. City Engineer Clifton stated that he would review the grading plans and issue a letter to the City Recorder authorizing the issuance of a grading permit. Although a vote on a sketch plan is not required, Commissioner Jackson made a motion in general support of the sketch plan, Commissioner Attkisson seconded the motion and it was unanimously adopted.

Proposed Zoning Ordinance Amendments - Commissioner Jackson explained the background of the current zoning ordinance and that the Town had adopted the Williamson County zoning ordinance and some modifications were necessary to better fit the Town. City Engineer Clifton covered the changes, which included changes to Table 5120 (Table of Nonresidential Performance Standards) and Section 4003 (Permitted Uses in Required Open Space). Table 5120 was changed to marginally increase the allowed Floor Area Ratios for commercial uses in both the Suburban and Crossroads Center zoning districts. The proposed changes are believed to be more in line with typical municipal intensities. Section 4003 changes allow for the filling or remediation of sinkholes as a conditional use. The staff report was amended to add that remediation would be allowed only when warranted and permitted by TDEC. Also, a portion of the existing text was deleted because it was replaced by the recently adopted wastewater ordinance. Another portion was deleted because it conflicted with new regulations issued by the Williamson County Department of Sewage Disposal Management. After discussion, motion to recommend that the Mayor and Board of Aldermen adopt these changes to the zoning ordinance was made by Commissioner Jackson, seconded by Alderman Benson, and the motion was unanimously adopted.

Other Business - City Attorney Craig stated that the Town had been contacted by a property owner in the Town's urban growth area requesting to have his property annexed into the town. The Planning Commission will be provided maps showing the parcels involved and will be reviewed by the commissioners before it goes to the Mayor and Board of Aldermen for consideration.

City Attorney Craig also stated that a "golf cart" type development had inquired about developing within the town. Golf carts cannot legally operate on public roadways, but could be allowed on private road.

There being no further business, the meeting was duly adjourned at 7:45 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary