

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

Commission Members Present

Brown Daniel, Chairperson
Jackie Attkisson
Sarah Benson
Quen Brown

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 July 19, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the May 17, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Brown, and were unanimously accepted.

City Engineer Clifton stated that the developer for Heritage Commons had asked to withdraw their submittal from the agenda for this meeting.

Moratorium on Re-Zoning Requests

Chairman Daniel stated that the Planning Commission should evaluate whether the moratorium on re-zoning property should be extended. Commissioner Benson stated she favored extending the moratorium because the new zoning ordinance was still being developed. City Planner Wood stated that the new zoning ordinance was being worked on now, but suggested extending the moratorium two or three months. After discussion, Commissioner Attkisson made a motion to extend the moratorium on re-zoning requests until October 31, 2004. Commissioner Benson seconded the motion and it was unanimously adopted.

Independence High School Sinkhole Remediation

City Engineer Clifton explained that the applicant had requested permission for remediation of a sinkhole on this site. The town zoning ordinance permits this and the applicant had receive a state permit for this action. There would be no structure erected at the remediation area. Kevin Fortney, Director of Facilities for the Williamson County School District made a presentation to the commissioners. The area would ultimately be used as a soccer field or for marching band practice. After discussion, Commissioner Benson made a motion to allow sinkhole remediation at this site. Commissioner Attkisson seconded the motion and it was unanimously adopted.

Informational Submittal for the Adam's Property

Mr. Davis Lamb with Pulte Homes and Del Webb made a presentation for a proposed development for the Adam's property, a 572-acre tract bordered by Critz Lane, Pantall Road, Clayton Arnold Road and Thompson's Station Road East. He also provided some

background information for his company and envisioned using this property for a development for “active adults” wanting retirement homes. He stated that their average buyer was 62 years old and gave examples of how residents in this development would be a benefit to the town without being a burden on infrastructure or needs for items like schools, police, etc. They planned to use a Sheaffer System for wastewater treatment.

Commissioner Benson inquired about what density they were wanting. Mr. Lamb estimated an overall density of 3.2 to 3.5 units per acre.

Chairman Daniel asked if they had any experience using a Sheaffer System in other developments. Mr. Lamb replied that they had visited Sheaffer’s headquarters and had talks with them.

Commissioner Benson asked if they had identified all potential sites for the Sheaffer System on this property. Mr. Lamb said engineers had identified three potential sites.

Chairman Daniel asked what commercial plans were being envisioned. Mr. Lamb stated commercial development was not their core business and they would sell this portion of the property to commercial developers.

Chairman Daniel asked what the build-out timeline would be for this project. Mr. Lamb stated that it would be a minimum 7-year build-out and could be as much as 15 years.

Commissioner Attkisson asked what demographic they were marketing to and what size and price range of housing. Mr. Lamb said the project would be restricted to adults 55 or older, no children allowed. The house sizes were not determined yet, but could be in the 2000-3000 square foot range. All would be single-family residences with no condos or multi-family structures. He said he would make photos available of other Del Webb developments or the commissioners could look at their web site, www.delwebb.com, for more information.

City Engineer Clifton stated that the property is not zoned for this density and would have to go through the re-zoning process including a public hearing. The re-zoning request would have to present detailed plans including a traffic study.

Annexation Request

City Attorney Craig explained that two property owners had requested their properties be annexed into the town. City Planner Wood will prepare a Plan of Service for the affected properties for the Planning Commission to consider at the next meeting. The properties were identified as Map 152, Parcel 45.01 and Map 130, Parcels 31.01, 33 and 34.

After discussion, Commissioner Benson made a motion to recommend the annexation of these properties to the Board of Mayor and Aldermen. Commissioner Brown seconded the motion and it was unanimously adopted.

Tollgate Village Grading Permit

City Engineer Clifton stated that he had approved a second phase of grading for Tollgate Village and reminded the commissioners that there was not a site plan approved yet for this project and developer knew that all grading was at his own risk and the grading permit was conferring no vested rights.

Other New Business

City Attorney Craig asked the staff if any site plan was available for the Independence High School project. City Engineer Clifton stated that Collier Engineering was looking at the roadways to make sure they were being built according to the approved plans. He said he would check to see if the plat had been recorded on the project.

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

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary