

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On October 18, 2004**

Commission Members Present

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

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 October 18, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the September 20, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Brown, and were unanimously accepted.

**Tractor Supply Company – Final Site Plan** - Mr. Randy Perry with Palmer Engineering appeared before the commissioners representing the applicant. He stated that they had received comments from the City Engineer and was in agreement with them. City Engineer Clifton presented his report to the commissioners. The preliminary site plan was approved at the September 20, 2004 meeting of the commission. The signage for the site does not meet ordinance requirements and required BZA approval. It was noted that the signage variance was approved at the BZA meeting held directly before tonight's MPC meeting. Additional information is needed to determine that the lighting standards meet the ordinance. Staff recommended approval of this site plan pending:

1. Posting of bonds in the amount of \$32,800 for drainage and erosion control, \$24,000 for sanitary sewer, and \$17,900 for landscaping.
2. Submittal of candlepower intensity diagram for the site.
3. Execution of an Affidavit of Compliance by applicant's engineer that the site has been constructed per the approved plan.
4. Evidence of posting water line bonds with H.B. & T.S. Utility District.

After discussion, motion to approve this final site plan was made by Commissioner Jackson, seconded by Commissioner Attkisson, and it was unanimously approved.

**Other New Business** - City Planner Wood presented the commissioners with a rough draft of the new zoning ordinance for them to review. He stated that most provisions of the current zoning ordinance have been maintained and that most changes have been in the administrative areas of the ordinance. He hoped to have a final draft at the November meeting of the Planning Commission.

City Attorney Craig stated that one person had recently come forward to say that they might have a rezoning request for the Planning Commission to consider in the near future. Because of the rezoning moratorium, no requests can be made until November 1<sup>st</sup> and the earliest the Planning Commission would see it would be at the December 2004 meeting.

There being no further business, the meeting was duly adjourned at 7:20 p.m.

Signed: \_\_\_\_\_  
Brown Daniel, Chairperson

Attest: \_\_\_\_\_  
Quen Brown, Secretary