

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On December 20, 2004**

Commission Members Present

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

Staff Members Present

Micah 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 December 20, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the November 15, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Jackson, and were unanimously accepted.

Mike Wood announced that he had accepted a promotion with the State of Tennessee and would no longer be available to act as City Planner. He will be replaced by Mr. Micah Wood of the Local Planning Office staff, effective immediately. The commissioners congratulated Mike Wood on his promotion and thanked him for his service. Micah Wood was welcomed as the new City Planner.

City Attorney Craig noted there may be some scheduling problems with the next two meeting dates as the January meeting falls on the Martin Luther King Holiday and the February meeting falls on the President's Day Holiday. After discussion the commissioners decided to move the January meeting to January 19th and the February meeting to February 23rd. The City Recorder will advertise the changes in the local newspaper.

Public Hearing on Amending the Subdivision Regulations – City Attorney Craig explained the amendment as adding a Developer's Agreement to the regulations. The purpose of the agreement is to outline the responsibilities of the developer in areas such as bonding, inspection, fees, insurance, open space, plans, construction and contractor issues, utilities, sewer systems, streets, storm drains, etc. Chairman Daniel opened the public hearing for comments on the amendment, but no person came forward to speak for or against the amendment. After discussion, motion to adopt this amendment was made by Commissioner Benson, seconded by Commissioner Brown, and it was unanimously adopted.

Heritage Commons Landscape Plan - Chairman Daniel described the plan as dealing with landscaping near the retention pond near the proposed Tractor Supply building site and it appeared to address the concerns raised by the commissioners when that site was approved. After discussion, motion to approve this landscape plan was made by Commissioner Jackson, seconded by Commissioner Benson, and it was approved unanimously.

Rezone Request for Parcels on Sedberry Road – This request is to rezone certain parcels on Sedberry Road from Rural (R) to Suburban Estate (SE). The affected parcels are:

- Map 131, Parcel 12
- Map 131, Parcel 12.02
- Map 131, Parcel 12.03
- Map 131, Parcel 7
- Map 131, Parcel 7.01

City Attorney Craig stated that the application form was in order and evidence of property ownership was provided. Commissioner Jackson stated that this block of property is adjacent to an existing Suburban Estate zone. After discussion, Commissioner Benson made a motion to recommend to the Board of Mayor and Aldermen that the zoning for the above mentioned parcels be changed from Rural to Suburban Estate. Commissioner Jackson seconded the motion and it was unanimously adopted.

Rezone Request for the Hood/Ferrari Property - This request is to rezone two parcels bordered by S.R. 840, Highway 31 and Critz Lane, referred to as the Hood/Ferrari property. The request is to change the zoning from Suburban Estate (SE) to Urban (U). The affected parcels are:

- Map 145, Parcel 3
- Map 132, Parcel 40.01

Mr. Edsel Charles represented the applicants and made an extensive presentation to the commissioners on plans for the site and examples of previous projects similar in some respects to the plans for this property. Mr. Greg Gamble of the Land Design firm discussed the master plan for the site including preserving the natural features of the land. Mr. Charles discussed planned nature trails and neighborhood parks included in the plan. Mr. Bill Charles described the naming of park areas and an amphitheater for historical figures in Thompson's Station's past.

Chairman Brown Daniel commended the applicant for their plan, but was concerned about the adjacent property directly west of this site not included in this plan and how future plans for that property would possibly affect the plan being considered at this meeting.

Mr. Charles stated that it was hard to assess at this stage as the owner of that property was examining various options for that site. Commissioner Benson asked whether this item could be deferred. City Engineer Clifton stated that the applicant could ask for a deferral, but if no deferral was requested, the Planning Commission must vote whether or not to recommend the zoning change to the Board of Mayor and Aldermen. Commissioner Jackson stated that she had served on a committee put together by Williamson County to study this S.R. 840 interchange area and this quadrant had been considered for a zoning change earlier, but it was decided to wait until an applicant had brought a plan for consideration. After discussion, Commissioner Attkisson made a motion to recommend this zoning change to the Board of Mayor and Aldermen. Commissioner Jackson seconded the motion and it was adopted by a 3-2 vote, with Commissioners Attkisson, Jackson and Brown voting for the motion and Commissioner Benson and Chairman Daniel voting against the motion.

There being no further business, the meeting was duly adjourned at 8:25 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary