

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On January 19, 2005**

Commission Members Present

Brown Daniel, Chairperson  
Jackie Attkisson  
Sarah Benson  
Quen Brown

Staff Members Present

Micah Wood, City Planner  
Larry Craig, City Attorney  
Steve Clifton, City Engineer

The regular meeting of the Municipal Planning Commission was called to order on January 19, 2005, at 7:00 p.m., at the Thompson's Station Community Center. Mayor Cherry Jackson and City Recorder Doug Goetsch were unable to attend.

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

The chair announced that the next Planning Commission meeting would be held on February 23<sup>rd</sup> because of the holiday conflict on the 21<sup>st</sup>.

**Heritage Commons Site Plan Revision:**

It was pointed out that this item heading contained an error in that it is not a "site plan", but a revision to the "Final Plat" of the previously platted development.

Randy Perry, of Palmer Engineering, stated that they have talked with City Engineer Clifton and are aware of comments or notes to supersede the previous plat; and are willing to work with the City Attorney to ensure the language is as required. Another comment was in regards to showing the cul-de-sac at the end of Thompson's Ridge and the dedication of the necessary right-of-way for its construction. The applicant indicated that they intended comply with this request.

City Attorney Craig wanted to reiterate that this is still within compliance of the previous agreements between the developer and the school representatives in regards to road cuts. Mr. Perry stated that road cuts, nor tenants, have increased; therefore sewer will remain as previously submitted.

City Engineer Clifton reminded the Commission that this applicant does have engineered plans for improvement to roads and sewer; and approval of this plat revision will also include the bond amounts for the proposed improvements, to be as follows:

1. Roads, Grading, Drainage and Erosion Control: \$ 170,000
2. Sanitary Sewer: \$ 68,000

Chairman Daniel noted that the record of whether any fees had been paid is not presently available; therefore, any action taken at this meeting will be contingent on fees being paid. The chair also questioned Mr. Clifton regarding alternative distribution of treated wastewater and was told that alternatives could be evaluated as they came up and addressed accordingly.

Chairman Daniel stated that Staff's report did not contain any negative comments. After further discussion, Commissioner Benson made a motion, seconded by Commissioner Brown, to approve the revised final plat; and was approved unanimously.

#### **Discussion on New Zoning Ordinance:**

City Planner Wood informed this Commission that the ordinance distributed is for this body's review, to be considered for comments, questions, and suggestions at next month's meeting. He noted the memorandum included from Mike Wood explains his review of this ordinance, and any proposed changes. Mr. Wood stated that after this Commission's final approval, it will be recommended to the Board of Mayor and Aldermen. This will be preceded by public hearing, and will require two (2) readings.

#### **Other New Business:**

##### Pulte Homes Presentation:

Davis Lamb, Vice-President of Land for Pulte, reviewed the history of their submittal. He emphasized that this is a non-voting item and is for feedback from this Commission. Mr. Lamb pointed out the highlights of their plan, as follows:

- Fifty percent (50%) of total units to be single family detached (approximately 700 units);
- Twenty-five percent (25%) of multi-family units (approximately 350);
- Balance of property to be assisted living.

Mr. Lamb recognized their limitations with the current zoning ordinance, their variance requests, and several options to be considered. Mr. Lamb indicated that the multifamily and assisted living section would not be developed by Pulte but would be sold to companies whose development focus is on those type uses. He also indicated that his company knew that infrastructure improvements would be needed to accommodate the proposed residential intensities and that they would contribute to those improvements. Mr. Lamb also discussed the two proposals his company had designed noting that the one that would have required either a rezoning or variances was probably the more desirable of the two designs. He asked this body for their feedback and guidance.

Mr. Attkisson asked about the proposed architectural characteristics of the proposed homes. The vice president of Pulte Homes responded that homes would have a large percentage of brick and would be single story homes with lofts. He also talked about the subdivision design and about a water feature. Sarah Benson expressed concern with the dramatic impact that the multifamily option would have on the adjacent property owners. Chairman Daniel inquired as to the total lot count and Mr. Lamb responded 1,413. Mr. Attkisson asked about potential commercial on either of the proposed options and Mr. Lamb responded that none was intended. Quen Brown asked about buffers and both Mr. Lamb and the vice president suggested that the single family option would allow for better buffering options.

Additional discussion followed and chairman Daniel expressed his thoughts that the Planning Commission was being presented with somewhat of a false choice in that one of the two options was clearly unacceptable as designed. Ms. Benson added that she intended to make no commitment to either option and that the multifamily option was unacceptable. Mr. Attkisson indicated that the community needed to be further involved in the design process. The chairman called for a two minute recess.

After the recess, the meeting was called back to order and chairman Daniel recommended a community workshop to involve the public and determine their interests; and offered to work toward getting a group of individuals to participate if necessary. He added that the Commission would then determine the direction of the proposed development.

Pulte's vice president commented that the size of a community workshop needed to be somewhat limited to be effective and countered that the two design options were not intended as an either or scenario. Additional discussion continued regarding open space, commercial options, buffers, variance requests, and other options or considerations for this development. After which, Mr. Lamb asked about officially submitting a request for next month to which Ms. Benson objected by commenting that it seemed pushy and too aggressive assuming community input is necessary.

This item did not require a vote.

There being no further business, the meeting was duly adjourned at approximately 8:30 p.m.

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

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