

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On February 23, 2005**

Commission Members Present

Brown Daniel, Chairman
Jackie Attkisson
Sarah Benson
Quen Brown

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 February 23, 2005, at 7:00 p.m., at the Thompson's Station Community Center. Commissioner Cherry Jackson was unable to attend.

The minutes of the January 19, 2005, meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Attkisson, and were unanimously accepted.

Election of Officers:

Commissioner Benson nominated Commissioner Daniel for Chairman and Commissioner Brown for Secretary. Commissioner Attkisson seconded the nominations and they were unanimously elected as officers.

Ferrari Rezone Request:

The applicant has requested that property described as Map 145, Parcel 3, be rezoned from Suburban Estate to Urban. The site is 191.74 acres bordered by Highway 31 and Critz Lane. Dwight Kaiser and Greg Gamble represented the applicant for a "market center" plan for a commercial and residential mixed-use development for this property. They noted that this area was part of the Williamson County S.R. 840 Interchange Study and it was anticipated that this site would be utilized for an urban overlay zone when an appropriate plan was presented.

Commissioner Attkisson asked whether the access from Highway 31 was far enough from the S.R. 840 entrance ramps and whether TDOT had approved the access points. The applicant's representatives replied that there was adequate spacing from the ramps and that TDOT approval was pending. City Planner Wood reminded the commissioners that these details would be worked out in future submittals, should this site be rezoned. Commissioner Attkisson asked if the developer would assist in the needed improvements to Critz Lane and City Planner Wood replied that as traffic loads were estimated the developer would be required to bring the road up to the needed level of service.

Chairman Daniel stated that he had voted against rezoning a neighboring property because of uncertainty of how this property would be developed and integrated together. He stated that he liked this plan and noted that the S.R. 840 Interchange Study supported this type of development at this site. Commissioner Benson stated she had also voted against the rezoning of the neighboring site, but likes how the two sites would integrate and supported this rezone. Commissioner Benson made a motion to recommend approval of this rezone request to the Board of Mayor and Aldermen. Commissioner Attkisson seconded the motion, and it was adopted unanimously.

Site Plan for an Addition to the Thompson's Station Baptist Church:

The applicant was represented by Masoud Fathi and he described a 5,700 square foot addition to the south side of the Thompson's Station Baptist Church, located at the intersection of Highway 31 and Thompson's Station Road East. Commissioner Attkisson asked whether the addition was to be attached to the existing building and how it would look, and Mr. Fahti replied that it was to be physically attached to the existing building and would be built to blend with the existing structures. City Attorney Craig stated that the Williamson County Environmental Department would have to approve all septic issues and Mr. Fahti stated that they had received this approval. After discussion, Commissioner Attkisson made a motion to approve this site plan pending staff setting bond requirements before a building permit is issued. Commissioner Benson seconded the motion and it was unanimously approved.

Site Plan for the Heritage Professional Building:

This site plan is for a 19,500 square foot building on Lot 11 of the Heritage Commons Development. Mr. Richard Williams represented the applicant and stated that a doctor would own this building and occupy a portion of it and lease the remainder. City Engineer Clifton stated that that he was checking the drainage calculations, but that the plan met all other requirements. Commissioner Attkisson asked about the exterior design and Mr. Williams replied that it would be a brick exterior. After discussion, Commissioner Benson made a motion to approve this site plan with bond amounts to be set by staff. Commissioner Attkisson seconded the motion and it was unanimously approved.

Consideration of New Zoning Ordinance:

The commissioners reviewed the proposed ordinance presented by City Planner Wood. Chairman Brown asked if fireworks sales were allowed by the ordinance and City Attorney Craig stated that it was unchanged from the current ordinance, but that this or any other provision could be changed by the Board of Mayor and Aldermen. After discussion, Commissioner Attkisson made a motion to recommend this zoning ordinance for approval by the Board of Mayor and Aldermen. Commissioner Benson seconded the motion and it was approved unanimously.

Other New Business:

City Planner Wood stated that of the 540 Household Surveys that had been sent out, 129 had been returned and he was compiling the information for the planning commission to review at a future meeting.

There being no further business, the meeting was duly adjourned at 8:10 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary