

Town of Thompson's Station
Board of Zoning Appeals
Minutes of the Special Called Meeting
Held On September 13, 2005

Board Members Present

Archie Buttrey, Chairman
Dale Stevens, Vice-Chairman
Martha Irwin, Secretary

Staff Members Present

Greg Langeliers, City Administrator
Doug Goetsch, City Recorder

Mr. Buttrey called to order the September 13, 2005 special called meeting of the Thompson's Station Board of Zoning Appeals at 7:00 p.m. at the Thompson's Station Community Center. This meeting was advertised in the August 29, 2005 edition of the *Williamson A.M.* newspaper.

The minutes of the December 14, 2004 meeting were previously submitted and a motion to approve the minutes was made by Mr. Stevens, seconded by Ms. Irwin, and the minutes were approved as submitted.

Request for Conditional Use of the Adam's Property

Mr. Langeliers read the staff report on this request. The applicant is requesting a conditional use permit for a "Mixed Use Development" on the Adam's property, a 545-acre tract located in an area bordered by Critz Lane, Pantall Road, Clayton Arnold Road, and Thompson's Station Road East. The original plan for this site was a Planned Resource Conservation Development (PRCD). The revised plan now includes an area of non-residential use (neighborhood commercial) and 42 lots of less than 14,000 square feet. These two revisions change the classification from PRCD to a "Mixed Use" development. A mixed-use development requires conditional approval from the Board of Zoning Appeals. Chairman Buttrey then opened the public hearing on this request.

Mary Khim of 2701 Brenda Street stated that she felt there were two reasons to not approve this request. First, she felt the town lacked a comprehensive land use plan and second, she did not believe this commercial development would benefit the town. She also stated that the commercial development would include beer sales and could lead teens obtaining beer and getting into the town park late at night.

Millie Halvorson of 2708 Brenda Street stated she opposed the change from a PRCD to a mixed-use development. She felt there is already plenty of commercial use approved within the town and there were already two other convenience stores nearby. She wanted to wait until the land use plan was completed before approving any developments.

Mr. Galen Pierce of 1342 Chippendale Circle, Columbia, Tennessee read a letter from Mr. Warren Hannas of 2700 Clayton Arnold Road. Mr. Hannas stated that he felt homes should be on one-acre lots and that recommendations by citizen committees should be followed.

Teresa Gary of 2700 Brenda Street stated she had family members traveling on Thompson's Station Road and worried for their safety if commercial development was added to this site.

Shane McNeil of 2937 Mercer Lane, Spring Hill, Tennessee stated that while he was not opposed to the development, he was concerned about traffic issues, particularly Critz Lane. He felt that development should be delayed until traffic issues are resolved.

Valerie Fox of 2715 Tollie Lane stated that she opposed any zoning changes until a master plan is approved. She did not want any more traffic on Thompson's Station Road.

Laurel Walsh of 2825 Stacey Street stated she was a new resident and asked how the school district will handle the additional student load.

Chairman Buttrey then closed the public hearing.

Mr. Stevens thought that the BZA had stated at the December 2004 meeting to stop accepting zoning requests until a new zoning ordinance was in place. City Recorder Goetsch replied that at the December 2004 meeting of the BZA, the board had passed a motion to set aside taking any action on the zoning requests made by Pulte Homes for this same tract. However, this was a different request made by a different applicant and not covered by that motion.

Mr. James Carbine represented the applicant and stated the request includes reducing the minimum lot size from 14,000 square feet to 12,500 square feet for 42 lots. He showed the board the original plan and the proposed revised plan and highlighted the additional open space provided. He also offered to move the neighborhood commercial site to the interior of the development.

Ms. Irwin asked about the overall density of the project. Mr. Carbine stated that the plan included 490 lots on 545 acres which is within the density allowed for the Suburban Estate zoning classification for this site. Ms. Irwin stated she felt the density was fine but felt the commercial aspect was in the wrong place. Mr. Stevens said a store could attract crime. Mr. Buttrey stated that the approval requested was for only one store.

Mr. Buttrey made a motion to approve the request for the Mixed Use development and reducing the minimum lot size for 42 lots to 12, 500 square feet. The motion failed to receive a second.

Board of Zoning Appeals Meeting Minutes
September 13, 2005
Page 2

Ms. Irwin made a motion to grant approval of the mixed use for this site, excluding the non-residential aspect, and allow lot sizes of no less than 12,500 square feet. Mr. Stevens seconded the motion and it passed by a 2-1 vote, with Mr. Buttrey opposed.

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

Signed: _____
Archie Buttrey, Chairman

Attest: _____
Martha Irwin, Secretary