

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On February 21, 2006**

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
Tom Evans

Staff Members Present

Micah Wood, Town Planner
Larry Craig, Town Attorney
Greg Langeliers, Town Administrator
Lisa Stewart, Town Clerk
Doug Goetsch, Town Recorder

The regular meeting of the Municipal Planning Commission was called to order on February 21, 2006 at 7:00 p.m., at the Thompson's Station Community Center. Commissioners Jackie Attkisson and Cherry Jackson were absent.

The minutes of the January 17, 2006 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Evans, and were unanimously accepted.

Staff Announcements:

Mr. Langeliers stated that the Community Plan Advisory Committee will meet on February 23rd at 5:30 p.m. at the Depot Building. He also introduced Lisa Stewart, our new Town Clerk and Glen Redman, an engineer working part-time for the Town.

Fields of Canterbury, Phase II Preliminary Plat

Mr. Langeliers read the staff report for this item. The applicant is requesting preliminary plat approval for 35 lots on 12.96 acres on the residential portion of the development known as The Fields of Canterbury. Staff recommended approval of this plat subject to the following conditions:

1. Final approval of the grading and drainage plan by the Town
2. Final approval of the proposed sewage collection system inclusive of both on and off site improvements.
3. Inclusion of the water lines and fire hydrant locations on the plat prior to the issuance of any grading permits.
4. The granting of all recommended variances from subdivision regulation requirements dependent of the concurrence by the Town's consultant.
5. TDEC approval of the expansion of the Town's wastewater treatment permit for the regional treatment facility to provide capacity for this development.

Chairman Daniel asked about the status of the permit needed to expand the capacity of the regional plant and Mr. Langeliers replied that TS Basin Builders LLC did not want to pursue this expansion until an allocation agreement was worked out with the Town. A previous agreement

was worked out in 2005 and was ready for all parties to sign, but that Basin backed out of that agreement and wanted to now renegotiate. A draft of a new agreement was sent to Basin earlier today.

Mr. Bob Nichols represented the applicant and asked about the subdivision variances needed and Mr. Langeliers replied that this had to do with lot widths. Mr. Nichols then stated he was in agreement with all staff recommendations.

Ms. Benson asked if deferring action on this plat would affect this project and Mr. Nichols replied that it would not be a major issue although he would prefer approval tonight. Ms. Benson stated that she was concerned about approving more plats with conditions on the expansion of the regional plant permit. Mr. Craig stated that if we get the Basin agreement signed by March 14th the permit process could get underway.

Mr. James Carbine, representing TS Basin Builders, stated that TDEC had issued the Town a permit for 500,000 g.p.d. and it would take years for this capacity to be reached. Mr. Langeliers reminded the applicant that although the permit expansion was anticipated, the risk was theirs that sewer taps may not be available. After discussion, Ms. Benson made a motion to approve this preliminary plat subject to staff's recommendations. Mr. Evans seconded the motion and it passed unanimously.

Addition to the Heritage Middle School – Non-Residential Site Plan

Mr. Langeliers read the staff report on this item. The applicant is requesting site plan approval for an addition to the Heritage Middle School to allow for additional classrooms. The addition would be 8,526 square feet. The addition would require the removal of several existing trees and the applicant proposes replanting them on site. Relocating the trees would negate the need for additional landscaping. Staff recommends approval of this site plan contingent on the storage and replacement of the landscaping impacted by the construction.

Mr. Kevin Fortney represented the applicant and was available for questions. Ms. Benson asked for a commitment from the applicant that the trees would be watered properly and cared for when replanted and Mr. Fortney stated that the applicant would care for the trees properly and made that commitment. Mr. Evans made a motion to approve this site plan, Ms. Benson seconded the motion, and it passed unanimously.

Bridgmore Place Revised Residential Site Plan

Mr. Langeliers read the staff report for this item. The applicant is requesting approval for a revised layout for a proposed residential/mixed use development with 490 units on 545 acres on the Adams property, bordered by Critz Lane, Pantall Road, Clayton Arnold Road and Thompson's Station Road East. The largest change to the plan is the deletion of a proposed connection to Thompson's Station Road East. Staff seeks direction from the Planning Commission on whether additional preliminary plats should proceed until the regional wastewater plant has its permit expanded beyond the current 500,000 gallons per day that has been approved. Additional submittals must include an overall sidewalk/bikeway plan. The plan

depicts some lots with individual grinder pumps to provide sanitary sewer. This design concept must have the approval of the Town Engineer and consulting engineers. This revised concept plan meets requirements and its approval is recommended. Future submittals must address:

Preliminary Plats

1. Submittal of plans for roads, drainage and erosion control.
2. Submittal of utility and service availabilities along with means of provision.
3. Indications from H.B. & T.S. Utility District that fire flows are available.
4. Submittal of a landscaping plans meeting all ordinance requirements.
5. TDEC determinations on all drainage-ways and alteration permits where necessary.
6. Establish a timeline on the availability of sewer.
7. Approval of all proposed on and off site sewer improvements by the Town.
8. Discussion of possible options for roadway improvements to offset impact.

Final Plats

1. The posting of performance bonds for:
 - a. Roads, drainage and erosion control
 - b. Landscaping improvements
 - c. Water and fire protection services
 - d. Sewer and water reuse line installation
 - e. Any offsite roadway improvements
2. The payment of all applicable fees
3. Approval of homeowner's association documents, covenants and restrictions.
4. Execution of any applicable developer agreements.
5. Approval of subdivision and roadway names
6. The permitting of any applicable signage.

Since the staff report was written, some additional changes were made to the plan. Mr. James Carbine represented the applicant and described the changes to the plan. He stated he was in agreement with staff's recommendations. He worked with designer Randall Arendt on some design aspects, including adding some curved roadways. The clubhouse was moved to Phase I. Walkways include a trail around and through the site. A left turn lane from Critz Lane would be incorporated in the plan. Ms. Benson asked where the sewer connections would be located and Mr. Carbine replied that the sewer would be installed the way the Town wanted it to be constructed. After discussion, Ms. Benson made a motion to approve this site plan, Mr. Evans seconded the motion, and it passed unanimously.

Bond Reduction for Regional Wastewater Plant

Mr. Langeliers stated that Sheaffer International estimated that a \$3,000,000 bond was sufficient to insure completion of the plant and recommended reducing the bond from \$6,000,000 to \$3,000,000. Mr. Carbine estimated that no more than \$1,500,000 would be needed to complete the plant. Mr. Evans made a motion to reduce the bond to \$3,000,000. Ms. Benson seconded the motion and it passed unanimously.

There being no further business, the meeting was duly adjourned at 8:00 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Tom Evans, Secretary