

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

Commission Members Present

Sarah Benson
Tom Evans
Cherry Jackson

Staff Members Present

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

The regular meeting of the Municipal Planning Commission was called to order by Town Attorney Craig on August 21, 2006 at 7:00 p.m., at the Thompson's Station Community Center. Chairman Brown Daniel and Commissioner / Vice-Chairman Jackie Attkisson were absent. Mr. Craig stated in the absence of the Commission's Chairman and Vice-Chairman, a Chairman should be elected for this meeting. Commissioner Jackson made a motion to nominate Commissioner Evans as Chairman Pro-Tem. Commissioner Benson seconded the motion, which passed by unanimous vote.

Minutes

The minutes of the July 17th, 2006 meeting were previously submitted; and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Benson, and passed unanimously.

Staff Announcements

Mr. Langeliers noted that Mr. Daniel could show up for the meeting if he gets in town soon enough, therefore he suggested Items 11 and 12 be moved to the end of the agenda since they may involve more discussion than other items listed.

Mr. Langeliers introduced the new Town Engineer, Shane McNeill.

Mr. Langeliers informed the Commission of the new vehicle purchased for the Town.

Old Business

There was none at this time.

BONDS:

Item 1 – Heritage Commons - Performance Bond for Sewage Treatment and Disposal System: \$ 211,500.

Mr. Langeliers reviewed the report, recommending the bond be released, provided that the facility is deeded to the Town of Thompson's Station prior to expiration of the existing performance bond.

After discussion, Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

Item 2 – Heritage Commons - Performance Bond for Roads, Drainage & Erosion Control.

Mr. Langeliers reviewed the report, noting that the Town holds two (2) performance bonds for roads, drainage and erosion control in the Heritage Commons development (\$126,600 and \$51,000). Staff recommends that these bonds be combined into one letter of credit and the amount reduced to \$60,000. Mr. Langeliers stated the remaining \$60,000 will be for any repairs to the binder or curbs, although some of those can be tied to individual lot bonds; and also for the road to be topped out.

Commissioner Jackson made a motion to accept and approve Staff's recommendation. Commissioner Benson seconded the motion, which passed unanimously.

Item 3 – Heritage Commons - Performance Bond for Sewage Disposal Collection System.

Mr. Langeliers reviewed the report, noting that the Town holds two (2) performance bonds for the wastewater collection system in the Heritage Commons development (\$42,500 and \$34,000). Staff recommends that these bonds be combined into one letter of credit and the amount reduced to \$50,000.

Commissioner Benson made a motion, seconded by Commissioner Jackson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

Item 4 – Heritage Commons - Performance Bond for Landscaping: \$ 10,000.

Mr. Langeliers reviewed the report, stating that the Town holds a letter of credit in the amount of \$10,000 for landscaping in phase one of the Heritage Commons development. Staff is uncertain as to what specific improvements this letter of credit insured. Staff assumes that it insured the landscaping around the detention area in front of Tractor Supply. This landscaping has been installed and survived an entire year, making this bond eligible for release.

Commissioner Benson mentioned the discussion to consider the requirement to be longer than the one (1) year period; stating that she would like to see this bond extended. Mr. Langeliers pointed out that the issue for this particular bond is that there is no landscaping plan on record to indicate what this bond was issued to cover.

After discussion, Commissioner Jackson made a motion to accept and approve Staff's recommendation. Chairman Evans seconded the motion, which passed by a vote of 2 – 1, with Commissioner Benson voting no.

Item 5 – Tollgate Village - Performance Bond for Roads, Drainage & Erosion Control – Section 1: \$ 162,960.

Mr. Langeliers reviewed the report, recommending this bond be renewed in the current amount for one (1) year.

Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

Item 6 – Tollgate Village - Performance Bond for Roads, Drainage & Erosion Control – Section 2: \$ 154,050.

Mr. Langeliers reviewed the report, recommending this bond be renewed in the current amount for one (1) year.

Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

Item 7 – Tollgate Village - Performance Bond for Roads, Drainage & Erosion Control – Section 3: \$ 106,392.

Mr. Langeliers reviewed the report, recommending this bond be renewed in the current amount for one (1) year.

Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

Item 8 – Tollgate Village - Performance Bond for Roads, Drainage & Erosion Control – Section 4: \$ 150,315.

Mr. Langeliers reviewed the report, recommending this bond be renewed in the current amount for one (1) year.

Commissioner Jackson made a motion to accept and approve Staff's recommendation. Commissioner Benson seconded the motion, which passed unanimously.

Item 9 – Tractor Supply – Performance Bond for Landscaping: \$ 5,300.

Mr. Langeliers reviewed the report, recommending this bond be released.

Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

Item 10 – Tractor Supply - Performance Bond for Sewage Disposal Collection System: \$7,200.

Mr. Langeliers reviewed the report, recommending this bond be released.

Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

FINAL PLATS:

Item 13 – Final Plat – Bridgemore Village, Section 1B.

Mr. Langeliers reviewed the report, recommending approval contingent on payment of all applicable fees, the final approval of the Homeowner's Association Documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. roads, drainage and erosion control: \$ 354,640;
2. on site sewer improvements: \$ 250,000; and
3. landscaping: \$ 75,000.

Mr. Langeliers requested another contingency be added to read as follows:

4. final approval of water availability by H.B. & T.S. Utility District.

After discussion, Commissioner Jackson made a motion to accept and approve Staff's recommendation with the four (4) contingencies. Commissioner Benson seconded the motion, which passed unanimously.

Item 14 – Final Plat – Bridgemore Village, Section 2.

Mr. Langeliers reviewed the report, adding the fourth contingency as noted on the previous agenda item*, and recommending approval contingent on payment of all applicable fees, the final approval of the Homeowner's Association Documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. roads, drainage and erosion control: \$ 501,050;
2. on site sewer improvements: \$ 250,000;
3. landscaping improvements: \$ 100,000; and
- * 4. final approval of water availability by H.B. & T.S. Utility District.

Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation with the four (4) contingencies. The motion passed by unanimous vote.

Item 15 – Final Plat - Fields of Canterbury, Section 1A.

Mr. Langeliers reviewed the report, adding the contingency previously noted*, and recommending approval contingent on payment of all applicable fees, the final approval of the Homeowner's Association Documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. roads, drainage and erosion control: \$ 80,000;
2. on site sewer improvements: \$ 50,000;
3. off site sewer improvements: \$ 300,000;
4. landscaping improvements \$ 30,000; and

- * 5. final approval of water availability by H.B. & T.S. Utility District.

Commissioner Jackson made a motion to accept and approve Staff's recommendation with the five (5) contingencies. Commissioner Benson seconded the motion, which passed unanimously.

Item 16 – Final Plat - Tollgate Village, Section 5.

Mr. Langeliers reviewed the report, noting bond amounts calculated and added since mail-out, and recommending approval contingent on payment of all applicable fees, the final approval of the Homeowner's Association Documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. roads, grading, drainage and erosion control: \$ 220,000;
2. on site sewer improvements: \$ 30,000;
3. off site sewer improvements: \$ 50,000; and
4. landscaping improvements: \$ 12,000.

Commissioner Jackson made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation. The motion by unanimous vote.

Item 17 – Final Plat – Tollgate Village, Section 6.

Mr. Langeliers reviewed the report, recommending approval contingent on payment of all applicable fees, the final approval of the Homeowner's Association Documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. roads, grading, drainage and erosion control: \$ 40,000;
2. on site sewer improvements: \$ 20,000;
3. off site sewer improvements: \$ 30,000; and
4. landscaping improvements: \$ 25,000.

Commissioner Benson made a motion to accept and approve Staff's recommendation. Commissioner Jackson seconded the motion, which passed unanimously.

Item 18 – Final Plat – Tollgate Village, Section 7.

Mr. Langeliers reviewed the report, recommending approval contingent on payment of all applicable fees, the final approval of the Homeowner's Association Documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. roads, grading, drainage and erosion control: \$ 15,000;
2. on site sewer improvements: \$ 25,000;
3. off site sewer improvements: \$ 30,000; and
4. landscaping improvements: \$ 25,000.

Commissioner Benson made a motion, seconded by Commissioner Jackson, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

Item 19 – Final Plat – Tollgate Village, Section 11.

Mr. Langeliers reviewed the report, recommending approval contingent on payment of all applicable fees, the final approval of the Homeowner's Association Documents by the Town's Attorney within the time limit set for recording, and pending the posting of performance bonds in the following amounts:

1. roads, grading, drainage and erosion control: \$ 165,000;
2. on site sewer improvements: \$ 60,000;
3. off site sewer improvements: \$ 50,000; and
4. landscaping improvements: \$ 30,000.

Commissioner Benson made a motion to accept and approve Staff's recommendation. Commissioner Jackson seconded the motion, which passed unanimously.

Item 20 – Revision Request to Final Plat – Heritage Commons.

Mr. Langeliers reviewed the report, recommending approval pending the payment of all applicable fees.

Mr. Craig questioned how the sections previously approved with private road notations will be cross-referenced with this particular plat having public roadways. Mr. Langeliers suggested having a final plat re-recorded showing all the lots with a notation referencing the roadways to become public. Mr. Craig stated that he thinks a recording will be required to amend the notations on the previous plats, and lay out the road system in its entirety.

Commissioner Jackson made a motion to accept and approve Staff's recommendation; and a final plat be re-recorded designating all roadways to be public Thompson's Station roadways. Commissioner Benson seconded the motion.

Mr. Craig asked if all the roads were named, and Mr. Langeliers replied that they were not. Mr. Craig suggested that if a plat is to be recorded showing the road system for the entirety of the development, that all roads be identified even if they are service roads. Mr. Langeliers stated that he would ask the applicant to revise the plat to include names of all the road system and all the lots to be recorded in its entirety.

The motion passed by unanimous vote.

Item 21 – Pecan Hills Cul-de-sac.

Mr. Langeliers stated that he is still working with the two (2) homeowners effected to let them know what their options are; and hope to have a response by the next meeting date.

Item 22 – Sewer Treatment Facility.

Mr. Langeliers stated that everything is up and running good at Heritage Commons, with only the few items mentioned earlier to be addressed. The regional facility has been tested, with a few minor things on the pump station and collection system, but everything is on track and hopefully will be running in the near future.

Item 11 – Annexation, Re-Zoning, and Plan of Services Request – Reifschneider / Buswell parcels located on Lewisburg Pike and Thompson's Station Road East.

Mr. Langeliers reviewed the report, noting that a high intensity zone designation is reasonable for the subject property, and recommends the accompanying plan of services be recommended for adoption by the Board of Mayor and Aldermen.

Mr. Langeliers introduced the applicant, Robert Kribel. Mr. Kribel explained the request for the high intensity zone designation for an active lifestyle community, with plenty of open space and clustering for the least amount of impact on the land. They have had Randall Arendt help them determine the best use of the property, and are anxious to begin the process toward the required re-zonings. Mr. Kribel noted that they have a council that has already met with several neighbors that had an enthusiastic response to their concept.

Commissioner Benson expressed concerns over the projects sewer needs and if the Town can meet those needs. She noted that the parcels are in the Town's Urban Growth Boundary, so she doesn't have a problem with the annexation request, but would like a better idea of their sewer needs before it is re-zoned as high intensity.

Commissioner Jackson noted that this project will have various uses that will require each one to be submitted to this Commission individually, and the different sewer needs will be addressed at each presentation to this body.

Mr. Langeliers pointed out that there are two (2) issues that are inter-related, noting that this Commission would not want to recommend a Plan of Services for a particular piece of property, and then recommend against re-zoning because of a lack of services, as this would seem to be contradictory. Mr. Wood explained that there can be a time frame indicated on the Plan of Services as to when those services will be available to the applicant; however, if this Commission does not think the services can be provided, the request to annex should not be considered. Mr. Craig referenced Section 1D in the Plan of Services, number 1, that states ".... sewers will be provided at a time when the density and/or type of development in the annexation area is such as to amortize the cost of sewer installation," ". Mr. Langeliers referenced the Town's Sewer Ordinance that was set up to be at the developers expense and they could be required, depending on the timing, etc., to put a facility elsewhere if need be; and it's the developers responsibility to make the sewer work.

After further discussion, Commissioner Jackson made a motion to approve and recommend to the Board of Mayor and Aldermen, the Plan of Services for the parcels requesting annexation with a high intensity zone designation. Chairman Evans seconded the motion, which passed 2 – 1, with Commissioner Benson voting no.

Item 12 – Planned Commercial Re-Zoning Request – Bryant / Wal-Mart property located at 4521 Columbia Pike.

Mr. Langeliers reviewed the report, adding the platting stage for lot creation that will be required first; and recommending approval.

Mike Mizzell was present on behalf of Wal-Mart, and introduced the team from the last meeting that will be presenting the changes incorporated from the feedback and comments of that meeting. He also stated that an initial environmental review has been requested, and a report to TDOT in regards to the necessary road access.

The engineer showed the site plan, indicating six (6) out-parcels rather than the original seven (7); and other suggested changes.

The architect presented an updated rendition of the building, giving approximate sizes, proposed signage, etc.

Greg Gamble, of Land Design, was present to discuss the design and development of the out-parcels. He referenced the letter sent to Mr. Langeliers, and copies passed out to the Commission, stating that the guidelines specified will be a condition of approval.

After further discussion, Commissioner Benson made a motion to recommend to the Board of Mayor and Aldermen the re-zone request of this parcel to Planned Commercial. Commissioner Jackson seconded the motion, which passed unanimously.

Other New Business

Mr. Langeliers stated that he has a meeting tomorrow with TDOT regarding the Critz Lane re-alignment and will report back on the results.

There being no further business, the meeting was adjourned at approximately 8:40 p.m.

Signed: _____
Tom Evans, Chairperson Pro Tem

Attest: _____