

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On January 22, 2007

Commission Members Present

Sarah Benson
Nina Cooper
Tom Evans
Leon Heron

Staff Members Present

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

The regular meeting of the Municipal Planning Commission was called to order on January 22, 2007, at approximately 7:00 p.m., at the Thompson's Station Community Center. Commissioner and Chairman Brown Daniel was unable to attend, therefore Vice-Chair Nina Cooper conducted the meeting.

Election of Officers

Commissioner Benson nominated Brown Daniel to continue as Planning Commission Chairman, as well as the existing officers, to be Nina Cooper as Vice-Chair and Tom Evans as Secretary. Commissioner Evans seconded the motion, which passed by unanimous vote.

Minutes

The minutes of the November 20th, 2006, meeting were previously submitted; and were approved upon a motion by Commissioner Benson, seconded by Commissioner Evans, and passed unanimously.

Staff Announcements

Mr. Langeliers made the following announcements:

- Continuing education opportunity for Planning Commissioners and BZA members:
 - 4 hour course on Planning and Zoning
 - on Thursday, April 5th from 8:30 a.m. to 12:30
 - at Ag Expo Center in Franklin
 - class fee will be paid by Town

- February Planning Commission meeting has been moved to the 4th Monday due to a holiday conflict, and that date is February 26th.

- CSX will be closing the railroad crossing on Thompson's Station Road West next Tuesday, January 30th, from approximately 9:00 a.m. to 2:00 p.m.

Old Business

There was no Old Business at this time.

DEVELOPMENT / CONCEPT PLANS AND RE-ZONING REQUESTS:

Item 1 – The Reserve at Callie located on Lewisburg Pike, Jameson Drive, and Miller Drive on approximately 82.3 acres.

Mr. Langeliers reviewed the report, pointing out that this is the step in the process when this commission considers the overall project proposal, design criteria, etc. and if this proposal can continue without any undue negative effects on the surrounding area. Staff thinks this proposal adequately addresses concerns and issues, with the exception of services which are defined in the Staff report as follows:

These service issues include: access, sewer, water, traffic, electric, gas, etc. Plans for these services must accompany the first preliminary plat submittal. This proposal appears to warrant the requested rezoning. Staff recommends that each of the three separate parcel components of this plan be designated as plan specific overlays.

Future submittals must be accompanied by the following:

Preliminary Plat:

1. Evidence from H. B. & T. S. Utility District that domestic and commercial water service and fire protection can be obtained for the proposed intensities;
2. Evidence from Middle Tennessee Electric Membership Cooperative that electric service can be made available for the proposed intensities;
3. Traffic study identifying the impact of the proposed intensities on roadways impacted by the development;
4. Evidence of adequate existing and/or proposed buffer-yard mechanisms to minimize impact on adjacent existing uses (landscaping plans);
5. A sewer plan inclusive of a proposed collection line route commensurate with all necessary easements and/or rights of way to provide for the construction of said line, and a timeline for the proposed construction;
6. Construction plans for all proposed road, drainage and erosion control improvements inclusive of any required off-site improvements; and
7. T-DOT approval of construction plans for the proposed connection to Lewisburg Pike.

Final plat:

Must be predicated by the final approval of all requirements previously stipulated and by the posting of performance bonds (irrevocable standby letters of credit) for the following:

1. roads, drainage and erosion control;
2. any necessary sewer improvements (on and off site);
3. any off site roadway improvements;
4. an proposed landscaping improvements; and
5. payment of all applicable fees.

Tom King, with Clifton and King, LLC, represented the owner and applicant Mr. Conrad Matthews. He made a presentation, explaining the three (3) different components of the project, and answered questions from the Commission.

It was pointed out that the restrictive covenants for the existing Callie subdivision will apply to this proposal and will meet the Town's design standards.

Commissioner Heron asked if the current resident closest to this development was aware this could be a commercial area when they purchased their home. Mr. Langeliers noted that the road was shown on the original sketch plan when it was submitted and approved through Williamson County; and they would have been made aware of the potential for commercial when the building permits were pulled at Williamson County.

Commissioner Heron suggested the developer consider the multi-family units be protected with sprinkler systems.

After further discussion, Commissioner Benson made a motion to accept and approve Staff's recommendations and re-zone said certain parcels to Specific Plan District. Commissioner Evans seconded the motion, which passed unanimously.

Item 2 - Graceland Community Church located off Watkins Road on approximately 58.12 acres.

Mr. Langeliers reviewed the report, adding that utility services are the main issue and a preliminary plat will not be accepted for consideration until a plan of services is addressed. This proposal appears to warrant the requested rezoning. Staff recommends that each of the three separate parcel components of this plan be designated as plan specific overlays. Future submittals must be accompanied by the following:

Preliminary Plat:

1. Evidence from H. B. & T. S. Utility District that domestic and commercial water service and fire protection can be obtained for the proposed intensities;
2. Evidence from Middle Tennessee Electric Membership Cooperative that electric service can be made available for the proposed intensities;
3. Traffic study identifying the impact of the proposed intensities on roadways impacted by the development;
4. Evidence of adequate existing and/or proposed buffer-yard mechanisms to minimize impact on adjacent existing uses (landscaping plans);
5. A sewer plan inclusive of a proposed collection line route commensurate with all necessary easements and/or rights of way to provide for the construction of said line, and a timeline for the proposed construction;
6. Construction plans for all proposed road, drainage and erosion control improvements inclusive of any required off-site improvements; and
7. T-DOT approval of construction plans for the proposed connection to Lewisburg Pike.

Final plat:

Must be predicated by the final approval of all requirements previously stipulated and by the posting of performance bonds (irrevocable standby letters of credit) for the following:

1. roads, drainage and erosion control;
2. any necessary sewer improvements (on and off site);
3. any off site roadway improvements;
4. an proposed landscaping improvements; and
5. payment of all applicable fees.

Kevin Guenther, with Design Resource, was here representing the owner and applicant Mr. Ralph Duncan. He described the three (3) proposed components of the project being residential, commercial, and institutional with the church campus. Mr. Guenther noted that approximately 45% (forty-five percent) of the site is to remain open space. Time frames were discussed and he stated that the first phase will be the wedding chapel that will be used initially as the church sanctuary. Mr. Guenther stated that it could be years before the actual church and campus are started, and phase 3 (the commercial) will not begin until after the residential phase. He noted they will be working to fit the land uses; and hopes to work with the proposed Reserve at Callie also.

Vice-Chair Cooper asked about plans for the existing cemetery on the site, and Mr. Guenther stated that plans are to expand around the cemetery with a memorial garden. Mr. Langeliers pointed out to the Commission that the Town has no regulations regarding private cemeteries, however, an archeological assessment will be required. Commissioner Heron suggested continued access be available at all times for anyone wanting to visit.

Vice-Chair Cooper expressed concern about the amount of traffic on the existing road and if TDOT has been contacted. Mr. Langeliers noted that it's a fairly new road put in by TDOT, however, issues such as guardrails and steepness will need to be addressed. He thinks the impact on traffic will be at a minimum since church use / service times are generally not during peak traffic hours. Mr. Langeliers pointed out stipulation # 3 at the preliminary stage, noting that it could be added that the road be constructed as shown on the previous plan, or that it be required to connect separately to Lewisburg Pike. Some concerns were noted regarding the safety of the road relating to winter weather conditions, and Mr. Guenther noted the up-keep will be maintained as best as possible and they are open to suggestions from the Commission.

Commissioner Heron commented on the multi-family condominiums, noting that he would like a stipulation be considered that rental units not be allowed in the Town.

Commissioner Heron stated a stipulation be made stating that road construction not go through the neighboring Callie Subdivision.

Commissioner Evans made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendations, and designate zoning as Specific Plan District; also adding the stipulation that road construction not go through Callie Subdivision. The motion passed by unanimous vote.

Item 3 – The Grove at Littlebury - WITHDRAWN.

PRELIMINARY PLAT:

Item 4 – Wal-Mart Development.

Mr. Langeliers reviewed the report, pointing out that since there was not a Planning Commission meeting in December, a Final Plat and Site Plan are also on this agenda to be reviewed. Staff recommends approval of this plat pending final approval of the construction plans by the Town's engineer and prior to issuance of a grading permit. Those plans have been preliminarily reviewed and can be approved given possible minor revision.

Mike Mizell, representing Wal-Mart, indicated the changes made per suggestions from the Town and / or TDOT. Discussion continued regarding access, signalization, and irrigation.

Commissioner Benson made a motion to approve this preliminary plat based on Staff's recommendation. Commissioner Heron seconded the motion, which passed unanimously.

Mr. Langeliers suggested for continuity, that the remaining Wal-Mart submittals be reviewed at this time.

FINAL PLAT:

Item 6 – Wal-Mart Development.

Mr. Langeliers reviewed the report, recommending approval subject to the posting of the following performance bonds (Irrevocable stand-by letters of credit):

1. Roads, drainage and erosion control (\$250,000);
2. Sewer collection system (\$100,000);
3. Landscaping improvements (\$50,000); and
4. Off-site road improvements (per TDOT stipulations).

Mr. Langeliers noted that the amount for off-site road improvements (# 4) is pending information from TDOT and subject to improvements suggested by TDOT. He also pointed out that lot # 8 will be included in the 'Wal-Mart lot', decreasing the lots to seven (7).

Commissioner Evans made a motion, seconded by Commissioner Benson, to accept and approve this final plat based on Staff's recommendations. The motion passed unanimously.

NON-RESIDENTIAL SITE PLAN:

Item 7 – Wal-Mart Store.

Mr. Langeliers reviewed the report, noting that detail on the signage plan will be needed at the appropriate time. Staff recommends approval pending the following:

1. Final approval of the signage plan;
2. Final approval of the site grading and drainage plans;
3. The recording of the final plat;
4. The payment of all applicable fees;
5. The posting of a performance bond (irrevocable standby letter of credit) for landscaping improvements in the amount of \$200,000;
6. The posting of a performance bond (irrevocable standby letter of credit) for driveway and parking area improvements in the amount of \$250,000; and
7. The posting of a performance bond (irrevocable standby letter of credit) for sewer connection in the amount of \$25,000.

Mr. Mizell stated that this site plan is consistent with the lay-out presented on the concept plan. He noted the various architectural changes made specifically at the Town's request, such as a seamed green metal roof, changing the peaked roofs, color changes, etc.

Vice-Chair Cooper stated that it still looks like a Wal-Mart, and she would like to see more stone and natural tones used. Commissioner Evans agreed, adding that he thinks something should be done to set this building off since it will be setting the precedence for others in the future.

Mr. Mizell stated that he is willing to continue working with the Town; however, did point out that they are getting close to beginning the bid process to start construction and once bids are let, it will be harder to make changes. He also asked that they not be required to go before this Commission at that point when, at the Town's request, architectural and / or aesthetic changes are made. The architect for the project offered possible changes relating to stone usage, colors, etc.

After further discussion, Commissioner Benson made a motion to accept and approve this site plan based on Staff's recommendations. Commissioner Evans seconded the motion, which passed by unanimous vote.

FINAL PLAT:

Item 5 – Fields of Canterbury, Section 3.

Mr. Langeliers reviewed the report, stating that this plat is in order and its approval is recommended pending the final approval of the grading, drainage and erosion control plans, and the posting of the following performance bonds (Irrevocable standby letters of credit):

1. Roads, drainage and erosion control (\$1,500,000); and
2. Sewer collection system (\$500,000).

Mr. Craig indicated a typographical error to be corrected: "Williamson County" needs to be replaced with "The Town of Thompson's Station".

Commissioner Heron asked if Letters of Credit are being posted in a timely manner, and Mr. Langeliers replied that they are not, but Staff has already been working to craft a solution which may require a revision to the Subdivision Regulations. Mr. Craig asked if a draft could be ready for review at the March or April meeting, and Mr. Langeliers replied yes.

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

MULTI-LOT RESIDENTIAL SITE PLAN:

Tollgate Village Condominiums, Section 6.

Mr. Langeliers reviewed the report, noting that letters of credit are not required since roads, sewer, and water lines are installed and ready.

No one was here representing the submittal to address the commissioners questions.

Commissioner Heron made a motion, seconded by Commissioner Benson, to defer this item. The motion passed by unanimous vote.

REQUEST FOR RE-CONSIDERATION:

Item 9 – Pecan Hills Cul-de-sac (Brenda Street) - WITHDRAWN.

UPDATES FROM STAFF:

Ordinance No. 07-002 – An ordinance of the Board of Mayor and Aldermen pursuant to Public Chapter 796, Tennessee Code Annotated 6-2-201 (33) creating a Design Review Commission.

Mr. Langeliers stated this is for informational purposes and does not require any action from this body.

NEW BUSINESS:

Item 10 – Update By-Laws per Ordinance 06-017 which Amends the Composition and Expands the Size of the Planning Commission.

Mr. Craig explained the By-Law updates to expand the Commission to seven (7) members, and reviewed the changes in the By-Laws.

Commissioner Benson made a motion to repeal the previous By-Laws, accepting and approving the new By-Laws as presented tonight. Commissioner Evans seconded the motion, which passed unanimously.

Commissioner Heron referenced correspondence regarding the proposed Harpeth Hospital, and reminded everyone of the public hearing for the Certificate of Need to be held on Wednesday, January 24th, 8:30 a.m. at the Gaylord Entertainment Center in Nashville.

There being no further business, the meeting was adjourned at approximately 9:05 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary

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