

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On August 20, 2007

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
Nina Cooper, Vice-Chair
Tom Evans
Marcia Franks
Millie Halvorson
George Ross

Staff Members Present

Greg Langeliers, Town Administrator
Doug Goetsch, Town Recorder
Todd Moore, Town Attorney
Shane McNeill, Town Engineer
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on August 20th, 2007, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum.

Minutes:

The minutes of the July 16th, 2007, meeting were previously submitted; and were approved upon a motion by Commissioner Franks, seconded by Commissioner Evans, and passed unanimously.

Staff Announcements:

Mr. Langeliers made the following announcements:

- Withdrawal of item # 3 from the agenda;
- Re-scheduling of the Design Review Commission meeting to possibly September 6th, 2007; and
- the decision of Wal-Mart to cancel their plans here in the Town.

Old Business:

Mr. Langeliers stated that there are still changes / corrections to be made in the Subdivision Regulations; however, per a conversation with Town counsel, the Public Hearing on this item will be held. He suggested another public hearing be held again next month and hopes to have the Subdivision Regulations ready to be voted on at the September meeting.

Public Hearing:

Chairman Daniel opened the public hearing for the following item, which was advertised in the August 7th, 2007 edition of the *Williamson AM* newspaper:

A. Subdivision Regulations.

There being no one wishing to speak, the public hearing was closed.

SITE PLAN – NON-RESIDENTIAL:

Item 1 - Thompson's Station Day Care, located in Heritage Commons at 4729 Traders Way and 4619 Thompson's Ridge Road on 2.03 acres.

Mr. Langeliers reviewed the report, recommending approval subject to the following:

1. The approval and recording of the plat revision combining lots 18 and 19; and
2. The posting of a performance bond for landscaping improvements in the amount of \$35,000.

Mr. Langeliers noted that he has received input relating to the traffic and curb cut.

Ron Lowery, with Roberts, Alley, and Associates, was present to address any questions or concerns.

Chairman Daniel asked if a traffic light is being considered at the indicated curb cut. Mr. Langeliers stated that, generally, there will not be a lot of activity at that curb cut. He added that a commissioner had suggested considering it be a "right out" only. Mr. Langeliers pointed out that there is only one (1) lot remaining behind this and a dead-end cul-de-sac, and should the trips be calculated (including the school), he thinks the conflict would not be much.

Commissioner Franks asked about the lack of buffering on Thompson's Ridge Road. Mr. Lowery stated that it is 28 feet wide and they actually moved most of the parking to the back to increase that buffer.

Discussion continued regarding sidewalks, landscaping, and fencing.

Commissioner Cooper stated that there is a tremendous amount of traffic that builds up at both of the schools during the drop-off and pick-up times, sometimes backing up on to Columbia Pike. She would suggest eliminating a curb cut or making it a one-way out only.

Mr. Lowery pointed out that the proposed traffic flow inside the site, indicating that there will be commercial on that side of the structure.

Concerns were discussed relating to the curb cut - its necessity, location, distance, etc. Mr. Langeliers stated that the school probably should not have actually had three curb cuts, but the issue would appear to be the inability to make a left-hand turn there. He noted that the stipulations on the Heritage Commons development allow four (4) curb cuts; however, it is the purview of this body to modify / alter that stipulation.

Mr. Langeliers also pointed out for consideration, that the vacant lot behind this proposed project may only be allowed one (1) entrance at the rear since there is not enough frontage for another.

After further discussion, Commissioner Cooper made a motion approving Staff's recommendation, and adding the elimination of the curb cut on Thompson's Ridge Road. Commissioner Franks seconded the motion, which passed by unanimous vote.

PRELIMINARY PLATS – RESIDENTIAL:

Item 2 - The Club at Pleasant Creek, Phase 1, containing 2 lots on 22.8 acres located on Lewisburg Pike.

Mr. Langeliers reviewed the report, recommending approval with the following stipulations:

1. That it is the developer's responsibility to satisfy the requirements of H. B. & T. S. Utility District such that they obtain the Utility's signature on all final plats;
2. That the developer is responsible for the installation of all on and off-site sewage collection facilities as approved by the Town;
3. That the traffic improvements identified in the development's traffic study be installed based on a proposed timeline approved by the Town;
4. That letters of credit be posted, to insure all of the requisite improvements, with the appropriate final plats; and
5. That the approval of this preliminary plat does not vest any specific use on the subject property.

Mr. Langeliers indicated the poster boards submitted from Smith, Seckman, and Reid demonstrating how the sewer will be provided to this proposed site. He presented them to the commission, showing drainage areas, proposed pump stations, etc.

The applicant, Jay Franks, was present to address any questions / concerns. He informed the commission that he has hired an architectural firm from Atlanta that specialize in active adult / senior housing, land planners and engineers with Littlejohn Engineering, and Executive Director Paul Wilson from the health care field. Mr. Franks stated that they are very sincere in moving forward with this development and respectfully ask that this body grant the approval to do so.

Discussion continued regarding water availability, the possibility of a variance request from the Board of Zoning Appeals relating to flood plain, and buffer components from existing neighbors.

Commissioner Benson made a motion, seconded by Commissioner Ross, to accept and approve Staff's recommendation. The motion passed, 6 - 0 - 1, with Commissioner Franks recusing herself.

Item 3 - The Club at Pleasant Creek, Phase 2 **WITHDRAWN**

Item 4 - Joydale in The Reserve at Callie, containing 5 lots on 4.18 acres located on Miller (Watkins) Drive.

Mr. Langeliers reviewed the report, recommending approval with the following stipulations:

1. That it is the developer's responsibility to satisfy the requirements of H. B. & T. S. Utility District such that they obtain the Utility's signature on all final plats;
2. That the developer is responsible for the installation of all on and off-site sewage collection facilities as approved by the Town; and

3. That letters of credit be posted, to insure all of the requisite improvements, with the appropriate final plats.

The applicant's representative, Tom King with Clifton and King, LLC, was present to address any questions / concerns. He indicated they are aware of the sewer issues that will need to be worked out and they are also working to assist the proposed project behind theirs (Graceland Community Church). Mr. King stated that they already have their water capacity reserved from H.B. & T.S. Utility District.

Discussion continued regarding traffic, tree preservation, buffering, and grades.

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

Mr. Langeliers added that this applicant, as well as The Club at Pleasant Creek and Graceland Community Church, have paid their portion of the funds for the sewer study.

REVISION TO FINAL PLATS – RESIDENTIAL:

Item 5 - Tollgate Village, Section 5, containing 2 lots on 4.75 acres located on Rochelle Avenue.

Mr. Langeliers reviewed the report, recommending approval, noting that this is to correct a boundary relative to the alley access.

Commissioner Evans made a motion, seconded by Commissioner Benson, to accept and approve Staff's recommendation. The motion passed, 6 - 0 - 1, with Commissioner Franks recusing herself.

Item 6 - Tollgate Village, Section 10, containing 30 lots on 15.74 acres located on Millerton Way and Somers Lane.

Mr. Langeliers reviewed the report, recommending approval pending the posting of letters of credit as follows:

1. Roads, drainage and erosion control: \$ 150,000;
2. Sewer collection system: \$ 25,000; and
3. Landscaping: \$ 15,000.

Mr. Langeliers added that this section was approved previously but not recorded, and is now proposing minor modifications to some lot lines.

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

REVISION TO FINAL PLAT – NON-RESIDENTIAL:

Item 7 - Heritage Commons, lots 18 and 19, located on 2.03 acres at 4729 Traders Way and 4619 Thompson's Ridge Road.

Mr. Langeliers reviewed the report, recommending approval.

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

OTHER:

Item 8 - Subdivision Regulations.

This item was subject to a public hearing earlier this evening with no one coming forward to speak.

Mr. Langeliers stated that a draft will be to the commissioners in short order. He also explained that it was decided not to put the draft on the website to try to prevent any confusion of it being the actual approved document.

Commissioner Benson referenced the letter copied to the commission from H.B. & T.S. relating to the water shortage. Mr. Langeliers stated that they appear to be working aggressively.

Commissioner Halverson asked that notice of the next public hearing be on the website also. Mr. Langeliers stated that Staff is working with counsel to determine what has been Town policy and what is required by State as far as all public notices, hearings, etc., to establish a consistent procedure.

Commissioner Benson asked that counsel brief this commission on the resolution to have MTAS codify the Town's ordinances. Mr. Moore stated that the Board of Mayor and Aldermen did approve the resolution to contract MTAS to codify the Town's ordinances that will provide a better means of searching for various subjects throughout the ordinances. Commissioner Benson related it to the reference of having more information on the Town's website, which this codification would assist with.

Chairman Daniel asked that he be given any suggestions that may help the flow of the meetings, to better facilitate questions, the reading of each report, etc., or anything that would make others more comfortable, and run the meeting as smoothly as possible.

UPDATES FROM STAFF:

Mr. Langeliers made the following updates:

- The ARAP permit from the State for the pond in Pecan Hills has been received and we are now waiting on the permit from the Corp of Engineers, then are ready to begin work within days. The Town Attorney is also working on an agreement to be executed with the property owners.

NEW BUSINESS:

Mr. Langeliers asked that this commission consider moving the Planning Commission meetings to the fourth Tuesday of each month. The current Monday date was set due to the schedule of the State Planning office and the use of one of their planners. The date now is too close to the Board meeting when trying to get packets out for both meetings and having a deadline submittal date in the middle of that schedule. The By-Laws will be checked to determine any issues with changing the scheduled meeting date and submittal date.

Commissioner Halvorson expressed concern over Spring Hill's proposals that could tie some of their roads into Town roads, and asked if Staff or the Mayor are being contacted and included in any of the Spring Hill discussions. Mr. Langeliers stated that the Mayor is in contact with the Spring Hill Mayor. He has been asked about tying Port Royal Road into Thompson's Station Road East, and his response was that he could not comment without an impact study; and proceed from that point.

Commissioner Franks expressed condolences on the loss of Mr. Denzel Carbine.

There being no further business, the meeting was adjourned at approximately 8:30 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary