

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On November 19, 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  
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on November 19<sup>th</sup>, 2007, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum.

**Minutes:**

The minutes of the October 15<sup>th</sup>, 2007 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Ross.

**Staff Announcements:**

Mr. Langeliers asked for letters of support to be sent with our application to re-submit for the 2008 Transportation Enhancement Program Grant. Mr. Sanders indicated that it seemed to weigh heavily in the determination of those awarded this past year.

**Old Business:**

There was none at this time.

**RE-ZONING REQUEST:**

**Item 4 - Request to Re-Zone to "Specific Plan" for Forrest Landscape and Irrigation** on 9.69 acres located at 1748 Lewisburg Pike.

Mr. Langeliers reviewed the report, adding that it is not this specific use that is the issue, but what the bigger picture will be.

Ed Dilts, the applicant, presented a 'bubble drawing' per Mr. Langeliers' request, for the Commission's consideration of his proposal and what could be perceived as future uses in that immediate area.

**Public Hearing:**

Chairman Daniel opened the public hearing for this item, which was advertised on the Town website, postings around Town, and in the November 4<sup>th</sup>, 2007 edition of the *Williamson AM* newspaper.

Phillip Drone, 2601 Tom Anderson Road, noted that his property is located to the back of the referenced parcel; stating that he is here for information on the proposal and does not have any objections to the plan.

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

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Commissioner Franks noted that this commission usually gets more detail, such as traffic studies, engineering reports, landscape plans, etc. She asked what is actually required for this type of a submittal. Mr. Langeliers stated that it depends on what the applicant is asking for, and in the Specific Plan zone designation, he thinks it would better to see an overall plan for that area, rather than just the specific parcel.

Chairman Daniel pointed out that he doesn't want this commission to get into a situation where they can only review re-zoning requests from developers who buy several farms, invest in traffic studies, etc.; but should be able to think through small re-zoning requests from individuals.

Commissioner Franks stated that at least a survey with more detail, showing boundaries, setbacks, buffers, etc., for more information; also to protect the neighbors and provide information for them.

Commissioner Benson pointed out no one speaking against the request, but asked if the applicant has talked with any of the neighbors. Mr. Dilts stated that he has talked with four (4) of the neighbors and they did not have a problem with his proposal. Mr. Langeliers noted that Staff mailed notifications to the adjoining property owners since this was a public hearing item; and two (2) notified Town Staff that they were in favor of the request.

Mr. Langeliers noted this use requested is rather benign; however, he doesn't want to set a precedent for the other individual parcels in this area.

Commissioner Ross stated that, being a neighboring property owner with a non-residential use, he will recuse himself from this vote to avoid any possible conflict of interest. He agreed that this commission is used to being provided with more information; however, did point out that not everyone is financially capable of investing in various studies and should be able to provide the bare minimum for this body to act on. Mr. Langeliers suggested that to be a footprint, and possibly comments from TDOT on their entrance request.

Mr. Moore pointed out some of the provisions provided for in the zoning ordinance (Section 2408B) relating to minimum development requirements for a Specific Plan zoning district request, and suggested a consistency be established / maintained by this body.

Commissioner Cooper asked if the Specific Plan zoning district requires a minimum of ten (10) acres (page 8 in the last zoning ordinance she received), noting the parcel referenced tonight as being 9.69 acres. Mr. Langeliers commented that he was not sure and would have to check the

latest adopted zoning ordinance; adding that this submittal may have been classified incorrectly. Mr. Moore indicated his copy of the zoning ordinance stated a ten (10) acre minimum also.

After further discussion, Commissioner Evans made a motion to approve this rezoning request contingent on Staff verification of the Use Designation in the Zoning Ordinance and that the applicant provide more detailed information if required by Staff. Commissioner Halvorson seconded the motion.

It was noted that, depending on Staff's determination, a variance may be required through the Board of Zoning Appeals.

Commissioner Franks expressed concern that this proposal seems a bit premature and would like to see this item deferred.

The motion passed 4 – 2 – 1, with Commissioners Benson and Franks voting no and Commissioner Ross recusing himself.

**BONDS:**

**Item 1 – Bridgemore Village, Section 1:**

Mr. Langeliers reviewed the report, noting that Section 1 is made up of two (2) sub-sections (1A and 1B), and made the following recommendation:

Section 1A (14 Lots) Letters of Credit are as Follows:

Roads, drainage and erosion control: \$106,000  
*Recommendation: Reduce to \$40,000*

On Site Sewer: \$75,000  
*Recommendation: Reduce to \$25,000*

Landscaping: \$75,000  
*Recommendation: Reduce to \$25,000*

Section 1B (107 Lots) Letters of Credit are as Follows:

Roads, drainage and erosion control: \$225,000  
*Recommendation: Maintain at \$225,000*

On Site Sewer: \$67,500  
*Recommendation: Maintain at \$67,500*

Off Site Sewer: \$125,000  
*Recommendation: Release*

Landscaping: \$125,000  
*Recommendation: Reduce to \$25,000*

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

**Items 2 and 3 - Fields of Canterbury, Section 1A and Fields of Canterbury, Section 1B:**

Mr. Langeliers reviewed the report, recommending the following:

Section 1A (12 Lots) Letters of Credit are as Follows:

|                               |  |
|-------------------------------|--|
| Maintenance Bond (# LO71997): | \$ 320,000   |
| Performance Bond (# LO71996): | \$ 52,000  |
| <i>Recommendation:</i>        | <i>Reduce to maintenance in the amount of \$30,000</i> |

Section 1B (57 Lots) Letters of Credit are as Follows:

|                               |   |
|-------------------------------|---|
| Maintenance Bond (# LO71999): | \$ 250,000  |
| Performance Bond (# LO71998): | \$ 84,000   |
| <i>Recommendation:</i>        | <i>Reduce to maintenance in the amount of \$150,000</i> |

Also considered as a non-agenda item -

Section 2 (32 Lots) Letters of Credit are as Follows:

|                               |  |
|-------------------------------|--|
| Maintenance Bond (# LO72654): | \$ 111,000   |
| Performance Bond (# LO72653): | \$ 37,000  |
| <i>Recommendation:</i>        | <i>Reduce to maintenance in the amount of \$80,000</i> |

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

Item 4 – Re-Zoning Request was addressed at the beginning of the meeting along with the public hearing for this item.

**FINAL PLAT – RESIDENTIAL:**

**Item 5 - Bickmore and Goolsby Property, 2 lots,** on 10.71 acres located at 1830 Cayce Springs Road.

Mr. Langeliers reviewed the report, recommending approval.

The applicant, Jim Bickmore, was present to address any questions or concerns.

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

**OTHER:**

**Item 6 – 2008 Meeting Schedule.**

Submitted for this Commission's review and consideration.

**Item 7 - Stormwater Presentation – Don Green.**

Cancelled per Commissioner Benson.

**Item 8 – Safe Routes to Schools Presentation – Millie Halvorson.**

To be made after adjournment of this meeting.

**UPDATES FROM STAFF:**

There were none at this time.

**NEW BUSINESS:**

There was none at this time.

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There being no further business, the meeting was adjourned at approximately 8:05 p.m.

Signed: \_\_\_\_\_  
Brown Daniel, Chairman

Attest: \_\_\_\_\_  
Tom Evans, Secretary

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