

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On January 22, 2008

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 January 22nd, 2008, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum.

Election of Officers:

After discussion, Commissioner Benson made a motion that all officers remain as is. Commissioner Halvorson seconded the motion, which passed unanimously.

Minutes:

The minutes of the November 19th, 2007 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

Staff Announcements:

Mr. Langeliers made the following announcements:

- The applicant has requested deferral of agenda items # 3 and 4, to be heard at next month's meeting.
- The Board of Mayor and Aldermen passed an ordinance to put a cap on the wastewater user charges for residential of \$55.00.
- A work session is being planned for one afternoon of January 29th, 30th, or 31st to work on the Town's budget and prioritize projects, so let Staff know which date you would prefer if you're interesting in attending.
- Don Green will be making a stormwater presentation after this meeting.

Old Business:

Mr. Langeliers referenced the re-zoning recommendation made at the last commission meeting for a landscaping business on Columbia Pike. He noted the minimum acreage requirement for the recommended zoning (Specific Plan) that the subject parcel did not meet, and that oversight

was brought to his attention at that meeting. After researching, Mr. Langeliers said it probably should have been submitted under a Neighborhood Center district zoning, which allows as little as one (1) acre sites; however, the Neighborhood Center zoning, initially, was to apply only to the 'Old Town' area of Thompson's Station.

Mr. Langeliers offered the following options:

- Amend to be re-zoned to the Neighborhood Center zoning;
- Request a variance from the Board of Zoning Appeals from the required ten (10) acres to the actual 9.2 acres on this site; or
- Modify the Zoning Ordinance towards a residential business option, either through the expansion of a home occupation criteria or other benign, non-descript uses, and incorporate a minimal disturbance use, maybe allowed by special use.

After discussion, it was decided to proceed with the third option of modifying the Zoning Ordinance towards a residential business option.

BONDS / LETTERS OF CREDIT (LOC's):

Item 1 - Fields of Canterbury, Section 3.

Mr. Langeliers reviewed the report, recommending that a letter of credit be posted in the amount of \$260,000 as a condition of the re-approval of this plat and prior to its recording.

Commissioner Cooper asked why it would take a year for a letter of credit to be posted and what are the Town's guidelines / requirements. Mr. Langeliers stated that previously, the Town was operating under a modified version of Williamson County's Subdivision Regulations. However, now that the Town adopted their own Subdivision Regulations on September 17th, 2007, a six (6) month period was allowed to record the plats of subdivision (1-107.3). Article 2-108.4 states that the 'bond must be posted within 60 days of the Planning Commission action establishing the bond amount. Failure to post the bond within the allotted time period will require re-approval of the final plat. All review fees will apply.' Mr. Langeliers pointed out that the new Subdivision Regulations have included a format to renew any bonds / letters of credit automatically upon their expiration date, generally one (1) year, unless notified otherwise by the Town. Staff reviews the bonds / letters of credit when nearing the expiration date; however, applicants have requested, upon completion of work, an earlier review date in order to release their bonds / letters of credit. Mr. Langeliers stated that Williamson County has a fee in place for consideration of an early review and it may be something this Commission would want to modify / add to the Subdivision Regulations. He also referenced Article 2-102.4, *Reclamation Bond Required for Clearing, Grading, and Reforestation*, required at the preliminary plat stage to allow the Town to require a tree survey to calculate an amount for replacement should the applicant / developer remove any trees indicated for preservation.

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

Item 2 - Heritage Commons.

Mr. Langeliers reviewed the report, recommending the following for the letters of credit for a period of one (1) year:

Roads, Drainage and Erosion Control:	<i>reduce to \$ 10,000; and</i>
Sewer Collection Facilities:	<i>reduce to \$ 20,000.</i>

He pointed out that this is an example of the situation mentioned previously, in that these were reviewed and reduced in October of 2007, and now the owner has requested an early review only three (3) months later.

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

Agenda Items 3 and 4 were deferred.

SINGLE LOT SITE PLAN – NON-RESIDENTIAL:

Item 5 - Tennessee Equine Hospital, located at 1508 Thompson's Station Road West on 2.43 acres.

Mr. Langeliers reviewed the report, recommending approval of this site plan pending approval of the referenced sewer collection solution, and either the construction of the collection system or the posting of a letter of credit in the construction bid amount, prior to issuance of a building permit, assuming all necessary easements have been obtained. He also added another contingency pending the receipt of the necessary drainage calculations with an acceptable stormwater detention plan.

Dwight Kiser, with Land Design representing the owners, presented a rendering of the proposed site plan and gave the Commission a history / background of the existing facility. They hope to increase sales revenue for the Town and asked this body's approval.

Discussion followed relating to grading, buffers, current impact versus proposed, parking, and sewer.

Chairman Daniel asked that the applicant work with Town Staff and adjoining property owners for an acceptable landscaping plan.

Chairman Daniel made a motion, seconded by Commissioner Franks, to accept and approve the recommendation and contingencies noted in Staff's report, as well as a grading and drainage plan, and landscaping plan approved by Staff. The motion passed by unanimous vote.

UPDATES FROM STAFF:

Mr. Langeliers updated the Commission on the following:

- Construction plans have been received for the Kroger facility and are being reviewed. A grading permit nor building permit has been issued yet, pending response from the applicant, indicating the job is likely being bid out.
- Town's counsel and Staff has negotiated with Wal-Mart and they have agreed to pay the hard costs incurred by the Town in modifying the pump station.
- The pump station project was taken on by Town Staff, and they were able to utilize some of the pipe left over from the sewage treatment facility, installing all of the piping except approximately 40 feet of conduit on each end; and that will be taken care of when weather permits.
- The management agreement with Sheaffer is being re-negotiated and should save the Town quite a bit of money on a monthly basis.
- A work session is being scheduled to re-assess / re-prioritize projects pending, such as Critz Lane, culverts, etc.; and the effect of Wal-Mart and the current slowing of the building trade on the Town's budget.

NEW BUSINESS:

There was none at this time.

There being no further business, the meeting was adjourned at approximately 8:08 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary