

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On February 26, 2008**

Commission Members Present

Brown Daniel, Chairman  
Sarah Benson  
Nina Cooper, Vice-Chair  
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 February 26<sup>th</sup>, 2008, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum. Commissioner Tom Evans was unable to attend.

**Minutes:**

The minutes of the January 22<sup>nd</sup>, 2008 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Ross.

**Staff Announcements:**

Mr. Langeliers made the following announcements:

- Part-time work / assistance with the Design Review Commission is being provided by Wendy Deats (Ms. Deats has a degree in Planning) and she will be replacing Carol Croop, who is relocating to another state. Ms. Deats will also be helping with the special census and Major Thoroughfare Plan.
- The Design Review Commission (DRC) will have their first official review meeting tomorrow at 2:00 p.m. They will review the non-residential site plans that are approved at tonight's meeting based on the Design Review Guidelines that were previously adopted. A modified / updated version of the Guidelines has been drafted based on the work sessions of the DRC and that draft should be presented next month for this Commission's re-adoption.
- A Safe Routes to Schools meeting is being held Thursday, February 28<sup>th</sup> at 4:30 p.m. at the Community Center. Mrs. Halvorson invited everyone to attend.
- The Public Works Committee will meet on Wednesday, March 5<sup>th</sup> at 5:30 p.m. at Town Hall.
- The Finance Committee will be meeting on Thursday, March 6<sup>th</sup> at 6:00 p.m. at Town Hall.

**Old Business:**

Mr. Langeliers updated the Commission on the sewer collection line, noting that it is complete with the exception of the power being brought in by MTEMC.

**BOND:**

**Item 1 - Wal-Mart.**

Mr. Langeliers reviewed the report, stating that we received the funds indicated from Wal-Mart this morning; and the Board of Mayor and Aldermen had taken action to accept the specified amount and arrangements to follow. Staff recommends this Letter of Credit be released.

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

**REVISION TO FINAL PLAT - NON-RESIDENTIAL:**

**Item 2 - Tollgate Village, Section 30A, containing 3 lots on 5.89 acres located at Tollgate Boulevard and Elliston Way.**

A revised report was distributed and Mr. Langeliers reviewed the report, adding that Staff does have the letter from TDOT confirming the indicated curb cuts. Staff recommended approval of the plat revision pending the posting of a performance bond in the amount of \$ 75,000 to ensure roads, drainage and erosion control improvements on Elliston Way.

Discussion followed regarding turn lanes, curb cuts, and the retaining wall in this section.

Commissioner Cooper made a motion, seconded by Commissioner Halvorson, to accept and approve Staff's recommendation. The motion passed 5 - 0 - 1, with Commissioner Franks recusing herself.

**SINGLE LOT SITE PLANS - NON-RESIDENTIAL:**

**Item 3 - Community First Bank and Trust, on 1.32 acres located at 4809 Columbia Pike in Heritage Commons, lot 2.**

Mr. Langeliers reviewed the report, recommending approval pending separate approval from the Design Review Commission on the materials, architecture and landscaping; and the posting of a letter of credit in the amount of \$ 30,000 to insure landscaping improvements.

Discussion followed regarding traffic loads on the interior roads and at the traffic signal. Mr. Langeliers referenced a meeting planned at the request of Spring Hill regarding synchronization of traffic signals. Also addressed were the "un-named road", liabilities, and private versus public roads.

Questions continued regarding the actual building height since the rendition appeared to be two stories; however, the applicant was not present to address these.

After further discussion, Commissioner Ross made a motion to accept and approve Staff's recommendation. Commissioner Benson seconded the motion, which passed 5 - 0 - 1, with Chairman Daniel recusing himself.

**Item 4 - Country Corner Market, on 1.3 acres located at 4699 Columbia Pike.**

Mr. Langeliers reviewed the report.

The applicant / owner, Bill Akers, was present to address any questions or concerns.

Commissioner Benson asked about the appearance of the canopy and the possibility of improving the looks of it so that it does not detract from the proposed new building. Mr. Akers stated that it would be too costly to shut the pumps down in order to move the pumps; however, would consider updating the canopy.

Chairman Daniel asked Staff to address the report comments regarding the continuous curb cut problem along Columbia Pike. Mr. Langeliers stated that there is currently almost 100 plus feet of open curb cut, that ideally, should be decreased to approximately 40 feet. He noted this to be a safety issue and would minimize traffic cutting through to avoid the traffic signal. Mr. Akers pointed out that some of the proposed landscaping should discourage the cut-through traffic; and that one egress / ingress of 40 feet would hurt his gas business because of the limited traffic flow and lack of maneuverability at the pumps. Mr. Langeliers agreed, as the pumps are currently positioned, stating that to be a dilemma and a safety issue when 2 to 3 vehicles are trying to enter / exist Columbia Pike at the same time without a means of control. He pointed out the standard criteria when a structure is re-built, that it be brought up to the current requirements / regulations of the ordinance.

After further discussion, Commissioner Franks made a motion, seconded by Commissioner Cooper, to approve this non-residential site plan pending the separate approval of the Design Review Commission and the posting of a landscaping bond. The motion passed by unanimous vote.

**Item 5 - Tollgate Village CVS, on 1.44 acres located at Tollgate Village Boulevard and Columbia Pike in Tollgate Village, lot 30.01.**

Mr. Langeliers reviewed the report, recommending approval pending separate approval by the Design Review Commission and the posting of a landscaping bond in the amount of \$ 65,000.

The applicant, Jared McKinnon with the architectural firm, was present to address any questions or concerns.

Commissioner Cooper asked for an explanation of the planned traffic flow and curb cuts. Mr. McKinnon indicated the traffic flow on a rendering of the site, noting the main entrance, shared access, and safety issues of the various curb cuts.

Chairman Daniel referenced Staff's report comments regarding the landscaping. Mr. Langeliers stated that a landscape plan was received after the writing of this report, and landscape buffering requirements have been met.

After further discussion, Commissioner Benson made a motion to accept and approve Staff's recommendation. Commissioner Cooper seconded the motion, which passed 5 - 0 - 1, with Commissioner Franks recusing herself.

**Item 6 - Bridgemore Village Amenity Facility located off Sporting Hill Bridge Road in Section 1B Open Space.**

Mr. Langeliers reviewed the report, recommending approval pending separate approval of the Design Review Commission and the posting of a bond for landscaping improvements in the amount of \$ 30,000.

James Carbine, applicant and owner, was present to address any questions or concerns.

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

**FINAL PLAT - RESIDENTIAL:**

**Item 7 - Bridgemore Village, Section 2A, containing 13 lots on 11.24 acres located off Critz Lane.**

Mr. Langeliers reviewed the report and given acceptable conclusions / remedies to any potential problem areas relating to drainage and erosion control issues, recommends approval subject to the posting of the following Letters of Credit:

Roads, drainage and erosion control:	\$ 60,000; and
On-site sewer:	\$ 20,000.

He stated that the Town's consulting engineers have meet with the applicant's engineers and neighbors; and the drainage issues referred to in Staff's report have been reconciled and will be corrected.

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

**OTHER:**

**Item 8 - Resolution 08-001, Plan of Services for the Town for Annexation Ordinance 08-001.**

Mr. Langeliers stated that this will be the Plan of Services for the proposed annexation of properties remaining along the Lewisburg Pike / Thompson's Station Road East quadrant area. The property owners will be notified of the proposed annexation, along with an estimate of the projected increase to their property taxes.

Discussion continued regarding the nursery business on Lewisburg Pike, proposed change in use / services, and curb cuts.

Commissioner Benson made a motion, seconded by Commissioner Franks, to recommend this resolution to the Board of Mayor and Aldermen. The motion passed by unanimous vote.

**UPDATES FROM STAFF:**

Mr. Langeliers made the following updates:

- Phase 1 of the 'Old Town' sewer is being pushed to the forefront with the approved expansion of the vet hospital, along with a letter from the restaurant anticipating relief from the costs of their pump and haul.

**NEW BUSINESS:**

Commissioner Cooper referred to the receipt of the funds from Wal-Mart and asked if that could be used toward the 'Old Town' sewer project. Mr. Langeliers stated that it's possible, and the Board of Mayor and Aldermen will be approached for their guidance.

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There being no further business, the meeting was adjourned at approximately 8:55 p.m.

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

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