

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On March 25, 2008**

Commission Members Present

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

Staff Members Present

Greg Langeliers, Town Administrator  
Doug Goetsch, Town Recorder  
Todd Moore, Town Attorney  
Lisa Stewart, Town Clerk  
Wendy Deats, Town Planner

The regular meeting of the Municipal Planning Commission was called to order on March 25<sup>th</sup>, 2008, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum. Commissioner Marcia Franks was unable to attend.

**Minutes:**

The minutes of the February 26<sup>th</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:

- He introduced Wendy Deats, who will be helping part-time with the special census, Design Review Commission, and Major Thoroughfare Plan.
  
- The Design Review Commission (DRC) will meet tomorrow at 2:00 p.m. Pending this body's approval, they will be reviewing the Tollgate Village Shops; along with a revised canopy design submitted by the Country Corner Market.
  
- The driveway has been completed around the treatment facility / sewer berm, providing access to a potential park area to connect to the proposed trailhead, walkways / bikeways path. Plans are being made for a fund-raiser / celebration in that park area, tentatively the last weekend in May, that will be sponsored by the Thompson's Station Community Association. Hopefully, Independence High School will participate and help to provide parking for the event.

**Old Business:**

Commissioner Cooper asked about the continued traffic of the dump trucks hauling through Town. Mr. Langeliers noted it is the same issue relating to the ordinance that was passed by the Board of Mayor and Aldermen to limit heavy trucks. It was determined that an inter-local agreement is needed in order for the Williamson County Sheriff's Department to enforce our municipal ordinances and pursue violations in that manner. Commissioner Benson asked if anyone has requested a permit for the activity that is currently going on, and Mr. Langeliers replied that they have not. He pointed out that the second reading of the Sheriff's Department

ordinance will be at the April Board of Mayor and Aldermen meeting, and a notification of violation is prepared to be sent as soon as enforcement is available.

**DEVELOPMENT / CONCEPT PRESENTATION & RE-ZONING REQUEST:**

**Item 1 - River Ridge Farms, containing 252 lots on 226.69 acres located at 1780 Dean Road.**

Mr. Langeliers reviewed the report, recommending approval to the Board of Mayor and Aldermen. As a condition of the approval and recommendation and prior to the submittal of any preliminary plats, the applicant must address the following:

1. CSX and Town approval of construction plans for bridging the CSX railway;
2. Approval of the construction plans for the expansion of the sewage treatment facility by the Town and TDEC;
3. H. B. & T. S. completion or approval of the construction plans for water service line installation;
4. Approval of the phase one construction plans by the Town's engineering consultant;
5. The identification of a location for the greenways/trailways to traverse the development with easement to be provided via preliminary plat;
6. The preliminary identification of any lots that may qualify for a critical designation due to slopes, soil types, or existing trees;
7. The submittal and Town review of a traffic study detailing existing and anticipated roadway conditions relative to the traffic impact from the proposed development; and
8. The identification and execution of any agreements to apply impact and/or sewer fee costs to sewer and/or off site roadway construction and/or improvement projects.

The applicant, Ron Lowery with E. Roberts Alley and Associates, was present as consultant for the owners and developers. He informed the Commission that they would like to develop 252 units on 226 acres, leaving over 58% of the property in open space. Most of the 65 wooded acres will remain undisturbed with the hilltops and ridgelines protected. Three (3) access points are proposed with one being a connector road to the Heritage Commons development that will provide an overpass over the railroad track; and they are in negotiations with CSX railroad.

Commissioner Cooper questioned the density and the quality of open space being proposed. Discussion followed regarding the density and the discretionary density bonuses provided via the ordinance at this Commission's discretion / approval.

Commissioner Halvorson asked about the slopes / grade that are considered not usable, and Mr. Langeliers stated that anything from a 12 – 15% grade will require an engineered footing in order to be considered buildable. Nothing is allowed over a 25% grade, and at the preliminary plat stage, two foot (2') contour intervals will be provided to better determine the number of lots to be allowed. The preliminary plat will also include more detailed soils information and a tree inventory that could also affect the number of lots allowed / critical lots.

Commissioner Cooper asked where the five (5) acres of off-site right-of-way is located. Mr. Langeliers stated it to be the road that will connect this property to the Heritage Commons development. She asked if this five (5) acres will be 'traded' for an additional 50 lots, and Mr. Langeliers replied that it would most likely be 40 to 43 lots; adding this to be a discretionary item of this Commission's choosing. He pointed out that this roadway will eventually be dedicated to the Town, providing a traffic / safety benefit via another access to Columbia Pike from Evergreen Road should there be a traffic problem at the Thompson's Station Road West railroad crossing.

Commissioner Benson questioned if costs were estimated on the upgrade to the sewer treatment facility at Heritage Commons. Mr. Langeliers stated that options have been discussed with Bruce Meyer (Sheaffer International) and the concept and possibilities are being considered.

Commissioner Benson expressed concern regarding tearing down the house that is over 100 years old and asked that they consider preserving it.

Commissioner Cooper asked how the construction traffic will be handled. Mr. Lowery stated that until the main road is built over the railroad track, the construction traffic will have to come in off of Evergreen and / or Dean Road. He did note, however, that the main road will be built in Phase 1 and will be opened for use. Commissioner Cooper stated her preference that the connector road to Traders Way be used for construction traffic rather than Dean or Evergreen Road. Comments were made regarding the road to be connected to Traders Way and whether or not it will be a benefit to the Town and residents.

Discussion continued regarding road protection bonds, trail-way / walk-way paths, traffic signalization, and water availability.

Bob Murphy, with RPM Consultants, answered questions relating to the traffic study.

Chairman Daniel stated that he thinks the road connection will be beneficial to the Town, mainly as another means of crossing the railroad.

Commissioner Halvorson referenced the residents involved with the Steering Committee when the new zoning ordinance was being re-designed; the public input meetings where the public expressed where they prefer the higher density to be; and she clearly remembers the almost unanimous agreement that the west side of Thompson's Station remain rural (no more than one unit per acre). She noted her concern that, less than a year later, a proposal is being considered that seems to be ignoring the desires of the Town residents. She also pointed out the concern of an increase in the traffic flow cutting over from Traders Way to access the traffic signal at Thompson's Ridge Road, as well as the construction traffic, which will interfere with the walkability being planned to the schools. Commissioner Halvorson pointed out that Traders Way is owned by the various commercial businesses in Heritage Commons and that they may not be willing to maintain / repair their road for construction traffic from another development, or other traffic, that may not be supporting their businesses. She also referenced the amount of open space being greater than required; however, most being more than a 20% slope making it

un-buildable / un-usable to the developer and does not consider it an amenity to the Town either. Commissioner Halvorson stated that she has several concerns about this development and does not think the proposal should be considered at this time.

Chairman Daniel disagreed, stating that the road being proposed will be very important for that side of Thompson's Station; indicated that most schools are on, or adjacent to, high traffic roads; this proposal has met the requests of a preferred clustered development; and the density, with the discretionary bonus, is not that far off from what would be allowed without the bonus.

Mr. Langeliers expounded on the preference of the encouraged clustering, agreeing that public input at the community meetings indicated a desire that the western side of the Town grow slower with lesser density developments. He pointed out that under Williamson County zoning, it was Suburban Estates, which would allow one (1) unit per acre and is why it is designated as such with the Town.

After further discussion, Commissioner Evans made a motion to accept and approve Staff's recommendation to the Board of Mayor and Aldermen; and added another condition that construction traffic be sent through the road connecting to Traders Way as soon as possible. Commissioner Ross seconded the motion, which passed 5 - 1, with Commissioner Halvorson voting no.

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

#### **Item 2 - Thompson's Station United Methodist Church, on approximately 1 acre located at 1517 Thompson's Station Road West.**

Mr. Langeliers reviewed the report, recommending approval.

The applicant, Jimmy Yates with Wamble and Associates, was present to address any questions or concerns.

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

#### **Item 3 - Tollgate Village Shops, on 1.21 acres located on Elliston Way in Tollgate Village, lot 30.02.**

Mr. Langeliers reviewed the report, recommending approval subject to the posting of a letter of credit in the amount of \$40,000 to insure landscaping improvements; and review and approval of the architecture by the Design Review Commission.

Bonnie Hooten, the applicant with Redd Realty Services, was present to address any questions or concerns. She presented a rendering for the Commission's review.

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

**OTHER:**

**Item 4 - Resolution 08-003 to Adopt the Updated Design Review Guidelines.**

Mr. Langeliers reviewed the report, recommending approval to the Board of Mayor and Aldermen. He indicated the mark-ups and the deletion of the five (5) sub-areas shown on page 2.

Mr. Moore, Town counsel, suggested this be changed and considered as an ordinance.

After discussion, Commissioner Benson made a motion, seconded by Commissioner Evans, to accept and approve Staff's recommendation to the Board of Mayor and Aldermen. The motion passed by unanimous vote.

**Item 5 - Revision to the Zoning Ordinance to Modify Minimum Acreage Requirement for the "Specific Plan" Zone Designation.**

Mr. Langeliers reviewed the report, recommending approval to the Board of Mayor and Aldermen.

**A. Public Hearing:**

Chairman Daniel opened the public hearing, which was advertised in the March 18<sup>th</sup>, 2008 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town.

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

After discussion, Commissioner Ross made a motion to accept and approve Staff's recommendation to the Board of Mayor and Aldermen. Commissioner Benson seconded the motion, which passed unanimously.

**UPDATES FROM STAFF:**

There were none at this time.

**NEW BUSINESS:**

Mr. Langeliers referenced a Plan of Services on **Resolution 08-004** for three (3) parcels being proposed for annexation. One parcel was annexed in the referendum, but the deed book and page was not referenced in the ordinance; so this is a corrective measure. The other two (2) parcels located on Cayce Springs Road, for whatever reason, were never annexed by the Town; however, are surrounded by properties annexed into the Town. Staff asked that this resolution be approved and recommended to the Board of Mayor and Aldermen.

After discussion, Commissioner Benson made a motion, seconded by Commissioner Evans, to accept and approve Staff's recommendation to the Board of Mayor and Aldermen. The motion passed by unanimous vote.

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Mr. Langeliers distributed a revised site plan for the **Tollgate Village Medical Office Plaza**, explaining their request to move the building back a little more on the site. He noted this is a minor change that will move some of the parking from the rear to the front of the building. The number of parking spaces will remain the same.

After discussion, it was agreed that this Commission does not object to the modification of the building location.

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Chairman Daniel asked, at the request of Mr. Langeliers, if this body would object to the meeting being opened for any public comments or concerns. The Commission had no objections.

Chairman Daniel invited the public to address the Commission.

Mr. Langeliers indicated the person making the request was not present.

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There being no further business, the meeting was adjourned at approximately 8:25 p.m.

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

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