

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On September 23, 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
Wendy Deats, Town Planner
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on September 23rd, 2008, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum.

Minutes:

The minutes of the August 26th, 2008 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

Staff Announcements:

Mr. Langeliers noted that Staff is trying to determine the continuing education requirements for the commissioners and possibly set up some presentations.

The Phase 1 sewer has begun and boring will begin tomorrow on Thompson's Station Road East.

Old Business:

• **Request for Minor Revision to Landscaping Plan for Community Bank and Trust.**

Mr. Langeliers reviewed the report, explaining the applicant's requests of minor modifications.

Discussion followed regarding the appearance of landscaping being placed into the ditch area in front of the building, and problems should Columbia Pike be widened.

Commissioner Benson noted that in the initial presentation, she thought a provision was made for a walkway to be in the buffer between the bank and CVS to encourage walking within this development. Mr. Langeliers said he did not recall, but the minutes could be checked relating to the site plan approval.

Chris Roberts, the construction manager with DEI at the bank, stated that he was agreeable and did not have a problem with putting in stepping stones in the requested area.

LETTER OF CREDIT:

Item 1 - Tollgate Village, Section 11, containing 36 lots located on Colebrook Drive, Somers Lane, and Wareham Drive:

\$ 180,000 for Sewer, Landscaping, Roads, Drainage and Erosion Control.

Mr. Langeliers reviewed the report, recommending the letter of credit be renewed in its current amount for one (1) year.

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

CONCEPT PRESENTATION / RE-ZONING REQUEST:

Item 2 - Station Village, containing 30 lots on 99.57 acres located at 1733 Lewisburg Pike.

Mrs. Deats gave a power point presentation explaining the proposed concept and reviewed the report, recommending this Commission's approval of the re-zoning request to the Board of Mayor and Aldermen.

Concerns and comments followed relating to:

- feasibility of the proposed dedication to the Town of property located on Sedberry Road;
- percentage of multi-family, commercial, and office / institutional;
- rental of condominiums / multi-family versus purchase;
- sewer connection / capacity;
- traffic signalization; and
- sidewalks.

James Carbine, the owner / applicant, noted that a small portion of lot 24 (approximately 1 acre) is being proposed for dedication to the Town to provide for an entrance-type monument.

Commissioner Franks stated that, in looking where commercial should be located, this would be her logical preference, indicating the I-65 and SR-840 interchange area, and good placement for this proposal.

Commissioner Evans asked for clarification on the allowable percentage of apartments. Mr. Langeliers stated that under the current ordinance, it is nine (9) units per acre. He noted that Mrs. Deats is researching other municipalities uses, requirements, and restrictions relating to apartments.

Commissioner Ross concurred with Commissioner Franks that this is a good location for the proposed commercial uses and made a motion to recommend the requested re-zoning to the Board of Mayor and Aldermen. Commissioner Cooper seconded the motion, which passed unanimously.

OTHER:

Item 3 - Adopt the Updated Home Occupation and Residential Business Standards.

Mrs. Deats reviewed the report, explaining the difference between Home Occupation standards and Residential Business standards.

Commissioner Cooper asked the intention proposed for review and approval by the Town Administrator as opposed to review and approval by the Planning Commission. Mrs. Deats noted that on sites exceeding five (5) acres, there is less of a negative impact on neighboring properties and would make the process a little easier on the applicant if approved at Staff level.

Mr. Langeliers said an option could be to bring all requests to this Board, or the criteria be set to separate the two (2) better.

Commissioner Cooper stated that she would be more comfortable with all the requests coming before this body.

Discussion continued regarding square footage of the structures, setbacks, restrictions by Home Owner Association covenants, 'grandfather' current businesses, and fees.

Mrs. Deats pointed out the language added that gives the Planning Commission authority to modify any requirements based on any impact it may present.

Commissioner Benson agreed with Commissioner Cooper and is not in favor of an approval process through the Town Administrator.

Mr. Langeliers suggested Staff make the changes / modifications based on tonight's discussion and return with a revised copy next month.

Mr. Langeliers asked that the Commission consider a multi-family option, which is not specifically addressed in the current ordinance, and offered the following to think about:

- incentive / bonus strategies
- workable density
- underground parking
- green standards

Mr. Langeliers noted a few incidences where property that, theoretically, could be sub-divided or developed and the Town has asked for (and needed) easements; and he would like to craft into the regulations that when this easement is granted to the Town, it be considered as public use property with a bonus to the property owner.

UPDATES FROM STAFF:

Mr. Langeliers stated that a Plan of Services will be brought before this commission for the parcels being proposed for annexation via a November referendum, if it passes.

NEW BUSINESS:

There was none at this time.

There being no further business, the meeting was adjourned at approximately 8:15 p.m.

Signed: _____
Brown Daniel, Chairman

Attest: _____
Tom Evans, Secretary

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