

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On January 27, 2009**

Commission Members Present

Brown Daniel, Chair  
Leon Heron  
Nina Cooper, Vice-Chair  
Tom Evans  
Sarah Benson  
Millie Halvorson

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 by Chair Daniel on January 27, 2009, at approximately 7:00 p.m., at the Thompson's Station Community Center with the required quorum. Commissioner George Ross was unable to attend.

**Elections**

Chair Daniel stated that first order of business was to hold elections for Chair, Vice Chair and Secretary. Commissioner Heron nominated Brown Daniel for Chair which was seconded by Nina Cooper and voted unanimously in favor. Commissioner Benson nominated Nina Cooper for Vice Chair which was seconded by Commissioner Heron and voted unanimously in favor. Commissioner Benson nominated Tom Evans as Secretary which was seconded by Commissioner Heron and voted unanimously in favor.

**Minutes:**

The minutes of the November 25, 2008 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Heron.

**Staff Announcements:**

Mr. Langeliers made the following announcements:

- we did get certification from the election commission for Alderman Napier; and
- we did get a resolution of the annexation referendum

Mr. Moore stated the we should get a new certification showing the referendum passed effective November within the next week or so and we agreed with the election commission and the judge signed it; and

Mrs. Deats made the following announcements:

- we will be having Planning Commission training after we adjourn the meeting; and
- another opportunity is on Feb. 19 for a code enforcement and planning issues which are applicable to the Planning Commission

Commissioner Benson asked about requirements for Planning Commissioners. Mrs. Deats stated that Commissioners are required under TN law to have four hours a year, which would be satisfied by the training this evening and this class in February. Mr. Langeliers stated that the Town has a budget for education expenses and to notify us if they would like to attend.

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**Old Business:**

Mr. Langeliers stated that there is no old business to discuss unless anyone has any questions about the work that is going on in the Town. No questions came up for staff.

**LETTERS OF CREDIT:**

**Item 1 – Heritage Commons Development**– expiring 2/16/09:

Drainage issue and the applicant is working with staff on resolution  
Commissioner Heron asked one question about any other issues on site with wet well. Mr. Langeliers stated that no other issues exist.

**Recommendation: reduce to \$20,000 and extend for one (1) year.**

**Commissioner Evans made a motion to approve item. Second by Commissioner Heron. Motion carries unanimously.**

**Item 2 – Fields of Canterbury, Section 2:**

\$80,000 for Maintenance.

Mr. Langeliers stated that staff had not reduced the bond. The cost is about \$25,000 to top road and staff doubled the cost to ensure the money was there and is recommending reducing by \$30,000. The bigger issue is when to require the topping, usually governed by buildout but may need to consider alternatives. Commissioner Heron stated that there is a considerable amount of erosion by the rotary. Mr. Langeliers stated the flow is coming down from the northeast side. Commissioner Heron wants to know how the developer intends to correct. Applicant stated that they have incorporated inlets to catch the flow into the drains. Commissioner Heron still believes that flow is not completely fixed. Applicant stated that they have also put in grass and that the problem may be fixed, but if it is not fixed, they will continue to work to fix it. Commissioner Benson asked how much was grass.

**Recommendation: reduce to \$80,000 and extend for one (1) year.**

**Commissioner Evans made a motion to approve. Second by Commissioner Benson. Motion carries unanimously.**

**Item 3 – Bridgemore Village, Section 1A** – expiring 3/03/09:

\$ 30,000 for Road Drainage, Erosion Control, Landscaping, and On-site Sewer.

**Recommendation: extend for one (1) year.**

**Motion by Commissioner Heron, Second by Commissioner Benson. Motion carries unanimously.**

**Item 4 – Bridgemore Village, Section 1B** – expiring 3/03/09:

\$ 175,000 for Road Drainage, Erosion Control, Landscaping, On-site Sewer.

**Recommendation: extend for one (1) year.**

**Motion by Commissioner Heron to approve. Second by Commissioner Benson. Motion carries unanimously.**

**Item 5 – Kroger Store:**

\$ 125,000 for Landscaping.

Mr. Langeliers stated that they have not completed the work as previously thought would be the case. Upon field inspection today, they are still working on getting about 60 plants to finish. Staff also had concerns about the quality of the soil, however the developer has brought in mulch which is an improvement. Therefore, staff is recommending reduce to \$60,000 and extend for one year. Commissioner Benson asked about irrigation. Commissioner Halvorson asked about the stop signs. Mr. Langeliers stated that they are aware that they are responsible to install stop signs. Commissioner Halvorson also asked about the potential of a crosswalk. Commissioner Benson asked about any sidewalk issues. Mr. Langeliers noted that it has been cleared.

**Recommendation: reduce to \$60,000 and extend for one (1) year.**

**Motion by Commissioner Cooper to approve. Second by Commissioner Heron. Motion carries unanimously.**

**Item 6 – DEI Inc. for Community First Bank and Trust:**

\$ 30,000 for Landscaping.

Mr. Langeliers recommending reduction because all the landscaping has been installed per the plan.

**Recommendation: reduce to \$10,000 and extend for one (1) year.**

**Motion by Commissioner Heron. Second by Commissioner Cooper. Motion carries unanimously.**

**Item 7 – Universal Equipment for Kroger Fuel Center:**

\$ 30,000 for Landscaping .

Mr. Langeliers stated that the landscaping was installed and recommending a reduction to \$8,000 for one year.

**Recommendation: reduce to \$8,000 and extend for one (1) year.**

**Motion by Commissioner Benson. Second by Commissioner Heron. Motion carries unanimously.**

**FINAL PLATS – RESIDENTIAL:**

**Item 8 - Blackberry Estates** containing 22 lots on 31.95 acres, located at 2056 Lewisburg Pike. Mr. Langeliers reviewed the report, stating that the plat was originally withdrawn in November to allow staff and the applicant to resolve the issues regarding the deeding of property. Staff agrees that the barn can be removed with two conditions. First, maintenance of the open space and detention facility be the responsibility of the developers until at least 20 of the lots be constructed. The open space and detention basin be dedicated to the Town not be encumbered by anything.

**A. Plat Approval**

Staff recommends approval of this final plat contingent on the following:

1. The final plat be revised to reflect the dedication of the open space and detention area unencumbered either by financially or any other deed or covenants.
2. That a letter of credit insuring roads, grading, drainage and erosion control be posted in the amount of \$120,000;
3. That all requisite signatures be obtained (water & septic) on the final plat; and
4. That a variance be granted to allow for fire flows of 500 gallons per minute.

Commissioner Heron asked about the 20 constructed units or whether we should require based on inhabited. Mr. Langeliers stated that modifying it to read 20 occupied would be a good idea. Leon Stanford, the applicant representative is in agreement with that. Developer will remove barn and will continue work on detention basin. The contractor will make sure the drainage is working in the detention basin. However, the developer wants a sign easement within the property. Mr. Langeliers stated that the sign would need to comply with the code and that we can work with them on it.

Commissioner Benson asked about BZA approval. Mr. Langeliers stated that the project does not require BZA approval. Commissioner Benson asked about whether of not the developer would be comfortable with a fire station in that location. Leon Stanford stated that it would be an issue between the homeowners and the Town.

Mr. Stanford asked about the increased bond amount. Mr. Langeliers explained that upon site review the project site has a few issues that will need additional attention and that if they are resolved; staff can bring the bond back to the Commission for a reduction. Mr. Stanford asked if it was maintenance or performance bond. Mr. Langeliers stated that we don't differentiate between the two and this is a letter of credit.

Commissioner Cooper stated that she would like to see the final plat be revised to include a note be placed on the signed copy that Lot 1 will be deeded to the Town. Commissioner Cooper stated that this should be included as part of the conditions of approval. Some discussion

followed between the applicant and the Commission regarding lot 1. Mr. Stanford agreed to include that note on the final plat. He stated that the copy will be brought in to Mr. Langeliers within two days. Commissioner Benson confirmed that there are no misunderstandings with the applicant as to the conditions and requirements of the final plat. Applicant acknowledged the question/statement.

**Motion to accept the final plat with conditions of approval as modified by the Commission made by Commissioner Heron. Second by Commissioner Halvorson. Motion carries unanimously.**

**Other:**

**Item 9 – Adopt a modification to Section 2403 – Planned Zones.**

Mrs. Deats presented the proposal to remove the maximum acreage from the planned zone requirements. She also stated that an additional modification to the language of each of the districts is likely within the next few months.

**Motion made by Commissioner Heron to recommend approval to the Board of Mayor and Aldermen. Second by Commissioner Benson. Motion carries unanimously.**

**Item 10 – Modify zoning to create a Town Center District and modify the use table.**

Mr. Langeliers explained the history regarding the previous Crossroads Center zone under the County jurisdiction (Map exhibit). Staff brought a discussion item to the Commission in November 2008 indicating that staff would like to study an expanded area, which at the time of code adoption was known that this area would eventually need special zoning. We are proposing to modify the use table to remove the neighborhood center district and establishing a Town Center district and modifying the use table to reflect the uses permitted under the CC zone. The goal is to develop specific criteria for this area to allow for low impact uses. Staff is recommending this code amendment incorporating the Town Center zone with the same boundary as prior with one exception to include all the properties the Thompson Station Baptist Church has purchased. Any modification made by BOMA will be brought back before the Commission prior to second reading. The use table previously had many uses that should have been collapsed into fewer land uses. Many of them are essentially the same as others and so we have reduced those duplicate uses into one category.

Commissioner Benson asked about the church property and what they own and asked if all the church's property should be included. Mr. Langeliers discussed the church property and stated that we should include all the property. Commissioner Benson expressed an understanding that we would gather public input before doing a zoning map amendment. Mr. Langeliers explained that if we were going to study the area and expand it then yes staff would gather public input. Instead, staff is recommending the zoning be essentially restored to what was previously allowed and this project. In addition, the zoning map amendment will be reviewed by BOMA where

public input will be heard at the public hearing. However, staff will conduct separate public input if the Commission would like.

Commissioner Evans asked about the fire department land use category. Mr. Langeliers explained that the revised use table collapsed the fire department use will fall under City, County, State and Federal offices. Commissioner Benson asked about height requirements. Mr. Langeliers stated that the requirements would remain the same and projects would go through the process for approval. Commissioner Benson asked about buffers. Mr. Langeliers explained that the landscaping requirements require buffers between dissimilar uses and that the requirements would be required to comply based on meeting the parking, landscaping, green space, etc. prior to approval. Some lots are a little larger and those sites may require additional review.

Mr. Langeliers recommended one change to the use chart to include “the storage of vehicular craft and related equipment” under Vehicular Craft and Related Equipment and make the use permitted with a special exception permit which would be subject to the Board of Zoning Appeals (BZA). The BZA would have the authority to set additional standards beyond code requirements.

Commissioner Evans asked about under Riding and Livery Stables, does that mean that farms will not be able to have the stables. Mr. Langeliers stated that they are permitted within some of the zones and in some districts require a special use permit. Additional discussion resulted in the modification to incorporate the use as a special exception in the districts.

Commissioner Benson asked about the recommendation. Mr. Langeliers stated that any Planning Commission modifications will be included and any changes that BOMA makes will be brought to the Commission also.

**Commissioner Heron made a motion to recommend approval of the Town permitted use chart as presented with the corrections made by the Commission to the Board of Mayor and Aldermen. Commissioner Cooper seconded the motion, which was unanimously approved.**

**Commissioner Heron made a motion to recommend a change of zoning from High Intensity use to Town Center District with the inclusion of the Thompson Station Baptist Church properties. Commissioner Evans second, which was unanimously approved.**

**Updates from Staff:**

Mr. Langeliers stated the installation of Phase 1 sewer which tied the vet, BP, church and some vacant property is complete. Staff needs to complete some seeding and strawing and we need to repair the church property and need to wait for asphalt companies to open. We have started the Phase 2 survey work which is the first step in the project. This will be discussed at both the Public Works and Finance Committees in February 2009. In addition, we have written and met with the state senators and congressman to pursue stimulus money should it become available.

Commissioner Heron stated that we sent them letters with our list of “shovel ready” projects which totals approximately \$10 million. The list includes the improvements to Critz Lane, the completion of Phase II sewer work, repair and repaving of Thompson’s Station Road, along with a few other projects. No comments have been received from the delegation as of yet. Commissioner Heron did receive a concerned citizen letter this last week and although it is a concern for everyone, we do not have the finances to improve the roadway and therefore, are hoping to receive financial assistance.

Commissioner Benson asked when Kroger will be opening. Mr. Langeliers stated they are anticipating a grand opening on February 11<sup>th</sup>. Commissioner Benson asked about the opening of the BP station. Mr. Langeliers stated that they are anticipating opening the first week of February.

Commissioner Heron asked about the progress on the sign project at the corner of Thompson’s Station Road and Highway 31. Mr. Langeliers stated that we are working with the restaurant and the hair salon along with the property owner at the southwest corner. Commissioner Heron expressed concern for the restaurant’s ability to maintain the business and suggested that we continue to work toward achieving visibility for the local businesses. Commissioner Benson asked about the church property corner. Mr. Langeliers stated that the church owns that property and that it would be necessary to work with the church for that corner.

Commissioner Evans asked about including anything for the Town of Thompson’s Station. Mr. Langeliers stated that is should provide information for the Town also. Commissioner Heron identified two issues; one that in the short term signage options are available to provide visibility and two is to develop a suitable aesthetically pleasing sign that services all those on this side of town.

**New Business:**

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There being no further business, the meeting was adjourned at approximately 8:06 p.m.

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

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