

Minutes of the Regular Meeting
Of the Board of Mayor and Aldermen
Of the Town of Thompson's Station, Tennessee
February 10, 2009

Call to Order:

The regular meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at approximately 7:00 p.m. on the 10th day of February, 2009, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Leon Heron, Mayor; Sarah Benson, Alderman; Corey Napier, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Wendy Deats, Town Planner; and Lisa Stewart, Town Clerk.

Pledge of Allegiance.

Minutes:

The minutes of the January 13th, 2009 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Alderman Napier.

Announcements:

Mr. Langeliers made the following announcements:

- Certification has been received from the Williamson County Election Commission for the annexation referendum.
- The grand opening and ribbon cutting for the Kroger Marketplace will be tomorrow morning at 7:30 a.m.
- An e-mail went out relating to a Community Garden and several responses of interest have been received so that will be pursued further and meetings scheduled to get the project started.

Mr. Goetsch distributed last years audit report for the Board's review. He noted that the only finding, as has been in the past, is the delegation / separation of duties and responsibilities (such as opening the mail, making deposits, etc.); however, that will remain the exception because of the small number of Staff.

Town Administrator's Report. (copy in file)

Mr. Langeliers referenced an article in the newspaper as a result of discussions in the committee meetings about a concept to focus on the assets of the Town to generate interests and make a distinction between Franklin, Spring Hill, etc.; and there have been calls of interest about it.

Alderman Napier noted concern to re-invigorate the Thompson's Station Community Association and hopes this will allow us to be forward-thinking, capitalizing on various gains and engage those wanting to contribute.

Alderman Benson suggested developing a brochure / hand-out that could be distributed to the new residents throughout Town and in the new developments, that will provide them contact information for their Town representatives, Town Hall, and various other contact numbers. She referred to a 'welcome wagon' type method where the Board members could go to the various home owner associations to meet them, making the new residents feel more welcome while being made aware of their representation.

Mr. Langeliers referenced the website as being a big avenue of communication and maintaining it, as well as a brochure, costs money and suggested it be looked at when considering next year's budget.

Alderman Benson agreed that more people are using the internet now; however, a hand-delivered brochure would be more personable and appropriate as a good neighbor.

Mayor Heron agreed with the 'welcome wagon' concept and that it would fit nicely into the Community Association outreach, while working with the builders and realtors as well. He suggested considering a task force, rather than a committee, with a defined task and organized vision.

Alderman Napier concurred, asking that Ms. Jackie Lafrate, the President of the Thompson's Station Community Association be contacted for their assistance.

Old Business:

At this time, Alderman Napier was sworn in by Mr. Moore, the Town's Attorney.

Item 1 - Third Reading of Ordinance 08-022 to Regulate the Parking or Storing of Junk Vehicles.

Mr. Moore referenced the discussions from last month's meeting, ultimately not making any changes. In reviewing the addition of language for vintage or antique cars, it would make it almost impossible to enforce against any vehicle older than 20 years. After conferring with Staff, it was agreed to create an exemption for certain hobbyist to make application for a Home Occupation or Residential Business depending on the particular scope of that hobby.

Mr. Langeliers agreed, noting that Staff visited the site of the hobbyist from last month's meeting and there is a means of dealing with it as a Home Occupation or more intense use of a Residential Business. Modifications may be needed in the Zoning Ordinance as it relates to more intense uses and storage outdoors that is buffered and screened from adjacent properties.

A. **Public Hearing for Ordinance 08-022** (as advertised in the February 2, 2009 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Mayor Heron opened the public hearing.

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

Alderman Benson made a motion, seconded by Alderman Napier, to approve and adopt this ordinance. The motion passed by unanimous vote.

Item 2 – Second Reading of Ordinance 08-024 to Annex parcel 029.00, map 144, located at 1828 Lewisburg Pike.

Mr. Langeliers reviewed this request to be annexed and is within the Town's Urban Growth Boundary. The Municipal Planning Commission has reviewed the proposed annexation and Plan of Services, recommending the Board's approval of same.

A. **Public Hearing for Ordinance 08-024** (as advertised in the January 26, 2009 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Mayor Heron opened the public hearing.

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

Alderman Benson made a motion to approve and adopt this ordinance. Alderman Napier seconded the motion, which passed unanimously.

Item 3 - Second Reading of Ordinance 08-025 to Modify Section 1400 – Definitions – in the Town's Zoning Ordinance.

Mrs. Deats explained this ordinance will repeal the current Definition section with a more inclusive Definition section. It will clarify the section with more detailed definitions.

A. **Public Hearing for Ordinance 08-025** (as advertised in the January 26, 2009 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Mayor Heron opened the public hearing.

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

Alderman Napier asked for clarification of the definition 'Open space, public' as opposed to 'private'. Discussion continued regarding 'private' open space controlled by a Home Owners Association, definitions of open space in the Subdivision Regulations, and open space dedicated as part of the sewer.

Alderman Napier made a motion, seconded by Alderman Benson, to approve and adopt this ordinance. The motion passed by unanimous vote.

Item 4 - Second Reading of Ordinance 09-003 to Modify Sewer Fees / User Rates for Persons Utilizing the Town Wastewater Treatment Facilities, Repealing Ordinance 06-009.

Mr. Langeliers noted the revisions distributed, indicating changes suggested by the Public Works Committee and Finance Committee.

A. **Public Hearing for Ordinance 09-003** (as advertised in the January 26, 2009 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Mayor Heron opened the public hearing.

Bill Charles, with Fields of Canterbury development, presented two (2) items he would like the Board to consider:

- Have the drip fields be dedicated to the Town as the developer submits final plats for a certain number of lots; and
- Bond the installation of the effluent drip fields.

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

Mr. Langeliers agreed with the bonding concept, noting that a drip field should not be installed years before it may ever be used. The Town's Subdivision Regulations have been modified now to reflect the requirement of a proportional amount of open space be dedicated at the time of final plat.

Mayor Heron stated that he believes if a developer wants to move forward with the dedication of the drip fields as opposed to the alternative (as outlined in the ordinance) then the land needs to be deeded to the Town, especially in today's environment. When the Town needs to increase the capacity of the plant, the soils will have had to be identified, tested, and accepted by TDEC; therefore, the idea of doing this in stages could be problematic for the Town and he can not support that concept. He also wanted to remind the developers that these drip field areas may be fenced off and they have the prerogative of this being in their developments.

After further discussion, Alderman Napier made a motion to accept and adopt this ordinance upon second reading. Alderman Benson seconded the motion, which passed unanimously.

Item 5 - First Reading of Ordinance 09-001 to Modify the Zoning Ordinance – Section 2403 – Planned Zones.

Mrs. Deats explained the current requirements under Section 2403 and the proposed modifications, adding that this has been reviewed by the Municipal Planning Commission and a recommendation of approval made to this Board.

After discussion, Alderman Benson made a motion, seconded by Alderman Napier, to approve this ordinance on first reading. The motion passed by unanimous vote.

Mayor Heron set the public hearing for this ordinance to be March 10th, 2009, at 7:00 p.m.

Item 6 - First Reading of Ordinance 09-002 to Modify Zoning to Create a ‘Town Center’ district and Modify Use Tables.

Mr. Langeliers noted that the original ordinance had a Neighborhood Center district (and was zoned CC under the County regulations) that was placed with the intention of doing area studies to encompass this particular district. It was decided to re-name it to “Town Center” district and modify the boundaries back to those previously under the County’s CC district; also including the additional properties obtained since then by the Thompsons Station Baptist Church. He stated one of the biggest issues is the non-conforming uses that were created when the ordinance was adopted and this will aid in changes to help them comply.

Mayor Heron asked if a vote on this ordinance will also be considered a vote on Exhibit B, the “Permitted Use Chart”. Mr. Moore had suggested to Staff that these be considered and voted on in reverse order so that Exhibit B would be an approved document; however, it can be addressed that way at the next / final reading.

Discussion continued regarding the Town Center definition / concept, encouraging uses to fit a vision, and addressing non-conforming uses to become compliant.

Alderman Napier made a motion to approve this ordinance on first reading.
Alderman Benson seconded the motion, which passed unanimously.

Mayor Heron set the public hearing for this ordinance to be March 10th, 2009, at 7:00 p.m.

Item 7 - First Reading of Ordinance 09-004 to Revise the Town’s Permitted Use Chart.

Mr. Langeliers explained the revisions / modifications to the Permitted Use Chart, adding that this was reviewed and recommended to this Board for approval by the Municipal Planning Commission. If any changes are made by this Board, it will go back to the Planning Commission for their review also.

Mayor Heron noted the listing of a 'mobile home park', pointing out that there is not a mobile home park in the Town. Mr. Langeliers stated that there are some uses that are required to be placed, but in a planned zone, must go through two (2) readings of the Board.

Mr. Moore pointed out that there is a State statute that restricts what can be done in regard to prohibiting double-wide mobile homes on a residential piece of property, but can regulate mobile home parks. Mr. Moore will research further for consideration of an ordinance defining and restricting / prohibiting mobile home parks.

Alderman Napier noted a few points of interest he would like re-considered, or explained, as follows: a golf course in the Town Center district, multi-purpose storage, and the removal of strip retail.

Mayor Heron questioned the permitted use of 'adult entertainment' rather than a special exception. Mr. Moore stated that to be an area that does require placement of a permitted use otherwise we run the risk of them being allowed to go where ever they want; however, he will check into the difference of a permitted use versus a special use. Mr. Langeliers also noted that they are generally zoned into industrial zones.

After further discussion, Alderman Napier made a motion to approve this ordinance on first reading. Alderman Benson seconded the motion and it passed by unanimous vote.

Mayor Heron set the public hearing for this ordinance to be March 10th, 2009, at 7:00 p.m.

Other New Business:

There was none at this time.

Community Input and Concerns:

Archie Buttrey, 1868 Thompson's Station Road West, asked what happened to the idea of expanding the Board of Mayor and Aldermen. He noted that it was used in the campaign of 2 of the 3 members and nothing has happened.

Mayor Heron stated that he will re-visit that option with Town Counsel.

Alderman Benson noted that she does not have a problem with expanding the Board, but was informed by attorneys when wards were being discussed that the Town does not have a large enough population. She did point out that Alderman Napier did run un-opposed.

Mr. Moore confirmed that until the Town reaches a population of 5,000, it is limited to only one (1) ward; however, the Board could still be expanded with the alderman running at-large.

Mayor Heron noted his appreciation for Mr. Buttreys' comments, expressed an interest in community input and would look forward to new varied input and opinions from Board members.

George Ross, 2808 Critz Lane, stated that he is on the Planning Commission and Public Works Committee. He said he would be willing to run should the Board be expanded, but would not want to run against an incumbent.

There being no further business, the meeting was adjourned at approximately 8:40 p.m.

Leon Heron, Mayor

Attest: _____
Doug Goetsch, Town Recorder

las