

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On June 23, 2009**

Commission Members Present

Sarah Benson  
Nina Cooper, Chairman  
Tom Evans  
Millie Halvorson, Vice-Chair  
Leon Heron  
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 June 23<sup>rd</sup>, 2009, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

**Minutes:**

The minutes of the May 19<sup>th</sup>, 2009 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Heron, seconded by Commissioner Ross.

**Staff Announcements:**

Mr. Langeliers announced that there will be a Bar-B-Q Cook-off planned by MoeBetter to be held at the Thompson's Station Park on July 10<sup>th</sup> and 11<sup>th</sup>, 2009.

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Mr. Langeliers informed the Commission of the closure of Silverton Bank and that all the Letters of Credit for one of the developments here in Town are with this bank. The Town submitted call letters to the FDIC, and they were repudiated. Mr. Langeliers did want to note that the developer is still working through the bridging process, that began 60 days ago and is now going on 90 days, where a buyer may be found for the entirety or portions of Silverton Bank. Staff is reasonable comfortable that, because this development is probably less than thirty percent (30%) built-out, there is a lot of value relating to the platting and permitting so that the Town can get the work done that was insured by these Letters of Credit.

Commissioner Heron clarified that the developer has been placed on notice that no more permits will be issued until this situation is rectified. Mr. Langeliers stated that to be correct.

Commissioner Ross asked the value of the Letters of Credit, and Mr. Moore stated that the two (2) that have been repudiated so far total \$700,000.

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Chair Cooper asked how the Taste of Thompson's Station turned out last weekend, and Mr. Langeliers stated that his opinion was that with most of the decisions being made based on 90 degree temperatures, the Town did as well as any event last weekend. He estimated an attendance of 300 – 400 people.

**Old Business:**

**A. MTEMC's signature block request:**

Mrs. Deats referenced the request presented to this body last month from MTEMC and this commissions' suggestion to check with different cities for a comparison. She contacted most of the cities in Williamson County, including Williamson County Government, along with a couple in Rutherford County. Mrs. Deats noted that some are in the process of updating their subdivision regulations to add the signature block, another has re-written it, returned it to MTEMC for their comments and have not heard back yet, while others still have it under consideration, and some have simply said no.

Mrs. Deats stated that she can let the commission know what the outcome is for the City of Nolensville if we would prefer to use their more condensed version of the signature block.

Commissioner Ross asked if the Town has a signature block on the plans from MTEMC when they propose installing poles, and Mr. Langeliers replied that we do not.

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Chair Cooper questioned the meeting that was suggested relating to the Old Town area and input about what the residents would like to see happen in this area. Mr. Langeliers stated that has not been scheduled yet, awaiting a response from one of the property owners regarding the trail network for the Safe Routes, hoping to get communication going towards that before scheduling a Town meeting; however, that may not come about so he suggested dates be considered.

After further discussion, it was agreed to check dates around the first of September, and get back with those at the next Commission meeting.

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Commissioner Halvorson asked about the meeting that was supposed to have taken place with Doug Hood, the Director of the Williamson County Parks and Recreation, about the soccer fields. Mr. Langeliers stated that there has been some communication with Mr. Hood. Mr. Langeliers added that Staff looked at the skateboard park in Franklin, and there has been communication with Mr. Hood as it relates to some ball fields behind Tollgate Village / Independence High School. The Parks and Recreation Department is interested, but no one is pushing it.

Commissioner Heron stated that he did meet with County Mayor Anderson and the County is not interested in building passive parks, mainly ball fields with lights.

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Commissioner Heron stated that he drove through Blackberry Estates and pointed out that it looks deplorable along the highway, asking when the demolition is to be completed and the trash removed. He also questioned the drainage and the function of the drainage pond.

Mr. Langeliers stated that Staff had looked at the site a couple of weeks ago, and it appears they are back to taking down the remainder of the barn. Mr. Langeliers noted that they have never posted their Letter of Credit, nor had the plat recorded; and when their plat approval expires, they will have to return to re-pay fees and possibly the amount of the letter of credit will be raised. He said that he is not quite sure what the status is on this project.

Counsel was asked what recourse the Town has should they not finish the demolition and clean the site up. Mr. Moore stated that one citation could be their liability for damages to any adjacent properties.

#### **DEVELOPMENT / CONCEPT PRESENTATION:**

##### **Item 1 - Tennessee Equine Property.**

Mr. Langeliers indicated the revised report and the site plan distributed, reviewing the report and recommending approval of a modification to incorporate the area indicated; subject to the following conditions:

1. That a detention strategy acceptable to Staff and the Town's Engineering Consultant be implemented;
2. That the area identified as a "25' Buffer" between the proposed paddocks and the western property boundary be maintained in either grass or natural vegetation;
3. That an Aquatic Resources Alteration Permit (ARAP) be submitted prior to construction commencing on the crossing of the drainage-way;
4. That the proposed access point to Thompson's Station Road West be maintained as a secondary and subordinate access point and that the primary point of ingress and egress remain on the east/west portion of Thompson's Station Road West; and
5. That the tree row on the south side of the subject property and adjacent to the Reed property be protected and maintained.

Garry Batson, engineer and representative for the applicant, stated that they are in agreement with Staff's conditions.

Commissioner Benson asked if there will be any effort made to add to the buffer on her side of their property. Mr. Batson stated that it is not in the plans to add to or take away from the existing buffer. Commissioner Benson stated that she has already moved trees on her side, trying to re-establish them elsewhere.

Chair Cooper expressed concern regarding the proposed access point on to Thompson's Station Road West and the amount of traffic, especially if it will be long horse trailers. Mr. Langeliers stated that to be Staff's concern also and, in talking with the applicant, it is their intention to continue using the existing entrances and this proposed access will be more of a service access.

Discussion continued regarding the traffic, site distance, signage, existing dirt piles, and drainage / grading.

**Commissioner Heron made a motion to accept and approve Staff's recommendation, reiterating condition # 4 that the proposed access is to be secondary and trailer traffic will be discouraged. Commissioner Ross seconded the motion, which passed 4 – 1 – 1, with Chair Cooper voting no and Commissioner Benson recusing herself.**

### **SINGLE LOT SITE PLAN – NON-RESIDENTIAL:**

#### **Item 2 - Davis Property located at 1504 Thompson's Station Road West on 1.99 acres.**

Mr. Langeliers reviewed the report, noting that Staff will present a more detailed analysis, given approval of a special use permit by the BZA, via final site plan review. He stated that, at this time, Staff is looking for input from this Commission prior to a submittal to the Board of Zoning Appeals, relative to a special use permit, the pre-existing uses, the specific uses that are not allowed, and the proposed storage facility on this site.

Chair Cooper stated that currently the Davis Property is at the gateway to our Town Center and, with the exception of the Davis home, the property is an eyesore; and she thinks that adding a storage facility would only make it worse and is the last thing this community would like to see there. Additionally, there are uses that are in violation on this property and she would like to see those taken care of before comments are made on a site plan.

Commissioner Halvorson asked what exactly the owner is asking for on this site, and Mr. Langeliers noted that the owner and his consultant are here; however, the idea is to phase in a storage plan where they initially will store boats, RV's, etc., replace the fence, providing a better buffer; then later phase in mini-warehouse type buildings that would then go through the Design Review Commission.

Joe Epps, with Anderson, Delk, Epps, and Associates, was present, along with the owner (Mr. Jimmy Davis) to answer any questions.

Commissioner Ross agreed that this is the gateway to our community. He noted that the restoration business has closed and that is one of the non-conforming uses that is gone. The phase 1 vehicle storage will be all operable vehicles and not a salvage yard or tow-in lot for the wrecker services. Mr. Davis stated that to be correct. Commissioner Ross asked what type fencing is being considered to alleviate the possibility of an eyesore and Mr. Davis replied that it

will be a wood fence. He asked Mr. Davis the plans for the older buildings that are lean-to-sheds that have been grown over through the years. Mr. Davis referenced some of the improvements to the front of the building (having to get permission to add the brick) and has made office spaces there, along with a barber shop; and he has renovated more office buildings to be rented out for small businesses (such as an insurance company). He said the back part, the main shop building with the bays where he used to work as a mechanic, is used as a wood-working shop. Mr. Davis noted an individual interested in having a small repair shop in the old garage building.

Commissioner Benson asked if there was lawnmower repair on site somewhere, and Mr. Davis replied that if it ran on gasoline, it could be worked on there.

Mr. Davis stated that he's tried to help people out, and he knows there needs to be some improvement on his site and wants to do some; but he wants to put some storage units on it later (not next week or probably the next six months) and have some use for the property. He stated that when the contract runs out with the salvage companies, he has another property that he can move them to.

Commissioner Heron referenced a previous conversation where Mr. Davis indicated that the lease with the tow-in company would terminate this month; and Mr. Davis stated that to be the end of July. Commissioner Heron asked if the tow-ins will be off this site at that time, and Mr. Davis replied that they will be moved as soon as he can make another property secure for their use.

Commissioner Heron asked about all the chairs and garbage sitting out in front of the one of the buildings, and Mr. Davis said that it has been put out there because that renter is moving.

Commissioner Heron asked Staff if the plan presented meets our open space requirements, and Mr. Langeliers stated that the amount of open space shown on the plan with all of the uses combined meets the open space requirements. However, he added that it does not necessarily meet the intent of the requirement, which is that each one of the individual uses would have a reasonable proportion of that open space; but if you just look at the area to right side of the house, it doesn't come close. The only way this meets the requirements is to include all of the green area around the residence.

Discussion continued regarding landscaping, fencing, parking, storm water run-off, and esthetic values for the community.

Mr. Epps stated that there are existing buildings that have uses that, under the old zoning, was permitted and has been lost with the end of the towing service contract. He noted that this plan is to get this Commission's input to proceed to the Board of Zoning Appeals with a request for vehicle storage and mini-warehouses. Mr. Epps expressed his appreciation for Staff's help and this body's input. He referenced Mr. Davis' limited budget and the income that will be lost without the tow-in business. Mr. Epps pointed out that the grain bins will be removed, along with possibly some of the sheds.

Commissioner Evans referenced the commercial area being covered over with concrete, and asked if they have checked into replacing it with paving. Mr. Epps stated that has not been considered at this point.

Commissioner Benson asked if there have been any discussions about the environmental issues because of what is under the concrete, and Mr. Epps replied there has not. Chair Cooper asked what is under the concrete, and Commissioner Benson said it was all the liquids / solids that came off all the junk cars that sat on the surface there over the years.

Chair Cooper reiterated her previous concerns about seeing mini-warehouses at the gateway of our Town and to consider, before sending this to BZA, if this is what we really want for the future of Thompson's Station.

Mr. Langeliers stated that he thinks the owner / applicant has the right to make this request to BZA for a special use, which will only relate to the uses here that would not otherwise be allowed; then it would return to this Commission for a final site plan review. He stated that his understanding from this Commission is that if the landscaping, fencing, and buffering issues, improvements, and modifications are made along the front of this site, there may be a more favorable recommendation from this body. Chair Cooper clarified that this may be what Mr. Langeliers is hearing from some of the other members of this Commission, but that is not what he is hearing from her.

### **REVISION TO FINAL PLAT – RESIDENTIAL:**

#### **Item 3 - Horvath Property, containing 2 parcels located at:**

2632 Pantall Road containing 19.8 acres (map 145, parcel 037.01), and  
2625 Baugh Road containing 1.0 acre (map 145, parcel 037.07).

Mr. Langeliers reviewed the report, recommending approval of this plat revision subject to the following:

1. Inclusion of easement language necessary to cross lot number one with a gravity sewer collection line; and
2. The modification of the lot line to remove the peninsula effect of lot number one on lot number two.

He revised his recommendation to strike number 2 of the conditions listed above.

Kirk Duclos, representing the applicant, was present to address any questions. He stated that there shouldn't be a problem modifying the lot line to square it up.

**Commissioner Heron made a motion, seconded by Commissioner Evans, to accept and approve Staff's recommendation, along with striking number 2 of the conditions. The motion passed by unanimous vote.**

**OTHER:**

**Item 4 - Article II Revisions.**

Mrs. Deats reviewed the report and the red-lined version, going through the suggested changes with the Commission and receiving their comments and input.

**Update From Staff:**

Chair Cooper asked for an update on the playground equipment, and Mrs. Deats stated that she's waiting on a sketch and cost from one company to continue with the bids.

**New Business:**

Mr. Langeliers referred to last month's meeting where the Letter of Credit for the Country Corner Market was reduced; however, the bank prefers to roll the amount over until the Letter of Credit is released.

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Mr. Langeliers stated that this Commission will receive a draft copy of the Staff report to the Board of Zoning Appeals for you to ensure it correctly reflects your comments and concerns.

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There being no further business, the meeting was adjourned at approximately 9:05 p.m.

Signed: \_\_\_\_\_  
Nina Cooper, Chair

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

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