

**Minutes of the Regular Meeting**  
**Of the Board of Mayor and Aldermen**  
**Of the Town of Thompson's Station, Tennessee**  
**February 9, 2010**

**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 9<sup>th</sup> day of February, 2010, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Corey Napier, Vice-Mayor; Sarah Benson, Alderman; Greg Langeliers, Town Administrator; Doug Goetsch, Town Recorder; Todd Moore, Town Attorney; Wendy Deats, Town Planner; Richard King, Building Codes Official; and Lisa Stewart, Town Clerk.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the January 12<sup>th</sup>, 2010 meeting were previously submitted, and were approved unanimously upon a motion by Alderman Benson and second by Vice-Mayor Napier.

**Announcements:**

- Mr. Langeliers noted that Staff has been talking with the City of Spring Hill regarding the long range plan of an interchange proposed on Thompson's Station Road East and I-65; and a suggestion has been made that there may be a better location further south and would like to work with the City of Spring Hill to try to get this moved into a more current planning horizon. A meeting is being considered on February 25<sup>th</sup>, 2010, to get input from the public.

Vice-Mayor Napier acknowledged Spring Hill's Mayor Dinwiddie's attendance and expressed appreciation for their interest and concern.

- Mr. Langeliers also expressed regrets to the City of Spring Hill in the passing of one of their police officers, Corporal Jeremy McLaren.

**Town Administrator's Report.** (copy in file)

Mr. Langeliers reviewed the report.

Mr. Langeliers gave a more current update on projected costs to re-top Critz Lane, being in the \$400,000 plus range and should be able to start around the end of March. The goal at this point is to continue patching the worst of the potholes, and may consider closing Critz Lane except to local traffic.

Vice-Mayor Napier referenced discussion from the joint committee meeting regarding security at the pump station and Mr. Langeliers agreed that it was talked about securing that area to prevent any loss of revenues.

**Old Business:**

Vice-Mayor Napier stated that he talked to Daryl Stevens regarding the vacant alderman position and he agreed to serve the remainder of that post.

**Alderman Benson made a motion to accept Mr. Stevens into the interim aldermanic position. Vice-Mayor Napier seconded the motion, which passed unanimously.**

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Vice-Mayor Napier announced that he is appointing Roger Nixon to the position open on the Municipal Planning Commission.

**Alderman Benson made a motion, seconded by Vice-Mayor Napier, to accept Roger Nixon on the Planning Commission, filling the vacant term for four (4) years. The motion passed by unanimous vote.**

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Mrs. Deats updated the Board on the Comprehensive Plan survey and summary of responses, and as expected, the overwhelming response was for coordination of infrastructure, preservation of our natural resources and open spaces, and overall growth management. Staff will move forward on drafting a Comprehensive Plan to bring back to the Board.

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Mrs. Deats referenced the concern brought before this Board last month about the speed limit on Village Drive. It is currently 30 miles per hour and the Town's Engineer, Steve Clifton, has reviewed the request and states that it is appropriate to reduce the speed limit to 25 miles per hour. Mrs. Deats noted that it will comply with our Subdivision Regulations and is appropriate for the length and width of the road, and the number of residents.

Alderman Benson asked if the Williamson County Sheriff's Department is patrolling there and if it is a lack of enforcement of the current speed limit. Mr. Langeliers said that Staff would like to start with changing the speed limit and hope that will slow them down, before having to contact the Sheriff's Department.

**Vice-Mayor Napier made a motion to reduce the speed limit on Village Drive from 30 to 25 miles per hour. Alderman Benson seconded the motion, which passed unanimously.**

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Mr. Goetsch gave an update on the Town's budget.

**Item 1 - Second Reading of Ordinance 09-019 to Modify the Sign Standards, Section 5500 of the Zoning Ordinance.**

Mrs. Deats reviewed the ordinance, recommending the Zoning Ordinance be modified to incorporate the following language under Directional Signs:

“Sites with complex internal circulation, multiple entrances/exits, or five (5) acres or more may be permitted additional directional signage under a sign plan.”

Vice-Mayor Napier opened the public hearing.

- A. **Public Hearing for Ordinance 09-019** (as advertised in the January 26<sup>th</sup>, 2010 edition of the *Williamson AM* newspaper, on the Town website, and various postings in Town).

Mr. Sam Darling, of 1536 Thompson’s Station Road West, asked how the standards are being modified and what the Town is trying to do. He asked about setbacks for safety reasons, interfering with vision, etc. Mrs. Deats explained the requirements in the sign standards that also have sight distance requirements and signage is not allowed within that triangle for safety reasons; and directional signs are limited in size and are generally quite small. She told Mr. Darling to contact Town Staff if he thinks there may be some signs that do not comply and Staff will address them. Mrs. Deats noted that the code limited the number of directional signs that sites could have, and there was a case where there was a site with three (3) entrances, fronting two (2) different roadways, with multiple buildings on site, and in order to get patrons from point A to point B, they were not able to comply with the Town’s sign code. This modification will make the code more flexible for sites that do not front a main roadway or that have multiple uses / buildings that need proper identification.

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

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

**Item 2 - Second Reading of Ordinance 09-021 to Revise Article II of the Zoning Ordinance.**

Mrs. Deats reviewed the ordinance, noting the biggest change to the Zoning Ordinance will be the set of property development standards that will now apply to single-family residences, multi-family residences, and industrial / commercial developments. She noted the reason for the development standards is to insure high quality as developments come in to the Town; and these standards will work in conjunction with the Design Guidelines.

Vice-Mayor Napier opened the public hearing.

- A. **Public Hearing for Ordinance 09-021** (as advertised in the January 26<sup>th</sup>, 2010 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.

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

Mr. Moore, Town Counsel, pointed out that the numbering of this ordinance should actually be 09-020; and the next ordinance on the agenda will begin with the first number for 2010 (10-001).

**Item 3 - First Reading of Ordinance ~~09-020~~ 10-001 to Re-Zone KMK Property located at 1565 Thompson's Station Road West for the 'Whistle Stop' Project.**

Mrs. Deats reviewed the request, recommending approval to move to second reading with the following condition of approval:

*The developer and / or builder shall meet with and coordinate on-site landscape buffers and / or fences with adjacent property owners fronting School Street during the design of the buffers, prior to submittal of construction documents / landscape plans to the Town. Documentation of the meeting notes shall be provided to the Town upon submittal of the design plans.*

Mrs. Deats noted this it to address the concerns neighbors raised at prior meetings with the developer.

Greg Gamble, with Southern Wellness representing the applicant, stated that this was one of the items the neighbors asked to work with them on, and they would like to make it a formal commitment. He reviewed the current master plan and the plans for the first stage / development plan.

**After questions and discussion, Alderman Benson made a motion to accept and approve this ordinance on first reading. Vice-Mayor Napier seconded the motion, which passed unanimously.**

Vice-Mayor Napier set the public hearing for this ordinance to be March 9<sup>th</sup>, 2010.

**Other New Business:**

There was none at this time.

**Community Input and Concerns:**

Sam Darling, of 1536 Thompson's Station Road West, referenced the big pond on the site of the previous agenda item, noting that he has a horrible mosquito problem; and is concerned if this could become a health problem. He asked if there is any plan to improve School Street to handle the additional traffic.

Mr. Langeliers explained this to be the first step in the re-zoning process and next to be submitted will be a site plan, with a preliminary plat that will show the contours, along with construction documents. Engineering practices require them to establish retention / detention areas in which the water will move quickly enough to prevent a mosquito problem; and there could also be modifications required to the existing pond. Storm drainage issues will also be reviewed at it relates to both School Street and Thompson's Station Road West, along with putting in water and sewer lines; and the strategy for a good two (2) lane on School Street will be addressed then also.

Mr. Darling expressed concerns about additional traffic created by the residents, their visitors, and family members. Mr. Langeliers pointed out that this type of development typically generates less traffic than a standard subdivision and all this will be evaluated in a traffic study that will also be submitted.

It was also pointed out that there will be a public hearing for this item next month if he has further concerns.

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Spring Hill Mayor Mike Dinwiddie expressed his appreciation for our mention of the Spring Hill police officer that passed away and gave the arrangement information. He also wanted to state that the decision both entities are moving toward regarding the I-65 interchange will be a monumental step forward for both communities, and thanked the Board and Staff. Mayor Dinwiddie commended the admirable position taken by the Town to protect the character of the Town, adding that this will allow Spring Hill residents to access the interstate while bypassing Columbia Pike; being a win-win for both cities. He also noted that this is possibly the first joint resolution that both municipalities have had together, and is a strong statement that we are both working together. This will be voted on at their meeting next week.

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There being no further business, the meeting was adjourned at approximately 8:00 p.m.

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Corey Napier, Vice-Mayor

Attest: \_\_\_\_\_  
Doug Goetsch, Town Recorder

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