

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On August 24, 2010**

Commission Members Present

Sarah Benson
Nina Cooper, Chair
Tom Evans
Millie Halvorson
Corey Napier
Roger Nixon

Staff Members Present

Greg Langeliers, Town Administrator
Wendy Deats, Town Planner
Doug Goetsch, Town Recorder
Todd Moore, Town Attorney
Richard King, Building Codes Official
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on August 24th, 2010, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum. Commissioner George Ross was unable to attend.

Minutes:

The minutes of the June 22, 2010 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Benson, seconded by Commissioner Evans.

Staff Announcements:

Mr. Langeliers reminded everyone of the Sweet Tea Festival this Saturday at Homestead Manor.

Mr. Langeliers referenced the site plan that was approved previously for a CVS Store to be located in Tollgate Village. A building permit was pulled and a check was received for \$65,000 in lieu of a landscaping bond; however, the store was never built. CVS requested the money be returned so a letter was prepared and the \$65,000 sent back to them.

Mrs. Deats noted the Town's Fall Festival that will be held October 9th at the main park.

Old Business:

- A. Graceland Community Church
 - 1. Road Connection
 - 2. Portable

Mr. Langeliers stated that a portable has been delivered on site that was initially proposed on the site plan to be 64 feet long, then Staff was told it was actually 68 feet. It was measured today and is actually 64 feet long, per the site plan.

Regarding the road connection, Mr. Langeliers stated that the original sketch plan for Callie Subdivision showed the road that goes back to the cemetery crossing Jameson Way, going out and connecting to SR 431 very close to where this driveway is being constructed. The issue is that the site plan did not show that connection. The road has been designed per the standards of the Subdivision Regulations as a public road and is being tested to meet compaction standards. Staff is suggesting, unless the church doesn't want to and assuming that the County is fine with making that connection, that they go ahead and make that connection. Staff has asked that the parishioners only use their way out, but to also not be opposed to letting anyone in the subdivision use their way out too. Mr. Langeliers thinks the church has agreed to this and that it will be better for the subdivision to have another way out; and not a realistic likelihood that people will go backwards through the subdivision to get out or enough parishioners to stack up. In the short term, he doesn't see any issue with them connecting that road.

Chair Cooper asked if Staff is suggesting the road be connected without a gate or anything, and Mr. Langeliers said that is correct, unless the Commission doesn't want to. He noted that the original site plan showed a berm or some sort of structure blocking to keep the connection from being made. Staff doesn't see any logical reason that it should be closed and it would benefit the subdivision more to be open and not have a negative impact. It could be accepted as a public road at some point in time and that was the intention when Callie was planned.

Chair Cooper stated that she has talked with a member of the community that has expressed some concerns about the connection of the road. She noted that the president of the Callie Home Owners Association was present and asked that he address the Commission.

Mike Butler, 1801 Susan Court in Callie Subdivision, is the President of their Home Owners Association and thanked the Commission for their time. He stated that they do understand that at some point in the development process that Miller Drive (that may now be called Watkins Road) was to access Lewisburg Pike to Jamison Drive, then continue on to the church's property back by the interstate. They would request that the Town consider requiring a gate or some type structure to prevent that access at this point since it's not necessary. He stated that they have been advised by the Williamson County Sheriff's Department that the safest situation is what they now have with one entrance / exit, and that a second one could increase traffic and crime in the neighborhood. Mr. Butler said they would like to prevent that as long as they can, and that they are already beginning to see some increase in traffic from people taking the gravel road to Watkins Road over the hill to see where it goes. They appreciate this Commission's consideration and ask to consider this restriction on the road.

Mr. Langeliers wanted to make it clear that if the road is not opened, the people that travel back there will have to go through the subdivision since there is no other way back there.

Chair Cooper noted that the original site plan did not call for a through road there and thinks we should stand by what was originally approved, and address other concerns as the church develops. She pointed out the opposition from some of the Callie residents and it is not what was approved by this body. Chair Cooper stated that she would like to see the church place a

berm there, a gate, or anything to prevent driving through there and accommodate the Callie home owners.

Commissioner Napier agreed with Chair Cooper, adding that there has been several discussions / questions on, not only this parcel, but the property along SR 840, regarding a road running along closer to SR 840, possibly commercial development, revising an existing pole barn then not, and now a new development with a portable. He stated that he is unclear as to where this project is at.

Mr. Langeliers stated that we did approve the zoning for the church and the plan to the back, and we were not going to allow them to build the church back there until this road was connected, suggesting a review of the minutes from this previous approval. He noted that it is possible with developments with one (1) way in and out, an accident or vehicle breaking down could prevent others from getting out. From a planning perspective, having a second exit is desirable; however, if the residents are opposed to it, Staff is fine with the recommendation and thinks the church does not mind.

Commissioner Halvorson agreed with Chair Cooper also, stating that it should not be connected for the 'temporary' church location. Mr. Langeliers said that we would have to check the minutes to see if it was discussed; which it was not shown as connected on the plan and in order to connect it, this body would have to approve that modification to the plan in some form or fashion.

Commissioner Napier suggested this be brought back in its totality as a refresher for this body.

Ralph Duncan, minister of Graceland and now a citizen of Thompson's Station, said that when they have a funeral they have felt badly that the funeral procession has to wind through Callie Subdivision, and asked if that is what this Commission wants them to continue doing. The driveway currently being constructed is at the location on Lewisburg Pike approved by the State. He stated that the driveway is exactly where it was plotted and it would be to the church's advantage to get back to their 58 acres. It is their intent to come fairly quickly to ask for a building permit on the 58 acres for their main permanent campus. Pastor Duncan stated that they want to be good neighbors and would prefer that the road be left open, and will welcome anyone in the subdivision or community use of the drive. He thinks it would be counter-productive to require them to put up some kind of a barrier to Watkins Road, adding that this is the extension of Watkins Road that has been planned for approximately ten (10) years.

After discussion, all were in agreement to review the plan again; and Mr. Langeliers said Staff would put a time-line together, noting that there are also planning commissioners that were not on this commission when the zoning was passed.

Chair Cooper asked if Staff has made any contact with Bell Construction relating to Thompson's Station Road West and SR 840 construction. Mr. Langeliers stated that we have talked to them and TDOT and they have made a proposal, and we are in the process of making a counter-proposal. We are trying to determine some quantifiable means of evaluating the wear and tear from construction traffic.

Commissioner Halvorson asked if there has been any more discussion on the playground equipment and the grant from MTEMC, and Mr. Langeliers replied no.

Commissioner Benson said that she thinks we need to have a meeting between the Board members and the Community Association. She thinks the reason this was put on the back burner is because we weren't quite aware that to put this new equipment in would require grading that would destroy the trees in that center area. Commissioner Benson stated that when the Board approved the plan, they were not aware that it was going to be recommended to completely re-grade that whole center section, and she doesn't think the Community Association was aware of the recommendation either.

Mr. Langeliers referenced the slope where the existing playground equipment is, which far exceeds the recommended specifications, then Staffs logical recommendation would be to get it to a slope that meets those recommendations. He noted that it does not have to if the Board agrees to put it on the slope that's there and Staff will do their best to install the equipment.

Mrs. Deats explained that the slope is currently at approximately eight percent (8%) and safety standards recommend no more than four percent (4%), so Staff had Clifton and King prepare a grading plan showing how much fill would need to be brought in to get it to a point within the standards; and there are three (3) trees that could be impacted.

Mr. Langeliers suggested that someone be charged to come up with a plan, bring it to another vote, and follow through.

Commissioner Halvorson stated that she would hate to lose the grant, adding that it will look poorly on our community when asking for other grants when we don't use the ones we get. She asked if this will require a meeting between the Community Association and the Board of Mayor and Aldermen in order for this to move forward.

Commissioner Benson said that she's been told that someone needs to make up their mind. She noted that she has had several people question how much money is being spent, and if, in light of the economy, the Town needs to be prudent; however, Commissioner Benson pointed out that the money has already been approved.

Chair Cooper pointed out that the Town is not spending money that we do not have, and, not only has it been approved and budgeted for this playground project, but the Town does not have the option to use it for something else. She can not understand why we're waiting and whose not

agreeing on the plan but thinks we should move forward and take action to not lose these grants that are important to the Town.

Commissioner Nixon asked if the park is the purview of this Planning Commission, and Mr. Langeliers replied that it would be if a site plan was submitted to incorporate this into the park. Commissioner Nixon suggested it be brought before the Board of Mayor and Aldermen by a concerned citizen.

Chair Cooper asked for an update on the Davis property, and Mr. Langeliers stated that we have been working with a representative of the Davis's attorney trying to see if they will prepare a site plan to be considered for approval by the Planning Commission. We would then enter into an agreement with the Davis's that would be approved by the Board of Mayor and Aldermen in lieu of further litigation. Mr. Langeliers said that we actually came to an impasse where we weren't agreeing and are giving it one more attempt to resolve this; and received a time line today of when they will be getting the tow-in use gone. He is hoping to have a site plan to this commission next month.

LETTER OF CREDIT:

**Item 1 - Kroger Store – expiring 9/06/10:
\$ 20,000 for Landscaping.**

Mr. Langeliers reviewed the report, recommending this letter of credit be released.

Commissioner Napier made a motion to accept and approve Staff's recommendation. Commissioner Benson seconded the motion, which passed unanimously.

REVISION TO FINAL PLAT – RESIDENTIAL:

Item 2 - Country Haven Estates, lot 35, located at 2611 Country Haven Drive: Revise Plat to Indicate Sewage Disposal Area.

Mrs. Deats reviewed the report, recommending approval pending the following contingency:

1. Prior to the recordation of the final plat, the applicant shall obtain approval from the Williamson County Sewage Disposal Management Department.

Chair Cooper made a motion, seconded by Commissioner Evans, to accept and approve Staff's recommendation. The motion passed by unanimous vote.

OTHER:

Item 3 - Zoning Ordinance: Parking Standards.

Mrs. Deats reviewed the red-line modifications, noting options that would still be brought before this Commission on a case-by-case basis.

Items discussed are as follows:

- gravel parking;
- special review process;
- asphalt and concrete standards;
- hand-out relating to alternative parking options;
- more emphasis on low impact; and
- bicycle parking requirement – conflict noted elsewhere.

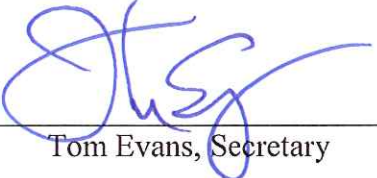
Corrections / changes will be incorporated and brought back to the Commission next month.

New Business:

There was none at this time.

There being no further business, the meeting was adjourned at approximately 8:05 p.m.

Signed: 
Nina Cooper, Chair

Attest: 
Tom Evans, Secretary