

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Meeting**  
**Held On April 26, 2011**

Commission Members Present

Millie Halvorson, Chair  
Sarah Benson  
Tom Evans, Secretary  
Carl Hubert  
Corey Napier  
George Ross, Vice-Chair  
Brad Wilson

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 by Chair Halvorson on April 26<sup>th</sup>, 2011, at approximately 7:00 p.m., at the Thompson's Station Community Center, with the required quorum.

**Minutes:**

The minutes of the March 29, 2011 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Ross, seconded by Commissioner Benson.

**Staff Announcements:**

Mrs. Deats informed everyone that a Parks Advisory Group meeting was held around the first of April and all were in agreement on a park plan, so it was presented to the Thompson's Station Community Association this morning. They were in agreement as well and it will now be presented to the Board of Mayor and Aldermen at their May 10<sup>th</sup> meeting.

**Old Business:**

- A. Letter of Credit for Bridgemore Village, Section 1A – review 4/26/11:  
\$ 30,000 for Roads, Drainage and Erosion Control, Landscaping, and On-Site Sewer.
- B. Letter of Credit for Bridgemore Village, Section 1B – review 4/26/11:  
\$ 175,000 for Roads, Drainage and Erosion Control, Landscaping, and On-Site Sewer.

Mr. Langeliers explained that items A and B can actually go together and those letters of credit have already been extended. They are on the agenda for a 60 day review, and a letter has been received from the developer stating that he is working with the Gibbs Brothers to get a plan to put some pavement down hopefully in 30 to 45 days. We meet with the developer about the erosion behind lots 1088 and 1089, looking at pictures beforehand and working with the Town's

Engineer to come up with a plan. The Town and developer are working together toward a plan and Staff will update the Commission with status reports each month.

Commissioner Evans asked if that will also include the bank on Critz Lane that is deteriorating near the entrance. Mr. Langeliers said that they didn't talk specifically about that but it is one of the erosion issues.

Commissioner Hubert also noted that there is some erosion occurring in the southeast corner of the parking lot at the pool and the Homeowners group (The Magnolia Group) has been notified as well.

C. Update on Re-Zoning Request from MARS Petcare on the Ferrari Property located at 2638 Critz Lane, consisting of 54.4 acres (file # 6-A-11-003).

The applicant, Jill Franks representing the Mars and Nutro Company - the Developer in the Research and Development Department – made a presentation to the commission at this time; addressing some of the issues mentioned previously as follows:

(Commissioner Brad Wilson arrived at this time.)

- pets are considered a part of their families, putting them at the center of everything;
- pods (living units) designed circular with the dogs facing the center to provide them a complete visual of their surroundings – keeping them happy and stress free – promoting calmness and minimizing noise level;
- two (2) dogs per pod / 8 – 10 cats per pod – paired for socialization and less stress;
- circular / octagon shape of pods designed to help with acoustics;
- location of the facility on the site:
  - ~ nearest resident approximately 1,200 to 1,400 feet away;
  - ~ buffer of a hill and tree lines, 20 foot terrain change, no visible site lines from nearest resident;
  - ~ topography and distance mitigates any potential noise issues, in addition to the noise of SR 840;
  - ~ preserve as many trees as possible and be sustainable; and
  - ~ additional berming and landscaping, varying height retainer wall;
- bio-filtration system to control odors and emissions; and
- traffic study reviewed by Staff and waiting on responses from applicant, and proposed connections to be approved by TDOT.

Town Attorney Moore noted that the recommendation at last month's Commission meeting was to recommend approval and move to the Board of Mayor and Aldermen, which has approved on their first reading; however, considering it was a non-agenda item and with the additional information provided tonight, he would recommend another consideration, or not, to the Board.

**Commissioner Napier made a motion to formally move this item to the Board of Mayor and Aldermen for their consideration, based on additional information received tonight. Commissioner Ross seconded the motion, which passed unanimously.**

D. Comprehensive Plan: Staff to Receive Comments from Commission.

Mrs. Deats reviewed the changes based on comments received from this commission, noting that a complete road list will be added also. She will next provide you with the implementation plan.

Chair Halvorson expressed her appreciation for Staff's work on this document, noting that it will be an asset to our community.

**LETTER OF CREDIT:**

**Item 1 - Serv-N-Go # 8 (A & D Market) – expires 5/20/11;  
\$ 30,000 for Landscaping.**

Mrs. Deats reviewed the report, recommending the letter of credit be reduced to \$10,000 and extended for another year.

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

**New Business:**

Commissioner Hubert referenced problems and concerns in the Bridgemore Village community in regards to new builds that are being proposed that do not meet the square footage requirement. He has addressed this with the Carbine Group and has been assured that nothing has been submitted to the Carbine Group requesting a reduction in the square footage. Commissioner Hubert referenced a Beazer Homes website proposing homes that are approximately 450 square feet below the minimum requirement. As a community, Bridgemore residents are concerned about maintaining their investment in the community, which is hard enough in today's environment, let alone to have a builder come in and start building smaller homes that have not been approved in the master plan. He is concerned with what the homeowners can do to prevent this.

Mr. Langeliers stated that generally speaking, we look at that as an issue between the development and existing homeowners. He does not know if the Town has any stand in the situation to take any action.

Municipal Planning Commission Meeting Minutes

April 26, 2011

Page 4

Mr. Moore asked if the minimum square footage requirements are part of the restrictive covenants for the development, and Commissioner Hubert replied that it is and he has a copy with him.

Mr. Moore suggested they check to make sure there have not been any amendments to the restrictive covenants; however, as a general rule, the Town cannot enforce restrictive covenants. Staff can review permits to see if any have been built under the minimum requirement.

---

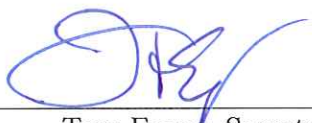
Commissioner Wilson referenced that with areas like Bridgmore Village, The Fields of Canterbury, and Tollgate Village, and the various Home Owners Associations, they as home owners in Tollgate Village, are trying to develop a document that will assist them with the maintaining and maintenance of the residential properties within the subdivision. In his research, basically the response from the HOA is based on what is acceptable to the Town (ie: tall grass, etc.) and the backing from the Town.

Mr. Langeliers stated that, as he understands it, the Home Owners Associations have as much authority and can actually, in most cases, do more than the Town can. Mr. Moore agreed that generally the HOA has a lot more flexibility for enforcement and remedies to recover costs than the Town would have.

---

There being no further business, the meeting was adjourned at approximately 8:10 p.m.

Signed:   
Millie Halvorson, Chair

Attest:   
Tom Evans, Secretary

/las