

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**January 26, 2016**

**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on the 26<sup>th</sup> day of January, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chair, Mike Roberts; Secretary Don Blair; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Commissioner Darren Burress; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the November 17, 2015 Meeting were previously submitted.

**Commissioner Blair moved for approval of the November 17th, 2015 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

None

**Chairman Elder closed public comment.**

**Town Planner Report:**

Staff reviewed the revised concept plan for Bridgemore Village. Staff also provided an update on the annexation and zoning of Two Farms at Thompson's Station. Staff also updated the Commission on Board approval of the PlaceMaker Contract.

Dan Ford with Beau Welling Design came forward to represent the applicant, Beacon Development with a brief presentation for Two Farms with regard to the site plan and the concept plan, outlining the different nodes within the development.

Commissioner Blair voiced apartment concerns, Commissioner Dilks voiced commercial concept concerns, and Commissioner Burress inquired about a traffic study of the Carter's Creek intersection. Commissioner Bender inquired about the percentage of single family homes, townhomes and mixed use concerns, and Commissioner Benson inquired about golf course availability. Mr. Ford responded to all questions.

**Unfinished Business:**

**1. Review of a modification to a concept plan within a planned zone – Whistle Stop (SDP 2015-005)**

Mrs. Deats reviewed her staff report and recommended that the Planning Commission recommend to the Board of Mayor and Alderman for approval of the modified plan.

Greg Gamble with Gamble Design Collaborative came forward to speak on behalf of the applicant to answer questions.

**After discussion, Commissioner Bender made a motion that the Planning Commission recommend to the Board of Mayor and Alderman approval of the modified plan for Staff Item 1, SDP 2015-005.**

**The motion was seconded and carried unanimously.**

**New Business:**

**2. Public Hearing – Update to the Town’s General Plan to assign growth sectors to newly annexed land north of State Route 840, south of Coleman Rd.**

Mrs. Deats reviewed her staff report and recommended that the Planning Commission adopt the updated growth sector map of the General Plan as proposed.

**Chairman Elder opened public comment. No comments were received.**

Commissioner Burress questioned T2 zoning and whether the Commission should rezone now.

**After discussion, Commissioner Burress made a motion to update the Town’s General Plan to assign growth sectors to newly annexed land north of State Route 840, south of Coleman Rd., as well as the land south of West Harpeth to be G1 instead of O2. (Parcel 11.03, Map 119, parcel 1).**

**The motion was seconded and carried by a 4 to 3 vote with Commissioners Bender, Dilks, and Roberts casting the opposing vote.**

**3. Letter of Credit request for reduction: Fields of Canterbury, Section 7B (File: 1-D-14-003) - \$188,000 for Roads, Drainage and Erosion Control and \$44,000 for Sewer**

**AND**

**4. Letter of Credit request for reduction: Fields of Canterbury, Section 4C (File 1-D-14-002) - \$170 for Roads, Drainage and Erosion Control and \$44,000 for Sewer**

Mrs. Deats reviewed her Item 3 staff report and recommended that the Planning Commission reduce the Letter of credit from \$188,000 to \$54,000 for roads, drainage and erosion control and maintain the letter of credit in its current amount of \$44,000 for sewer for a year with the option for automatic renewal based on progress within Section 7B.

Mrs. Deats also reviewed Item 4 staff report and recommended that the Planning Commission reduce the letter of credit to \$58,000 for roads, drainage and erosion control and \$22,000 for sewer for a year with the option for automatic renewal.

Commissioner Dilks voiced concern over construction traffic and cannot support recommendation of reduction. Commissioner Burress wants Staff to consider the time the developer will be in the neighborhood.

**After discussion, Commissioner Bender made a motion to accept Staff’s recommendation for bond reduction for file 1-D-14-003 and 1-D-14-002.**

**The motion was seconded and failed.**

**Commissioner Dilks then made a motion to defer the Letter of Credit reduction for Section 7B (1-D-14-003) and Section 4C (1-D-14-002) Fields of Canterbury until the February meeting.**

**The motion was seconded and carried unanimously.**

**5. Letter of Credit request for reduction for Allenwood, Off-site Improvements - \$32,000 AND Allenwood (File: FP2015-005) - \$170,000 for Roads, Drainage and Erosion Control and \$186,000 for Sewer.**

Mrs. Deats reviewed her report and recommended that the Planning Commission reduce the off-site letter of credit from \$32,000 to \$12,000 for a year with the option for automatic renewal, and also reduce the letter of credit from \$170,000 to \$98,000 for roads, drainage, and erosion control and reduce the letter of credit from \$186,000 to \$140,000 for sewer for a year with the option for automatic renewal.

**After discussion, Commissioner Burress recommended that the Planning Commission approve the Letter of Credit reduction for Allenwood, letter of credit from \$32,000 to \$12,000 for a year with the option for automatic renewal, and also reduce the letter of credit from \$170,000 to \$98,000 for roads, drainage, and erosion control and reduce the letter of credit from \$186,000 to \$140,000 for sewer for a year with the option for automatic renewal.**

**The motion was seconded and carried unanimously.**

**6. Revision to Preliminary Plat for Phase 7 within Bridgemore Village to create 16 single-family lots (File: PP 2015-008)**

Mrs. Deats reviewed her report and recommended that based on the project's consistency with the Land Development Ordinance, the Planning Commission approve the preliminary plat with the following contingencies:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for the remaining phases in Bridgemore Village.
2. Prior to the approval of construction plans, a geotechnical report shall be submitted for review.
3. Prior to the approval of construction plans, all applicable codes and regulation shall be addressed to the satisfaction of the Town Engineer.
4. Prior to the submittal of the final plat for Phases 6 and 7, the amenities area site plan should be submitted and approved. The development of the amenities should be included in the development agreement for the remaining phases.
5. Board approval for all additional taps beyond allocation.

**After discussion, Commissioner Bender made a motion to accept the Revision to Preliminary plat for Phase 7 within Bridgemore Village to create 16 single-family lots (File: PP 2015-008) Staff's recommended contingencies.**

**The motion was seconded and carried unanimously.**

**7. Revision to a preliminary plat for Phase 15 within Tollgate Village.**

Mrs. Deats reviewed her staff report and recommends approval with contingencies as follows:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for Tollgate Village Phase 15.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.
5. Prior to the submittal of the final plat for Phase 15, an updated traffic study (reviewed by the Town's Consulting Traffic Engineer) with a schedule of improvements for traffic mitigation including the secondary access and traffic signal shall be submitted for review and approval.
6. Prior to the submittal of a final plat for Phase 15, a detailed slope analysis shall be prepared showing slopes 15% - 25% and slopes exceeding 25%. Any lots located within areas exceeding 25% slopes shall be located within an open space lot.
7. Prior to the approval of the construction plan, the applicant will be subject to the new LDO and make revisions to add pedestrian pads over 500 feet.

Brett Smith with Ragan Smith came forward to speak on behalf of the applicant regarding the setbacks and compatible architecture.

**After discussion, Commissioner Dilks made a motion to defer pending litigation.**

**The motion was seconded and carried unanimously.**

**8. Tree removal and removal and replacement plan for Phases 5 and 6 within Bridgemore Village (PP 2015-004).**

Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with the Land Development Ordinance as submitted.

**After brief discussion, Commissioner Dilks made a motion to defer pending litigation.**

**The motion was seconded.**

Brett Smith came forward on behalf of the applicants requesting that Phases 5 and 6 be separated as they are different developers.

**Commissioner Dilks withdrew his initial motion and made a motion to defer Bridgemore Village Phase 5 until February meeting pending litigation.**

**The motion was seconded and carried by a vote of 5 to 2 with Chairman Elder and Commissioner Bender casting the opposing votes.**

**Commissioner Blair proposed a motion to accept the tree replacement plan for Bridgemore Village Phase 6.**

**The motion was seconded and carried unanimously.**

**9. Land Development Ordinance Amendments (File: Zone Amend 2016-001)**

**Commissioner Blair made a motion to defer item to February meeting.**

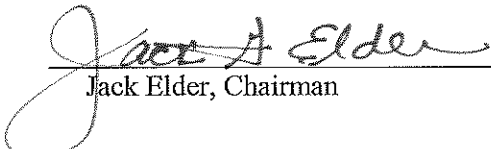
**The motion was seconded and carried unanimously.**

Alderman Shepard submitted a document requesting amendments to the Town's recently adopted Land Development Ordinance. Based on the goals and policies of the General Plan and the intent of the Land Development Ordinance, Staff recommends that the Planning Commission:

1. Does not recommend the exclusion of apartments within the T4 and T5 zones or the modification to the transect definitions.
2. Does not recommend the inclusion of apartments in the Industrial zone.
3. Recommends the inclusion of apartments in the Commercial zone.
4. Recommends the modification to the apartment definition.
5. Recommends the inclusion of the multi family dwelling definition.

The items were deferred to February so the LDO could be explained in a separate work session on February 16<sup>th</sup>, 2016 at 6:00 pm.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:43 p.m.

  
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Jack Elder, Chairman

Attest:

  
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Don Blair, Secretary