

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
January 26, 2021

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 26th day of January, 2021 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

Hello and welcome to this the January 26, 2021, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 60 (which was previously extended by Executive Order # 16, 34, and 51): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Planning Commission meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Planning Commission to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

A recording of this meeting will be available on the Town of Thompson's Station's web site at thompsons-station.com within 24 hours of this meeting.

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Tara Rumppler; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Banaszak; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present were Chris Mabery with Ragan Smith, applicant 1; Colt Morton applicant 3; Don Alexander and Tom Smith for applicant 6 and Huntly Gordon for bond consideration on Items 7 & 8.

Minutes:

The minutes of the November 17, 2020 regular meeting were presented.

Commissioner Whitmer made a motion to approve the November 17, 2020 meeting minutes.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumppler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				

Yea 7

Nay 0

Abstain 0

Public Comment:

Via Email:

Good evening to all

My name is Richard Young and I reside at 3631 Martins Mill Rd. (Bridgemore Village). I am a new resident to TN. I purchased my home here over 4 years ago in October 2016. Having now moved in to the property in October of 2020 I'm amazed at the condition of the road. (Martins Mill Rd). Its filled with pot holes and areas where there is no longer any pavement especially at the southern section of the road. Its a busy intersection as parents travel this area several times a day picking up and dropping off their children at school. This section of homes was built 5 years ago or more. Why cant we get the road completed? Its in such bad shape much of the road needs to be torn up and given a new bottom surface prior to the finished top coat. Why is the city issuing new building permits when roads in the existing developments are in this condition? I'm aware Martins Mill is not the only road with these issues as there are several in the neighboring developments as well. Why isn't the Town responsible enough to take care of this instead of continuously putting it off while pursuing new construction projects? When can we expect this to be completed?. No B.S. excuses of the asphalt plants are shut down for winter etc. I've seen new asphalt being laid in the construction area across the street in Canterbury in November. This needs to be dealt with now before any road widening on Critz lane or additional new construction is permitted. Clean up your mess Thompsons Station before you go creating additional projects that you let go uncompleted. Is a lawsuit against the Town necessary?? Do the right thing and get this fixed please ASAP. An update on the progress of this matter would be appreciated.

Sincerely

Richard Young

ryoung2040@gmail.com

661 713 8200

Town Planner Report:

- Reminder to complete Planning Commission ethics disclosure.

New Business:

- 1. Tollgate Village Subdivision Final Plat – Section 18 for the creation of 5 single family lots located along Americus Drive at the Tollgate Boulevard intersection.**

Mr. Wood reviewed his Staff report recommends that based upon the consistency of the plat with the Land Development Ordinance the Commission approve the final plat with the following contingencies:

1. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$146,000 for roadways, drainage and erosion control with automatic renewal.

3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$53,000 for sanitary sewer with automatic renewal.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

Chris Mabery with Ragan Smith was present to answer questions on behalf of the applicant.

After discussion, Commissioner White moved to defer Item 1, Tollgate Village Subdivision Final Plat Section 18 B to the February 23rd, 2021 planning commission meeting. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

2. Littlebury Subdivision Final Plat – Section 1 for the creation of 13 single family lots, 2 wastewater lots, and 4 open space lots located along Littlebury Park Dr and Cherry Jack Lane.

Mr. Wood reviewed his report and recommends approval based on conformance with the Land Development Ordinance with the following contingencies:

1. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$529,000 for roadways, drainage and erosion control with automatic renewal.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$838,000 for sanitary sewer with automatic renewal.

As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

After discussion, Commissioner Whitmer made a motion to approve Item 2, the Littlebury Subdivision Final plat, section 1 for the creation of 13 SF lots, 2 WW lots and 4 open space lots with Staff recommended contingencies and the additional contingency to label lot 105 on the Final Plat as a wastewater lot. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

3. The Hills Preliminary Plat for the creation of a new 41-lot single family residential subdivision located at the terminus of Dean Road.

Mr. Wood reviewed his report and recommends approval with the following contingencies:

1. Approval of the Deviation from the Subdivision Regulation to the street cross-section, as requested by the applicant.
2. The constructions plans and all final plats shall identify all lots with slopes of 15% and up as critical lots.
3. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
4. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
5. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
6. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
7. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
8. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
9. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.

After discussion, Commission Shipman made a motion to defer Item 3, a The Hills Preliminary Plat for the creation of a new 41-lot single family residential subdivision. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

4. Consideration of Ordinance 2021-004, an amendment to the Land Development Ordinance to cleanup and clarify various sections.

Mr. Wood reviewed his memo and recommends that the Planning Commission provide a favorable recommendation onto the BOMA for these clean up and clarification text amendments.

After discussion, Commissioner White made a motion to recommend Ordinance 2021-004, an amendment to the Land Development Ordinance to the Board of Mayor and Aldermen. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

5. Discussion of Draft Annexation Policy for Planning Commission input prior to BOMA consideration.

Mr. Wood reviewed the draft policy for annexation for any input prior to going to the Board of Mayor and Aldermen.

6. Planning Commission Review and Recommendation onto BOMA of ROW/Intersection Relocation of Buckner Lane at Thompson’s Station Road East.

Mr. Wood reviewed his memo and Since the Intersection relocation impacts ROW controlled by the Town, Planning Commission should review this request and provide a favorable or unfavorable recommendation onto BOMA as to the acceptance of this change.

Mr. Don Alexander and Tom Davis with Southeast Ventures were present to answer any questions on behalf of the applicant.

After discussion, Commissioner Whitmer made a motion to move Item 6 onto the Board of Mayor and Aldermen for consideration. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Nay
Commissioner Whitmer	Yea				
Yea	6	Nay	1	Abstain	0

Bond Actions/Report

7. Bridgemoor Village Section 6C

Mr. Wood reviewed his staff report and recommends that the Planning Commission:

1. Release performance surety for roads, drainage and erosion control and establish a maintenance agreement for one year.
2. Recommend BOMA note acceptance of the public improvement prior to dedication after the 1-year maintenance period.

After discussion, Alderman Alexander made a motion to approve the bond release for Section 6C in Bridgemoor Village with Staff recommended contingencies and a punch list compiled and completed.

The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

8. Bridgmore Village Section 6D

Mr. Wood reviewed his staff report and recommends that the Planning Commission:

1. Release performance surety for roads, drainage and erosion control and establish a maintenance agreement for one year.
2. Recommend BOMA note acceptance of the public improvement prior to dedication after the 1-year maintenance period.


After discussion, Alderman Alexander made a motion to approve the bond release for Section 6D in Bridgmore Village with Staff recommended contingencies and a punch list compiled and completed. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

There being no further business, the meeting was adjourned at 9:21 p.m.


Trent Harris, Chairman

Attest: 
Shaun Alexander, Secretary