

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**February 23, 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 23rd day of February, 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 February 23, 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](http://thompsons-station.com) within 24 hours of this meeting.

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

Also present were Jason Kilgore with Ragan Smith, applicant 1; Colt Morton, Tim Turner and Allison Baldwin, applicant 3.

**Minutes:**

The minutes of the January 26, 2020 regular meeting were presented.

**Commissioner Whitmer made a motion to approve the January 26, 2020 meeting minutes. A roll call vote was taken.**

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	NA	Alderman Alexander	Yea
Commissioner Shipman	NA	Commissioner Rumpler	Yea	Commissioner White	Yea

Commissioner Whitmer Yea

**Yea 5**

**Nay 0**

**Abstain 0**

**Public Comment:**

**None**

**Town Planner Report:**

Mr. Wood announce Will Owen with Griggs and Maloney as the new consultant engineer for the Town.

**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.

Jason Kilgore with Ragan Smith was present to answer questions on behalf of the applicant.

**After discussion, Commissioner Whitmer moved to approve Item 1, Tollgate Village Subdivision Final Plat Section 18 B. The motion was seconded.**

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	NA	Alderman Alexander	Yea
Commissioner Shipman	NA	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>

**2. 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 construction plans and all final plats shall identify: (1) all lots with slopes of 15% and up as critical lots; and (2) cross-walk and/or pedestrian safety facilities to account for the pedestrian paths crossing Silver Fox Road.
3. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the construction 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.

Colt Morton, Tim Turner and Allison Baldwin were present to answer questions on behalf of the applicant.

**After discussion, Commissioner Whitmer made a motion to approve Item 2, a preliminary plat for The Hills, a new subdivision to create 41 singles family lots, and 6 open space lots on 225.64 acres located at 1780 Dean Road with a requested deviation to the Subdivision Regulations. The motion was seconded.**

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	NA	Alderman Alexander	Yea
Commissioner Shipman	NA	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
<b>Yea</b>	<b>5</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>

3. **Avenue Downs Final Plat – Section 1 for the creation of 36 single family lots and 4 open space lots located along Otterham Drive and Avenue Downs Drive.**

**\*\*\*\*Applicant requests deferral to March 23, 2021 meeting.**

**Alderman Alexander made a motion to defer Item 3, the Avenue Downs final plat Section 1 to the March 23, 2021 meeting. The motion was seconded.**

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	NA	Alderman Alexander	Yea
Commissioner Shipman	NA	Commissioner Rumpler	Yea	Commissioner White	Yea

Commissioner Whitmer Yea

Yea 5

Nay 0

Abstain 0

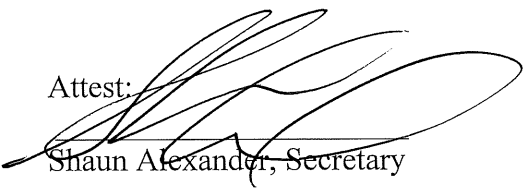
**Bond Actions/Report**


**4. Bond Report**

- a. **BOMA Actions – Bridgemore 6C & 6D** – A maintenance bond has been placed on Bridgemore 6C and 6D for one year.
- b. **Update on Long Held Bonds** - Mr. Wood updated the Commission about the approach that Staff will take to update these bonds and what the next steps will be.

There being no further business, the meeting was adjourned at 7:40 p.m.

Attest:

  
Shaun Alexander, Secretary

  
Trent Harris, Chairman