

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
February 25, 2014**

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 25th day of February, 2014, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: George Ross, Chair; Tom Evans, Secretary; Carl Hubert, Commissioner; Sarah Benson, Commissioner; Brad Wilson, Commissioner; Greg Langeliers, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Finance Director; Richard King, Building Official; Town Attorney Todd Moore; and Leah Rainey, Town Recorder. Commissioners Jack Elder and Willis Gilliam were unable to attend.

Consideration of the Minutes.

The minutes from the January 28, 2014 meeting were previously submitted. Commissioner Hubert moved for approval of the minutes as submitted. The motion was seconded and carried unanimously.

Announcements by Staff.

Mrs. Deats said she had been notified that TDOT would be starting a right-of-way safety audit review and she would be meeting with them Friday to discuss.

Mrs. Deats reviewed the EDSC's projects and accomplishments over the past year, including the logo contest and website improvements, welcome signage, commercial zoning and standards, and marketing materials.

Mr. Langeliers announced that this was his last meeting at Planning Commission before retirement.

The Commission expressed their appreciation for Mr. Langeliers' years of service to the town.

Old Business.

Commissioner Benson noted the passing of Clyde Lynch, who had represented Thompson's Station for many years on the County Commission. She expressed gratitude for his years of service.

PRELIMINARY PLAT:

Deferred from January 28, 2014:

1. **Allenwood (Clayton Arnold Project) to create 16 lots within a single family subdivision (File: 1-C-13-014)**

Mrs. Deats said this project had gone before the Board of Mayor and Aldermen on February 11 with a request for sewer, which had been deferred by the Board to its March 11 meeting. She presented two recommendations: 1) based on the project's consistency with the Zoning Ordinance and the Subdivision Regulations, the Planning Commission could approve the plat with the condition that the applicant cannot

move forward on the project until sewer capacity is allocated; or 2) based on the lack of sewer allocation at this time, the Planning Commission could deny the plat. She noted that a second deferral was not an option.

Applicant Daniel Woods overviewed his project. He said he realized that sewer availability was an issue currently in question and understood he needed to wait for a capacity allocation before he could move forward.

After discussion, Commissioner Evans moved to approve the preliminary plat for Allenwood with the contingencies that sewer capacity be allocated by the Board of Mayor and Alderman and that a Development Agreement be executed. The motion was seconded and carried unanimously.

2. Fields of Canterbury, Phase 9, which includes 90 lots on 11.52 acres (File: 1-C-14-001)

Mrs. Deats reviewed her staff report for 84 town home lots and 6 open space lots. She recommended approval based on the project's consistency with the Canterbury Master Plan, the Zoning Ordinance and the Subdivision Regulations.

Applicant representative Brett Smith expressed his appreciation for Mr. Langelier's service to the town and his valuable planning perspective. He gave an overview of the plat.

Mr. Moore pointed out some conflicting notes and asked for clarification as to whether public open spaces would be maintained by the HOA or the town.

Mr. Smith said the HOA would be responsible for maintenance and the note would be corrected.

Commissioner Wilson asked whether the town had enough sewer taps. Mr. Langeliers said sewer capacity had already been allocated to this project.

After discussion, Commissioner Wilson moved to approve the Preliminary Plat with the contingency that a Development Agreement be executed. The motion was seconded and carried unanimously.

REZONE REQUEST AND DEVELOPMENT PLAN:

3. Rezone/Development Plan for the development of a 125-bed assisted care facility and 56,000 square feet of retail/office land uses located at 4658 Columbia Pike (File: 6-E-14-001 and 1-A-14-001)

Mrs. Deats noted this was this project's third time coming before the commission; the first versions did not comply with the Zoning Ordinance. She said staff was comfortable with the revised plan, which included assisted living and dementia facilities. She said the applicant was requesting a rezone from High Intensity to Specific Plan. She noted that sewer availability was still in question, as the Board had deferred a capacity allocation request at the February 11 meeting. She recommended that the Planning Com-

mission recommend the rezone to the Board of Mayor and Alderman and provide feedback to the applicant with regard to the Development Plan.

The commission discussed the potential for a secondary entrance.

After discussion, Commissioner Ross moved to recommend to the Board of Mayor and Alderman approval of the rezoning of the project site from High Intensity to Specific Plan with the contingency that any future plans be contingent and conditioned upon approval to connect to town sewer. The motion was seconded and carried unanimously.

New Business.

Mr. Langeliers distributed and discussed a sketch plan for the Old Town area. He said since some of the roads would be torn up to replace water lines when Whistle Stop develops, that may be an opportune time for the town to take on some of the proposed improvements. He said staff expected to bring a plat for the Old Town area to the commission in the near future.

Tom King gave an overview of the plan and said he was available for questions. He said this plan could be polished to whatever degree the town would like to see.

Commissioner Wilson discussed the timeline for changes to the Zoning Ordinance going into effect.

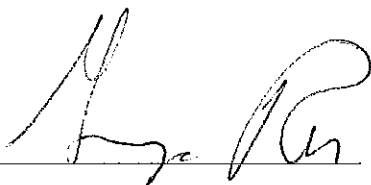
Commissioner Wilson said Mr. Langeliers always took the time to sit down and work through problems with homeowners, builders and developers and that he would be missed.

Commissioner Hubert thanked Mr. Langeliers for all his service to the town and said it had been a pleasure to work with him.

Commissioner Ross said he had known Mr. Langeliers for many years and the town's loss would be the Dakotas' gain. He thanked Mr. Langeliers for all the time and effort he had put in for the town.

There being no further business, the meeting was adjourned at 8:15 p.m.

Signed: _____



George Ross, Chair

Attest: _____



Tom Evans, Secretary