

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**February 27, 2018**

**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 27th day of February 2018 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Shawn Alexander; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Clerk Jennifer Jones and Town Attorney Todd Moore. Commissioner Brinton Davis was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the January 23rd, 2017 meeting were previously submitted.

**Commissioner Whitmer made a motion to approve of the January 23, 2018 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

None

**Unfinished Business:**

- 1. Land Development Amendments to revise Table 4.4 – Permitted Uses; Section 4.6 – Building Placement Standards; Section 4.7.1 Height Restrictions; Table 4.13 – NC lot standards; and Section 4.12.2 – Parking Standards (Zone Amend 2018-001).**

Mrs. Deats reviewed her report and is requesting the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments to the Land Development Ordinance.

Brett Smith with Ragan Smith came forward to present on behalf of the applicant.

Dave McGowan with Regent Homes, came forward to answer any questions.

**After Discussion, Commissioner Whitmer made a motion to defer Item 1 and bring back before the Planning Commission at the next meeting (March 27<sup>th</sup>, 2018). The motion was seconded and carried by all.**

**New Business:**

- 2. Rezoning request to establish the Transect Community (TC) zoning district for the 212 acres located along the west side of State Route 106/Highway 431 (Lewisburg Pike), east of Interstate 65, along the north side of Thompson's Station Road East (Rezone 2018-002).**

Mrs. Deats reviewed her report and based on the findings for General Plan consistency, Staff is supportive of a Planning Commission recommendation to the Board of Mayor and Aldermen to zone the land north of Thompson's Station Road East, east of Interstate 65, along the west side of Lewisburg Pike (State Route 106) (Map 154 50.00) for the Pleasant Creek neighborhood as Transect Community (TC).

Josh Denton, Greg Gamble and Jeff Rosiak all came forward to speak on behalf of the applicant.

**After discussion, Commissioner Roberts made a motion to recommend Item 2 to BOMA, a rezoning request to establish the Transect Community zoning district for the 212 acres located along the west side of State Route 106/Highway 431 (Lewisburg Pike), east of Interstate 65, along the North side of Thompson's Station Road East. The motion was seconded and carried by all.**

### **3. Surety Reduction for Tollgate Village Sections 14A and 14B**

Mrs. Deats reviewed her report and Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in Section 14B from \$175,000 to \$126,000 and the sewer surety from \$120,000 to \$44,000 for an additional year with automatic renewal each year thereafter.

**After discussion, Alderman Dilks made a motion to approve Item 3, a surety reduction for Tollgate Village Sections 14A and 14B, as recommended by Staff. The motion was seconded and carried by all.**

### **4. Surety Reduction for Tollgate Village Section 15.**

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in Section 15 from \$380,000 to \$356,000 and the sewer surety from \$285,000 to \$252,000 for an additional year with automatic renewal each year thereafter.

**After discussion, Commissioner Whitmer made a motion to approve Item 4, a surety reduction for Tollgate Village Section 15, as recommended by Staff. The motion was seconded and carried by all.**

### **5. Surety Reduction for Bridgmore Village Sections 3A, 3B and 3C.**

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission:

1. Reduce the sewer surety in Section 3A from \$24,500 to \$17,000 for an additional year with automatic renewal each year thereafter.

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2. Reduce the sewer surety in Section 3B from \$49,600 to \$20,000 for an additional year with automatic renewal each year thereafter.
3. Reduce the sewer surety in Section 3C from \$264,000 to \$36,000 for an additional year with automatic renewal each year thereafter.

**After discussion, Commissioner Roberts made a motion to approve Item 5, a Surety reduction for Bridgemore Village Sections 3A, 3B and 3C as recommended by Staff for Sewer only. The motion was seconded and carried by all.**

**6. Surety Reduction for Bridgemore Village Sections 4A and 4B/7.**

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in Section 4B/7 from \$240,000 to \$119,000 and the sewer surety from \$114,000 to \$46,000 for an additional year with automatic renewal each year thereafter.

**After discussion, Alderman Dilks made a motion to approve Item 6, a surety reduction for Bridgemore Village Sections 4A and 4B/7 as recommended by Staff. The motion was seconded and carried by all.**

**7. Surety Reduction for Bridgemore Village Sections 8A and 8B**

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission

1. Reduce the sewer surety from \$10,000 to \$2,600 for an additional year with automatic renewal each year thereafter.
2. Reduce the roads, drainage and erosion control surety in Section 8B from \$182,000 to \$94,000 and the sewer surety from \$80,000 to \$35,000 for an additional year with automatic renewal each year thereafter.

**After discussion, Commissioner Roberts made a motion to approve Item 7, a surety reduction for Bridgemore Village Sections 8A and 8B as recommended by Staff. The motion was seconded and carried by all.**

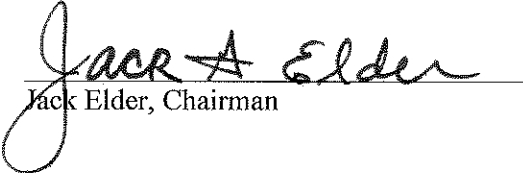
**8. Section 3.3.7 (Hillside and Steep Slope Development)**

On February 12, 2018, the Planning Commission held a work session to discuss LDO amendments. During the meeting, a local builder/property owner presented his concerns about the hillside and steep slope standards that were adopted in fall 2017. The standards permit a maximum of one story, excluding the basement with a maximum height of 25 feet. After discussion, the Commission requested the section be included on the February meeting agenda.

Mr. Jake Rains with Gregg and Rains came forward to speak on his behalf.

**After discussion, Alderman Dilks made a motion to recommend to the Board of Mayor and Aldermen that Section 3.3.7 of the Land Development Ordinance be modified to strike reference to “one story” and change the height from 25 to 32 feet. The motion was seconded and carried by all.**

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:16 p.m.

  
Jack Elder, Chairman

Attest:  
  
Brinton Davis, Secretary