

**Minutes of the Meeting**  
**Of the Municipal Planning Commission**  
**Of the Town of Thompson's Station, Tennessee**  
**March 24, 2015**

**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 24<sup>th</sup> of March, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Jack Elder, Chairman; Mike Roberts, Vice-Chair; Darren Burress, Commissioner; Sarah Benson, Commissioner; Ben Dilks, Commissioner; Debra Bender, Commissioner; Joe Cosentini, Town Administrator; Wendy Deats, Town Planner; Todd Moore, Town Attorney; Leah Rainey, Town Recorder and Chandra Boughton, Town Clerk. Secretary Don Blair was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the February 24th, 2015 Meeting were previously submitted.

**Commissioner Roberts moved for approval. The motion was seconded and carried unanimously.**

**Public Comment:**       None

**New Business:**

**Letter of Credit review for Mars Petcare - \$25,000 for landscaping.**

Mrs. Deats reviewed her staff report and recommended the Letter of Credit be released.

**Commissioner Roberts moved for approval. The motion was seconded and carried unanimously.**

**Letter of Credit review for Blackberry Estates (File # 1-D-08-003) - \$120,000 for roads, drainage and erosion control.**

Mrs. Deats reviewed her staff report and recommended the Letter of Credit be extended in the current amount for another year.

**Commissioner Bender moved for approval. The motion was seconded and carried unanimously.**

**Letter of Credit review for Fields of Canterbury Section 2 - \$50,000 for roads, drainage and erosion control.**

Mrs. Deats reviewed her staff report and recommended the Letter of Credit be extended in the current amount for another year.

**Commissioner Roberts moved for approval. The motion was seconded and carried unanimously.**

**Letter of Credit review for the Tollgate Village Section 13C (File # 1-D-13-003)- \$126,000 for roads drainage and erosion control and \$30,000 for sewer.**

Mrs. Deats reviewed her staff report and recommended the Letter of Credit be extended in the current amount for another year.

**Commissioner Burrus moved for approval. The motion was seconded and carried unanimously.**

**Letter of Credit for Tollgate Village Section 6 & 33 - \$10,000 for roads, drainage and erosion control and \$25,000 for landscaping.**

Mrs. Deats reviewed her staff report and recommended the Letter of Credit be extended in the current amount for another year.

Commissioner Roberts requested confirmation that this Letter of Credit is on auto-renewal. Mrs. Deats confirmed that this Letter of Credit is indeed on auto-renewal.

**Chairman Elder moved for approval. The motion was seconded and carried unanimously.**

**Revision to Preliminary Plat Phase 10 Fields of Canterbury Townhomes to adjust the location of the construction road and obtain approval of the construction routes.**

Mrs. Deats reviewed her staff report and recommended approval with the following contingencies: Prior to the submittal of a final plat, the applicant shall enter into a Development Agreement that is approved by the Town's Attorney for Phase 10 of the Fields of Canterbury which incorporates all contingencies from the original approval on June 24, 2014; and the construction entrance/route plan.

On behalf of the applicant, Wes Harris of Regan Smith answered questions from the Commission regarding construction and completion time line. Mrs. Deats and Town Engineer Steve Clifton confirmed adequacy of bonds in place for Section 6.

**After discussion, Commissioner Dilks moved for approval with the staff recommended contingencies as well as the contingency that a bond for Section 1B be established at the next Planning Commission meeting. The motion was seconded and carried unanimously.**

**Revision to Site Development Plan for Tollgate Village to increase the density, change the mix of land uses and revise the layout of the overall development plan.**

Mrs. Deats reviewed her staff report and recommended denial based on the project's overall inconsistency with the Town's Comprehensive Plan, the Zoning Ordinance, and the previous development plan.

Applicant Brett Smith of Regan Smith provided a history of the project. Attorney George Dean, Bob Nichols of Regan Smith and developer representative Brian Rowe of Henry & Wallace all fielded questions and concerns about the plan revision from the Commission.

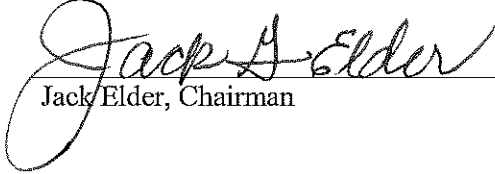
**After lengthy discussion, Chairman Elder moved for denial. The motion was seconded and carried unanimously.**

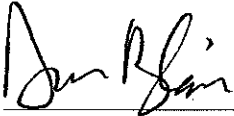
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There being no further business, the meeting was adjourned at 8:27 p.m.

  
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Jack Elder, Chairman

Attest:   
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Don Blair, Secretary