

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**March 29, 2016**

**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 29th day of March, 2016 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Secretary Don Blair; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Commissioner Darren Burrell; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the February 23, 2016 meeting were previously submitted with revisions.

**Commissioner Benson moved for approval of the February 23rd, 2016 meeting minutes with revisions. The motion was seconded and carried unanimously.**

**Public Comment:**

Jason Bailey – 3108 Pleasantville Bridge Rd. Voiced opposition to elementary/middle school on Clayton Arnold Rd.

Michael Caterelli – 3001 Paper Mill Bridge Rd. - Voice communication concerns and new school concerns.

Lise Davis – 1500 Davis Hollow Rd. – Density and Environmental concerns over Two Farms.

Ann Goetze - 4680 Carters Creek Pike – Concerns over sustainability, TDOT growth plan, transportation, and environment regarding Two Farms.

Tom Mason – 1388 Hunter Rd. – Has Two Farms concerns with regard to traffic, inadequate roads, and being an unguided development.

Kayla Wright – 3275 Kinnard Springs Rd. – Has issues with property rights, the tax burden and traffic about Two Farms.

Joy Cornay – 4806 Carters Creek Pike – Has concerns over Two Farms with regards to history, environment, tax payer expenses, and transportation.

Karen Sumrall – 3565 Robbins Nest Rd. – Voiced concerns over new school regarding traffic, infrastructure, development and inadequate notification.

David Turk – 2801 Wilder Village Ct. – Has secondary access concerns over new school and connectivity to Bridgemore Village.

Michael Jaeger – 3604 Robbins Nest Rd. – Has aesthetic concerns about new school fitting in with surrounding developments.

Drew Hendry – 3809 Robbins Nest Rd. – Voiced traffic concerns over proximity of new school.

Rebecca Morgan – North Petway, Franklin – Opposed to Two Farms development. Concerned over preservation and growth.

Todd Kaestner – 3210 Del Rio Pk. – Williamson County Commissioner opposed to Two Farms development and concerned over city/county services, lack of citizen representation, and tax payer expense.

Bob Chambers – 3316 Bartrams Bridge Rd. – Has traffic concerns over the new school.

Tiffany Borgelts – 3332 Bartrams Bridge – Voiced concerns over new school with regard to communication, traffic, timeline and no representation.

Carole Schneider – Bridgemore Village – Voiced traffic and safety concerns over new school.

Mark Darcy – 3043 Carters Creek Pike – Voiced concerns over the zoning change of Two Farms.

John Peterson – 3448 Colebrook Dr. – Is for growth and progress within Thompson’s Station. Participated in the charrettes work session and is pleased with the density to greenspace ratio.

**Chairman Elder closed public comment.**

**Town Planner Report:**

None

**Unfinished Business:**

**Unfinished business will be heard at the end of the meeting.**

**New Business:**

**2. Site plan for the addition of an 1,800 square foot building for expansion of the existing automotive facility located at 4713 Trader’s Way (File: SP 2016-001; DR 2016-001)**

Mrs. Deats reviewed her report and recommended approval based on the consistency with the Land Development Ordinance with the following contingencies:

1. Prior to issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
2. Prior to the issuance of grading or building permits, the landscape plan shall be revised to incorporate a buffer along the east property line and incorporated additional shrubs consistent with the existing planting along the project frontage.
3. Prior to installation of the landscaping, the landscaping, the applicant shall meet with staff to confirm location of all landscaping.

4. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

Gerald Bucy, a consulting engineer representing the applicant, came forward to answer questions and concerns regarding the site. Commissioner Bender had concerns about parking adequacy. Commissioner Benson voiced concerns over lighting while Commissioner Roberts asked about long term vehicle storage. Commissioner Burress suggested adding a landscape buffer.

**After discussion, Commissioner Bender made a motion to approve a recommendation for the site plan for the addition of an 1,800 square foot building for the expansion of an existing automotive facility located at 4713 Trader's Way with Staff's recommended contingencies.**

**The motion was seconded, and carried by a vote of 4 to 2 with Commissioners Burress and Roberts casting the opposing votes.**

**The Commission took a brief recess at 8:05 at the request of Town Planner Wendy Deats and resumed at 8:14 pm.**

**3. Site Plan for the construction of a 233,880 square foot elementary and middle school on a 46.87 acre site located at 2638 and 2640 Clayton Arnold Rd.**

Mr. Cosentini reviewed the staff report and recommended approval based on compliance with the LDO with the following contingencies:

1. Prior to the issuance of a certificate of occupancy, all traffic mitigation from the traffic access study shall be completed by Williamson County Schools.
2. Once the school zone boundaries have been established, a traffic study shall be prepared and necessary roadway improvements be completed by Williamson County Schools.
3. Prior to the issuance of grading permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be completed by the applicant.
4. The project shall be modified to include a five foot sidewalk along Clayton Arnold Road with five foot landscaped area between the road and sidewalk.
5. The project shall include an additional pedestrian access between the school, fields and neighboring residential uses.
6. Prior to installation of the landscaping, the applicant shall meet with staff for a pre-installation meeting.
7. Prior to the issuance of a certificate of occupancy, all landscaping shall be installed and maintained in a healthy manner.
8. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

Derrick Howard, an architect with Goodwyn, Mills and Cawood came forth to present a slideshow and answer questions on behalf of the applicant regarding site lighting, fencing material and the secondary access.

Brett Smith with Ragan Smith came forward to discuss and answer questions regarding trees and landscaping.

Jason Golden, Deputy Superintendent and General Counsel for Williamson County Schools came forward to answer questions regarding the secondary/emergency access.

**After discussion, Commissioner Burress made a motion to approve a recommendation to approve the site plan for the construction of a 233,880 square foot elementary and middle school on a 46.87 acre site located at 2338 and 2640 Clayton Arnold Rd with the following staff recommended contingencies and the addition of two other contingencies:**

- 1. Prior to the issuance of a certificate of occupancy, all traffic mitigation from the traffic access study shall be completed by Williamson County Schools**
- 3. Prior to the issuance of grading permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be completed by the applicant.**
- 6. Prior to installation of the landscaping, the applicant shall meet with staff for a pre-installation meeting.**
- 7. Prior to the issuance of a certificate of occupancy, all landscaping shall be installed and maintained in a healthy manner.**
- 8. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.**
- 9. Fencing on the south side of the school to be consistent with fencing throughout the Bridgemore neighborhood.**
- 10. The secondary/emergency entrance to be removed to allow for walkability.**

**The motion was seconded and carried by a vote of 5 to 1 with Commissioner Dilks casting the opposing vote, based on the school 's unwillingness to meet contingencies 2, 4 and 5.**

**4. Rezone for Phase 2 of Two Farms at Thompson's Station (Map 119 1.00; Map 131 11.00 and Map 131 11.03).**

Mr. Cosentini reviewed the Staff report and recommended approval to the Board of Mayor and Aldermen based on the findings for General Plan consistency.

Mike Abott on behalf of Beacon Development came forward to answer questions regarding the rezone.

**After discussion, Chairman Elder made a motion to recommend approval to the Board of Mayor and Aldermen the Rezone for Phase 2 of Two Farms at Thompson's Station (Map 119 1.00; Map 131 11.00 and Map 131 11.03).**

**The motion was seconded and carried by a vote of 5 to 1 with Commissioner Bender casting the opposing vote.**

**The commission took a brief recess at 9:58 and reconvened at 10:02.**

**5. Revised Concept Plan for Roderick Place to develop 87 residential lots, 56 rental units and 127,606 square feet of commercial uses located at 4626 Columbia Pike and 4624 Columbia Pike.**

Mr. Cosentini reviewed the Staff report and recommended approval of the modified plan to the Board of Mayor and Aldermen.

Jeff Roziak with Kiser/Vogrin Design came forward to discuss changes and answer questions on behalf of the applicant.

**After discussion, Commissioner Dilks moved to recommend approval to the Board of Mayor and Aldermen the Revised Concept Plan for Roderick Place to develop 87 residential lots, 56 rental units and 127,606 square feet of commercial uses located at 4626 Columbia Pike and 4624 Columbia Pike.**

**The motion was seconded and carried unanimously.**

**Unfinished Business:**

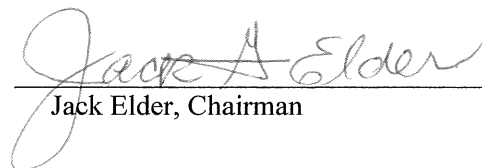
**1. Land Development Ordinance Amendments (File Zone Amend 2016-004).**

**Commissioner Bender moved to defer item until Planning Commission Meeting on April 26, 2016.**

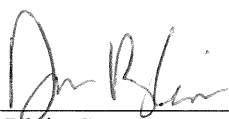
**The motion was seconded and carried unanimously.**

**2. Chairman Elder made a motion to retain all Planning Commission officers on the Planning Commission. The motion was seconded and carried unanimously.**

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 10:28 p.m.

  
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Jack Elder, Chairman

Attest:

  
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Don Blair, Secretary