

Minutes of the Meeting
Of the Municipal Planning Commission
Of the Town of Thompson's Station, Tennessee
April 23, 2013

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 23rd day of April, 2013, 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; Jack Elder, Commissioner; Willis Gilliam, Commissioner; Brad Wilson, Commissioner; Greg Langeliers, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Recorder; Richard King, Building Official; Town Attorney Todd Moore; and Leah Rainey, Town Clerk.

Minutes

The minutes of the March 26, 2013 meeting were previously submitted. Commissioner Benson moved for approval of the minutes as submitted. The motion was seconded and carried unanimously.

Announcements by Staff

No staff announcements.

Old Business

Mr. Langeliers said staff intended to ask counsel to start the zoning violation process on Forrest Landscaping.

He also said the letter of credit extended for Mars last month was mistakenly written as \$50,000 instead of \$100,000. He asked the Commission to amend the action, approving the letter of credit in its correct amount.

Commissioner Hubert moved to amend the action taken last month. The motion was seconded and carried unanimously.

Mrs. Deats said staff was working on a contract for the town Welcome Signs and hoped to have one in place in the next few weeks.

She reported that the zoning for the Ozzad property and the Commercial Zoning had both been approved by the BOMA on first reading in April and was scheduled for second reading in May. She also said the BOMA had deferred the west side annexation, due to uncertainty around some pending legislation at the state level.

FINAL PLAT:

1. Final Plat to create 13 single-family lots within Section 4A of The Fields of Canterbury (File: 1-D-13-004).

Mrs. Deats reviewed her staff report. She said staff had no concerns and recommended approval.

Commissioner Hubert asked about the proposed events venue and self-storage facility mentioned in the concept plan. Mrs. Deats said there had been no further conversations between town staff and the applicant regarding either of these uses, and no plans had been submitted. The applicants had been notified that no entitlement had been granted with the concept plan approval. She added that the town's zoning code may not permit these uses in the first place.

Mr. Langeliers discussed the possibility of revising the subdivision regulations to require a survey to inventory trees and a bond to restore trees that are removed during construction.

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

PRELIMINARY PLAT:

2. Preliminary Plat to create 10 single-family lots within Section 6 of The Fields of Canterbury (File: 1-C-13-002).

Mrs. Deats said reviewed her staff report. She said the note regarding open space being abandoned was most likely in error; none was ever planned for this area, but staff was keeping a running total of platted open space for the whole project. She said she would see that these notes were revised for the final plat.

The applicant, Mr. Bob Nichols of Ragan-Smith Associates, discussed options for a depressed area of the property, including possibly filling it in or using it as a detention area.

After discussion, Commissioner Wilson moved to defer.

Mr. Moore said the Commission had 60 days from the submittal date to either approve or deny the proposed plat or else it was automatically approved. There was time for only one deferral.

After further discussion, Commissioner Wilson withdrew his motion to defer. Commissioner Gilliam moved for approval with the following contingencies:

- 1. Prior to recordation of the final plat, a letter of credit must be submitted in the amount of \$180,000 for roads, drainage and utilities**
- 2. Lot 609 and 610 shall be designated as critical lots on the Final Plat**
- 3. A staff-approved grading plan and topography map be submitted showing how the filling of the pond will be engineered, including calculations for water flow, prior to recordation of the Final Plat**

The motion was seconded and carried unanimously.

ZONING MAP AMENDMENT:

- 3. Establishment of the Agriculture zoning district for 183 acres located along the south side of State Route 840, west of Sedberry Road. (File: 6-A-13-005).**

Mrs. Deats said this land had been annexed over a year ago and was never assigned a zoning. Staff was recommending Agriculture, which was consistent with the zoning of adjacent properties and appropriate given the terrain.

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

ZONING ORDINANCE AMENDMENT:

4. Zoning Amendment. Staff initiated request to modify Article II to include self-storage standards. (File: 6-A-13-004).

Mrs. Deats reviewed her staff report, recommending that standards be adopted for the possible future development of self-storage facilities. She also recommended Self Storage require a special exception permit so that any plans for this land use would be reviewed by the BZA, which has the authority to grant conditional approvals.

After discussion, Commissioner Gilliam moved for approval with the following contingencies:

- 1. Add to the proposed standards a provision that all lighting shall be designed and installed so as to minimize light pollution to adjacent properties**

The motion was seconded and carried unanimously.

OTHER

New Business

No new business was discussed.

There being no further business, the meeting was adjourned at 8:07 p.m.

Signed:



George Ross, Chair

Attest:



Tom Evans, Secretary