

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
May 22, 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 22th day of May 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; Chairman Brinton Davis; 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 Shaun Alexander was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the April 24, 2018 meeting were previously submitted.

Commissioner Roberts made a motion to approve of the April 24, 2018 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

None.

Unfinished Business:

1. **Site plan review for the construction of a gas station/convenience center (Twice Daily) located at 4750 Columbia Pike (SP2018-003; DR 2018-003).**

Mrs. Deats reviewed her report and with contingencies the project will conform to the Town's Land Development Ordinance, therefore, Staff recommends that the Planning Commission approve the site plan subject to the following contingencies:

1. Prior to the approval of a grading or building permit, approval for wastewater shall be obtained from the Board of Mayor and Aldermen.
2. The canopy fascia shall be redesigned to match the colors and materials of the primary building.
3. Prior to the issuance of a building permit, the applicant shall obtain approval from the Design Review Commission.
4. Prior to the issuance of grading or building permits, TDOT approval shall be obtained for access on Columbia Pike (SR6) and a copy of the written approval from TDOT shall be submitted to the Town.
5. Prior to the issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure for the project shall be incorporated into the construction plans and shall be completed by the applicant in accordance with approvals.
6. Prior to the installation of any signage, the applicant shall obtain approval from the Design Review Commission. All signage shall comply with the standards set forth within the Land Development Ordinance.

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7. Prior to the installation of any landscaping, a pre-installation meeting shall occur with staff to confirm all landscaping is installed per approved plans. Irrigation shall be installed in all landscape areas.
8. Prior to the issuance of a building permit, the landscape shall be revised to incorporate Buffer Type 1 along the interior property line and a surety shall be submitted to the Town in the amount of \$40,382 for landscaping.
9. Any change of use, modification 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.

Charleton Bell with TriStar Energy came forward to request approval on behalf of the applicant.

After discussion, Commissioner Davis made a motion to approve Item 1, Site plan review for the construction of a gas station/convenience center (Twice Daily) located at 4750 Columbia Pike (SP2018-003; DR2018-003) with contingencies as stated 1 -8, and additional contingency number 9. The motion was seconded and carried by all.

New Business:

2. Final Plat for the creation of 20 townhome lots and one open space lot within section 12C in the Fields of Canterbury (FP 2018-010).

Mrs. Deats reviewed her report and Based on the project's compliance with the approved Phase 12 preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$97,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$64,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 12.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

Ryan Manners with Encompass Group came forward on behalf of the applicant and is in agreement with all contingencies.

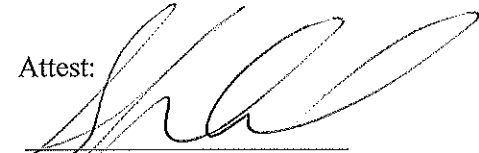
After discussion, Commissioner Whitmer made a motion to approve Item 2, Final Plat for the creation of 20 townhome lots and one open space lot within section 12C in the Fields of Canterbury with all contingencies. The motion was seconded and carried by all.

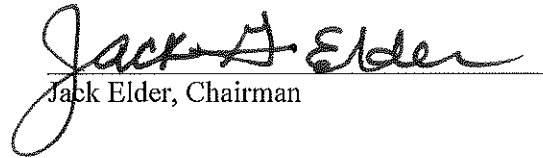
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There being no further business, Alderman Dilks made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:13 p.m.

Attest:



Shaun Alexander, Secretary

Jack Elder, Chairman

