

**Minutes of the Meeting**  
**Of the Municipal Planning Commission**  
**Of the Town of Thompson's Station, Tennessee**  
**May 28, 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 28th day of May, 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.

**Consideration of the Minutes.**

The meetings from the April 23, 2013 meeting were previously submitted. Commissioner Evans moved for approval of the minutes as submitted. The motion was seconded and carried unanimously.

**Announcements by Staff.**

There were no announcements.

**Old Business.**

Mrs. Deats reported that the Self Storage Standards and the Commercial Zoning that the Planning Commission had recommended to the Board of Mayor and Aldermen had been approved and would become effective June 12, 2013.

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Mrs. Deats and Bob Nichols from Ragan-Smith Associates gave an update on the detention pond area in Canterbury.

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Mrs. Deats said Forrest Landscaping had submitted a preliminary plat, which the town's engineer had reviewed and which was returned with comments to the applicant on Thursday of the previous week.

**LETTER OF CREDIT:**

**1. Blackberry Estates**

Mrs. Deats recommended that the Planning Commission extend the Letter of Credit for Blackberry Estates in its current amount of \$120,000 for roads, drainage and erosion control.

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

**PRELIMINARY PLAT:**

**2. Preliminary Plat to create 92 single-family lots and two open space lots within Section 5 and Section 7 of The Fields of Canterbury (File: 1-C-13-003).**

Mrs. Deats reviewed her staff report and said staff recommended approval of the preliminary plat, based on the project's consistency with the subdivision's requirements and Master Plan.

**After discussion, Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.**

**DEVELOPMENT PLAN:**

**3. Revision to Development Site Plan for the Bridgemore Village community (File 1-A-13-001).**

Mrs. Deats reviewed her staff report, noting that the applicant was requesting a change in the overall layout and a slight increase in density—55 additional units—which would still be compliant with the zoning ordinance's requirements for cluster development. The proposed changes included an additional playground and a large hilltop open space area. She said lot sizes looked to be relatively consistent with what was in Bridgemore already, however, the exact quantity and sizes would be determined during the preliminary plat phase—no entitlements would be granted with the approval of a Development Site Plan.

**After discussion, Commissioner Wilson 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 wireless telecommunications facility standards. (File: 6-A-13-008).**

Mrs. Deats said that due to the potentially negative impacts of the visual character of wireless communications facilities, staff was recommending some standards be adopted to govern their development. She noted that wireless communications facilities were regulated and protected by the FCC, and could not be regulated for environmental or health effects under federal law. The proposed standards would address aesthetics. She reviewed her staff report and recommended that the Planning Commission approve the standards and recommend to the Board of Mayor and Aldermen for adoption.

Commissioner Gilliam suggested the addition of a standard for facilitating co-location by requiring the initial builder of a tower to install a spare conduit. He then recused himself from the vote due to his former employment in the wireless communications industry.

**After discussion, Commissioner Benson moved for approval with inclusion of the proposed modifications to item C. The motion was seconded and carried by a vote of 6-0.**

**SITE PLAN:**

**5. Site plan for the construction of 12,700 square feet of commercial uses on a 1.21 acre site within the Tollgate Village development. (File 3-A-13-001).**

Mrs. Deats said the Design Review Commission would be meeting to discuss architecture and landscaping on Thursday, May 30<sup>th</sup> at 2:00 p.m. She noted that this project had received approval from the Planning Commission and Design Review Commission in March of 2008, which had since expired. She said

this submission included the changes recommended in 2008, as well as some additional modifications. She reviewed her staff report and recommended approval.

Mrs. Deats said she would look into the possibility of connecting decorative pedestrian walkways between Shelter Insurance and the shops.

**After discussion, Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.**

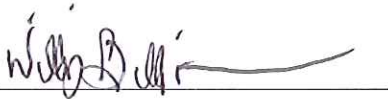
Commissioner Wilson discussed monument sign requirements and requested that staff research the standards governing signs in other communities and report back at the June meeting.

**New Business.**

Discussion ensued about the town's legal authority and appropriate role as it pertains to the covenants and restrictions put forth by Homeowners Associations when subdivisions change developers. Mr. Moore noted that the town's authority was generally limited to ensuring adequate infrastructure, but that the matter was worth looking into further. Mrs. Deats reminded the Commissioners that they had some authority to impose additional standards through the platting process, and that the town could not legally regulate the design or building materials of single family residences.

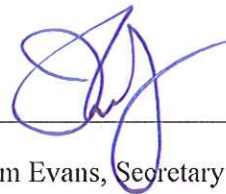
After further discussion, the meeting was adjourned at 8:35 p.m.

Signed: \_\_\_\_\_



George Ross, Chair

Attest: \_\_\_\_\_



Tom Evans, Secretary