

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
June 24, 2014

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 Tuesday, June 24th with the required quorum. Members and staff in attendance were: George Ross, Chair; Willis Gilliam, Vice-chair; Tom Evans, Secretary; Sarah Benson, Commissioner; Brad Wilson, Commissioner; Jack Elder, Commissioner; Carl Hubert, Commissioner; Joe Cosentini, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Finance Director; Richard King, Town Building Official; Todd Moore, Town Attorney; and Leah Rainey, Town Recorder.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the May 27, 2014 meeting were previously submitted. Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.

Unfinished Business:

- Update on Forrest Landscaping: Mrs. Deats reported that staff sent a letter to Mr. Dilts and would be meeting with him in the upcoming week to discuss the project.

New Business:

- **1-D-14-007 – Final Plat for the creation of 12 lots within Section 3B of the Bridgemore Village subdivision.**

Mrs. Deats reviewed her staff report and recommended that the Commission approve the plat with the following contingencies: prior to recordation of the final plat, 1) a letter of credit be submitted in the amount of \$155,000 for roads, drainage and erosion control; 2) a letter of credit be submitted in the amount of \$49,600 for sewer; 3) the development agreement shall be executed for this phase; 4) a construction entrance be built with access from Clayton Arnold and all construction traffic shall use this entrance; 5) all erosion control shall be corrected in the grading and field-verified to be in compliance with the approved construction plans.

Commissioner Gilliam moved to accept staff's recommendation and approve the plat with the aforementioned contingencies. The motion was seconded and carried unanimously.

- **1-D-14-006 – Final Plat for the creation of 35 lots within Section 8A of the Fields of Canterbury subdivision.**

Mrs. Deats reviewed her staff report. She requested that the Commission require the applicant to decide whether the sidewalks will be in the rights of way or in an access

easement. Either way would be compliant with the Subdivision Regulations, and neither decision would alter the physical appearance of the subdivision; this was just to correct previous inconsistencies on the plats. Mrs. Deats recommended approval of the final plat permitting the reduced roadway widths with the following contingencies: prior to recordation of the final plat, 1) a letter of credit be submitted in the amount of \$672,000 for roads, drainage and erosion control; 2) a letter of credit be submitted in the amount of \$203,000 for sewer; 3) the final plat be revised to locate the sidewalks consistently throughout the section.

After discussion, Commissioner Elder moved to accept staff's recommendation and approve the plat with the aforementioned contingencies. The motion was seconded and carried unanimously.

- **1-C-14-002 – Preliminary Plat for the creation of 65 lots within Phase 10 of the Fields of Canterbury subdivision.**

Mrs. Deats reviewed her staff report and recommended approval with the reduced rights of way as requested with the following contingencies: prior to submittal of a final plat, 1) the applicant shall enter into a development agreement approved by the Town Attorney; 2) prior to the issuance of grading permits, the applicant shall obtain approval of construction plans to the satisfaction of the town's engineer; 3) prior to the approval of construction plans, the applicant shall determine the location of the sidewalks to be consistently either within an access easement or within the right of way, and shall correct the location on the construction documents and the future final plats.

The commission discussed with the applicant concerns about a landscaping buffer along Critz Lane.

After discussion, Commissioner Gilliam moved to accept staff's recommendation and approve the plat with the aforementioned contingencies. The motion was seconded and carried unanimously.

- **1-B-14-001 – Site Plan request for the development of a multi-family project consisting of 220 units on a 9.37-acre site in Section 33 of Tollgate Village.**

Mrs. Deats reviewed her staff report and said the project was due to go to the Design Review Commission on Thursday, June 28. She recommended approval of the site plan, permitting the requested increase in length and waiving the private space per unit requirement with the following contingencies: 1) prior to issuance of building permits the applicant shall submit a letter of credit in the amount of \$100,000 for landscaping; 2) prior to the installation of landscaping the applicant shall meet with staff to determine location of all landscaping; 3) prior to approval of construction plans, a plan for irrigations system be submitted and shall be required to be installed for all landscaped areas; 4) the 5-foot communication easement be either removed from the site plan or re-

labeled as a “public utility easement”; 5) prior to approval of construction plans, the Design Review Commission shall review and approve design, architecture and landscaping.

Brett Smith of Ragan-Smith and Associates and applicant David Braswell with Covington Realty Partners gave a presentation on the project.

After discussion, Commissioner Wilson moved to approve the revised site plan presented by the applicant with all of staff’s aforementioned recommended contingencies. The motion was seconded and carried unanimously.

- **1-D-14-008 – Final Plat for the creation of 3 lots along Lewisburg Pike**

Mrs. Deats said the applicant requested deferral of this item to next month.

Commissioner Elder moved to defer to the July 22 meeting at the request of the applicant. The motion was seconded and carried unanimously.

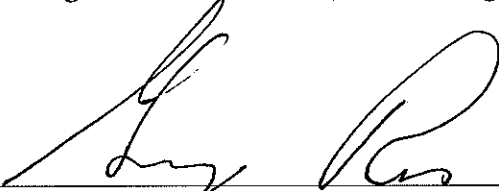
- **Letter of Credit reduction request for Bridgemore Village Section 2B**

Mrs. Deats said the applicant requested deferral of this item to next month.

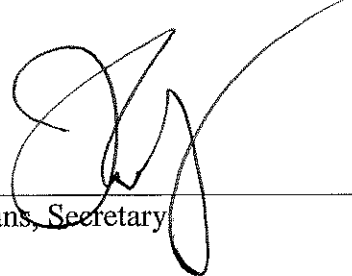
Commissioner Elder moved to defer to the July 22 meeting at the request of the applicant. The motion was seconded and carried unanimously.

Town Engineer Steve Clifton gave an update on the detention pond situation at Bridgemore Village.

There being no further business, the meeting was adjourned at 8:34 p.m.



George Ross, Chair



Tom Evans, Secretary