

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
Held On June 26, 2012

Commission Members Present

George Ross, Chairman
Sarah Benson
Tom Evans, Secretary
Willis Gilliam
Carl Hubert
Brad Wilson

Staff Members Present

Greg Langeliers, Town Administrator
Todd Moore, Town Attorney
Doug Goetsch, Town Recorder
Richard King, Building Codes Official
Wendy Deats, Town Planner

The regular meeting of the Municipal Planning Commission was called to order by Chairman Ross on May 22, 2012 at 7:10 p.m. at the Thompson's Station Community Center, with the required quorum.

Minutes

The minutes of the May 22, 2012 meeting were previously submitted and were approved unanimously upon a motion by Commissioner Evans, seconded by Commissioner Benson.

Announcements

Ms. Deats stated that Vanderbilt Medical Center had donated \$5,000 towards the construction of exercise stations in the Town Park and now Williamson Medical Center had agreed to match that with another \$5,000 donation.

Ms. Deats also stated that Staff had been working with representatives from Mats Petcare for a tree-planting event to be held in October.

Mr. Langeliers stated that the plans for the repair to Cell #2 of the Regional Wastewater Plant were submitted to TDEC for review. A pre-bid meeting with potential bidders on the repair was held yesterday and the bid opening will be on August 9th.

Mr. Langeliers mentioned that plans are being made to hold an event in March, 2013, to commemorate the 150th anniversary of the Battle of Thompson's Station. Volunteers are being sought to help with the planning of this event.

Old Business

Bridgemore Village -

Commissioner Hubert asked if there was a mechanism to make sure that items that have been deferred or are in-process are tracked and monitored. Mr. Langeliers stated that previous meeting agendas and minutes are used to keep track of pending items. Mr. Hubert stated that the repairs to the roads in Bridgemore Village have not been completed and the developer sent him a

letter stating that the road repairs have been completed. Mr. Langeliers stated he felt the developer was referring only to those roads where the top-coat of asphalt had been applied, and not to the other roads that needed binder repair. The Town still has letters of credit covering the binder repairs and final top-coat for the remaining roads in Bridgemore Village. Mr. Hubert asked if Staff had made an inventory of the binder repairs needed and Mr. Langeliers stated that an inventory had not been taken yet, although Staff visits Bridgemore Village regularly and was watching the condition of the roadways.

Chairman Ross asked about the status of the drainage ditch behind several houses in Bridgemore Village and Mr. Langeliers replied that large rock had been brought in to prevent erosion by storm water and it was hoped that a layer of dirt could be put over the rock and vegetation would grow and help stabilize the ditch and allow it to be mowed. Mr. Hubert stated he felt the repairs to the drainage ditch were only down half-heartedly and that homeowners have the expectation that the area be at least brought back to the same condition it was when they purchased their homes. Commissioner Gilliam asked when does the Town hold the developer accountable to make these repairs and Mr. Langeliers replied that as a last resort, the letter of credit could be pulled and the Town could complete the repairs, but if the letter of credit was insufficient to make the repair, the Town would have to make up the difference. Chairman Ross asked what can be done to force the developer to make necessary repairs and Mr. Moore stated that Staff could write a letter to the developer stating that the repairs are insufficient and when the letter of credit comes up for review, to consider the cost of making any repairs in establishing the amount of the letter of credit. Mr. Hubert asked if the repairs are the responsibility of the former owner of the development or the new owner and Mr. Moore stated that new owner would be considered the responsible party. Mr. Moore suggested that he meet with Staff and write a letter to both the new and old owners of the development detailing the outstanding repair issues and report back to the Planning Commission at the next meeting. Chairman Ross concurred and asked Staff to write the letter.

Forrest Landscaping -

Mr. Langeliers explained that Forrest Landscaping was proposing that a second driveway be built to the north of the existing driveway with some plantings in between the driveways. He spoke to the neighboring property owners that have an easement to use the existing driveway and they expressed concerns about the water line serving their property being under the new driveway and would like the water line relocated. They also were concerned that the new driveway may not be of the same quality of construction as the current driveway they are using.

Commissioner Benson asked whether it could be required that the new driveway be of the same quality as the existing driveway and Mr. Langeliers replied that it could be made a requirement if that was recommendation of the Planning Commission. Mr. Moore stated that he was concerned that the easement language described a 25 foot wide easement and the proposed second drive would be outside this limitation and could cause a problem.

Mr. Ed Dilts, representing Forrest, stated that he would move the water line if that was a concern. Chairman Ross asked about the location of the dumpster and Mr. Dilts indicated it had

11 inches. Based upon the project's overall consistency with the Zoning Ordinance, Staff recommends approval of this site plan, subject to:

1. Prior to installation, the applicant shall meet with Staff to confirm the location of all landscaping.
2. Prior to issuance of building permits, the applicant shall post a letter of credit for landscaping in the amount of \$80,000.

Commissioner Wilson asked the applicant if there was to be an irrigation system on the site and Mr. Brett Smith with Ragan-Smith Engineering, representing the applicant, stated that there will be an irrigation system installed. Commissioner Smith asked Staff whether they should review the height restrictions in the Zoning Ordinance as there have been recent submittals that have required variances from the 35 foot limit currently in the ordinance. Ms. Deats agreed and stated that this would be reviewed by Staff.

After further discussion Commissioner Wilson made a motion to approve this site plan subject to Staff recommendations. Commissioner Evans seconded the motion and it passed unanimously.

PRELIMINARY PLAT

Item 3 Revision to Preliminary Plat Tollgate Village, Section 13

Ms. Deats stated the applicant wants to revise the approved preliminary plat to change from 62 single family lots and 3 open space lots to 69 single family lots and 4 open space lots. Based upon the project's overall consistency with the Tollgate Village master plan, Staff recommends approval of this revision. Commissioner Wilson questioned the width of the alleys and Ms. Deats replied that she would verify the widths with the applicant.

After further discussion Commissioner Wilson made a motion to approve this revision to the preliminary plat. Commissioner Hubert seconded the motion and it passed unanimously.

FINAL PLAT

Item 4 Final Plat for Tollgate Village, Section 13A

Ms. Deats stated that this final plat was for 19 single family residence lots and one open space lot in Section 13A of Tollgate Village. Based upon the project's overall consistency with the Tollgate Village master plan, Staff recommends approval of this final plat. Commissioner Wilson suggested that additional traffic signs are needed in certain areas to aid in traffic flow. Ms. Deats suggested that Staff have the Town's consulting engineer take a look at the traffic signs and make any recommendations for improvements.

After further discussion Commissioner Gilliam made a motion to approve this final plat. Commissioner Hubert seconded the motion and it passed unanimously.

OTHER:

Automotive Uses

Ms. Deats stated that she made changes to this section of the Zoning Ordinance based upon the Planning Commission's recommendations. Commissioner Hubert asked whether the Town had any way to address duplication of similar businesses in a certain area, such as an intersection with multiple gas stations. Ms. Deats replied that the proposed changes help regulate how businesses will look to make it as high quality and beneficial to the community as possible. Ms. Deats stated that Staff recommends that the Planning Commission recommend this change to the Zoning Ordinance to the Board of Mayor and Aldermen.

After further discussion Chairman Ross made a motion to recommend this change to the Zoning Ordinance be presented to the Board of Mayor and Alderman for adoption. Commissioner Benson seconded the motion and it passed unanimously.

New Business:

Ms. Deats stated that the automotive use standards would be on the August agenda of the Board of Mayor and Aldermen. She also stated that there will be a joint work session with the Planning Commission and Board of Mayor and Aldermen regarding zoning. It is planned for August 30, 2012, at 6 p.m. and will be held at the Community Center.

There being no further business, the meeting was adjourned at 9:05 p.m.

Signed: _____

George Ross, Chairman

Attest: _____

Tom Evans, Secretary