

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**June 28, 2016**

**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 28<sup>th</sup> Day of June, 2016 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Darren Burrell; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones. Commissioners Debra Bender and Don Blair were unable to attend

**Pledge of Allegiance.**

**Minutes:**

The minutes of the May 24, 2016 meeting were previously submitted.

**Commissioner Benson moved for approval of the May 24th, 2016 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

Drew Hendry – 3809 Robbins Nest Ct. – Concerns about where the new Bridgemore Village amenity center will be located.

Carol Schneider – 2752 Cabin Run Bridge Rd. – Opposed to moving amenity center to current pool location in Bridgemore Village.

**Town Planner Report:**

Mrs. Deats updated the Planning Commission on the following items:

- Tollgate Traffic Improvements – Traffic survey for signal is complete. Ragan Smith is in the process of designing the traffic signal and that design should be complete by the end of June. Will provide updates in July.
- Greenway Trail – The Town has signed the contract, had the pre-construction meeting, and the contractor has started survey work. A tentative completion date is October 14<sup>th</sup>, 2016.
- Bonds & Sureties – Bridgemore 1A, 1B & 2A bonds have expired, therefore Staff is reviewing the status of the other bonds that are in place. Staff will present a recommendation on sureties in July.

**New Business:**

1. **Preliminary plat for Phase 12 Fields of Canterbury for the creation of 138 lots within phase 12 of The Fields of Canterbury (PP 2016-004).**

Mrs. Deats reviewed her Staff report and recommended approval of the preliminary plat based on the project's consistency with the site development plan and the Town's Land Development Ordinance with the following contingencies:

1. Prior to the approval of construction plans, the applicant shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a mass grading plan shall be submitted for review and approval.
5. During construction, the developer shall comply with Section 8.0 Recommendations, including 8.1 Earthwork, 8.2 Structural Fill, 8.3 Groundwater control and 8.4 Sinkhole Considerations from the geotechnical report dated June 1, 2016.

Bucky Ingram with Willow Branch Partners came forward to speak on behalf of the applicant.

**After discussion, Commissioner Dilks made a motion to approve the Preliminary Plat for Phase 12 Fields of Canterbury for the creation of 138 lots within phase 12 of the Fields of Canterbury (PP 2016-004) with the five recommended Staff contingencies plus the following additional contingencies:**

6. **Prior to the submittal of a final plat for Phase 12, the applicant shall complete and open the secondary entrance within Phase 10.**
7. **Prior to approval of the construction plans, the replacement plan shall be revised to incorporate an additional 386 inches of replacement trees.**
8. **All replacement trees shall conform to the minimum size identified within the Land Development Ordinance.**

**The motion was seconded and carried unanimously.**

**2. Site plan for Bridgemore Village amenities center located at the terminus of Creamery Bridge Road (File: SP 2016-003).**

Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with the Land Development Ordinance with the following contingencies:

1. Prior to the issuance of grading or building permits, construction plans shall be submitted and approved.
2. Prior to the issuance of a building permit, the lot for the amenity center shall be approved and recorded.
3. Prior to issuance of grading or building permits, the landscape plan shall be revised to incorporate a buffer along the property lines of adjacent lots.
4. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.

Brett Smith with Ragan Smith and Associates came forward to speak on behalf of the applicant.

**After discussion, Commissioner Dilks made a motion to defer this item until August meeting. There being no second, the motion failed.**

**After further discussion, Commissioner Burress made a motion to approve with Staff contingencies. Commissioner Burress then withdrew his motion.**

**The commission then took a 5 minute recess at 8:05 returning at 8:12 pm.**

**Commissioner Dilks then made a motion to defer Item number 2 until the August Planning Commission Meeting. There being no second, the motion failed.**

**Commissioner Roberts then made a motion to Table Item 2, take up Item 3, then return to Item 2. The motion was seconded and carried unanimously.**

**3. Final plat for Section 6A within phase 6 of Bridgemore Village to create 22 lots (File: FP 2016-002).**

Mrs. Deats reviewed her staff report, and based on the project being consistent with the Land Development Ordinance with the following recommended contingencies:

1. Prior to the recordation of the final plat, additional open space shall be recorded in order to provide a proportional amount.
2. Prior to the recordation of the final plat, a Development Agreement shall be executed for Phase 6 of Bridgemore Village.
3. Prior to the recordation of the final plat, a letter of credit will be required in the amount of \$102,000 for roads, drainage and erosion control.
4. Prior to the recordation of the final plat, a letter of credit shall be required in the amount of \$78,000 for sewer.

**After discussion, Commissioner Dilks made a motion to defer the final plat for Section 6A within phase 6 of Bridgemore Village to create 22 lots until the August meeting to give more time for the Board of Mayor and Aldermen time to approve the development agreement. The motion was seconded and carried by a vote of 4 to 1 with Chairman Elder casting the opposing vote.**

**4. Site plan for Bridgemore Village amenities center located at the terminus of Creamery Bridge Road (File: SP 2016-003).**

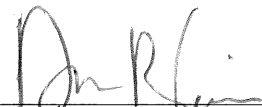
**Commissioner Dilks made a motion to defer Item 2 to the August Planning Commission meeting. There being no second, the motion failed.**

**Commissioner Roberts made a motion to defer Item 2 to the July meeting allowing for the community input to bring more clarity to the amenity center. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Burress casting the opposing vote.**

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:26 p.m.

  
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Jack Elder, Chairman

Attest:

  
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Don Blair, Secretary