

Minutes of the Meeting
Of the Municipal Planning Commission
Of the Town of Thompson's Station, Tennessee
July 23, 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 23rd day of July, 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; Greg Langeliers, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Finance Director; Richard King, Building Official; Town Attorney Todd Moore; and Leah Rainey, Town Recorder.

Consideration of the Minutes.

The minutes from the June 25, 2013 meeting were previously submitted. Commissioner Gilliam moved for approval of the minutes as submitted. The motion was seconded and carried unanimously.

Announcements by Staff.

Mr. Langeliers gave an update on plans for the annual fall festival and said volunteers were needed.

Old Business.

- Re-approve Canterbury 4A with letter of credit

Commissioner Benson moved to approve with the contingencies that, upon recordation of the final plat, the applicant post a Letter of Credit for roads, drainage and erosion control in the amount of \$132,000 and a Letter of Credit for the sewer in the amount of \$28,500. The motion was seconded and carried unanimously.

- Bridgemore Development Plan Memo

Mrs. Deats gave an update on the concept plan revisions for Bridgemore Village. She said the applicant had made changes to accommodate requests for increased lot sizes and additional amenities, including a pool and playground area.

FINAL PLAT:

1. Section 6 and 1B for 10 single-family lots within Phase 6 of the Fields of Canterbury (File: 1-D-13-011).

Mrs. Deats reviewed the project which included two critical lots requiring engineered site plans. She noted no open space was added within this section; staff was still monitoring open space as it was platted. She said staff recommended approval with the contingency that a Letter of Credit in the amount of \$100,000 be submitted for roads, drainage and erosion control and a Letter of Credit in the amount of \$28,000 for sewer.

Commissioner Gilliam requested that a portion of the bond be held for a few years' time to ensure that the detention ponds hold water.

Commissioner Hubert moved for approval with staff's suggested contingencies. The motion was seconded and carried unanimously.

2. Section 4B for 29 single-family lots within Phase 4 of the Fields of Canterbury (File: 1-D-13-010)

Mrs. Deats said staff recommended approval with the contingencies that Letters of Credit be posted in the amount of \$465,000 for roads, drainage and erosion control and \$104,000 for sewer.

Commissioner Hubert moved for approval with staff's suggested contingencies. The motion was seconded and carried unanimously.

3. Section 7A for 48 single-family lots and one (1) open space lot within Phase 7 of the Fields of Canterbury (File: 1-D-13-009).

Mrs. Deats said staff recommended approval with the contingencies that Letters of Credit be posted in the amounts of \$552,000 for roadways, drainage and erosion control and \$304,000 for sewer.

Commissioner Elder moved for approval with staff's suggested contingencies. The motion was seconded and carried unanimously.

ZONING ORDINANCE AMENDMENT:

4. Adoption of new Zoning Ordinance. (File: 6-A-13-009 – Ordinance 13-015).

Mrs. Deats explained that staff recommended the adoption of a fresh version of the Zoning Ordinance for housekeeping purposes in order to correct or clarify some errors. She requested that the Planning Commission recommend that this fresh ordinance be reviewed adopted by the Board of Mayor and Aldermen. Further amendments to the Zoning Ordinance would be forthcoming in the next few months.

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

PRELIMINARY PLAT:

5. Phase 3 for Bridgemore Village (File: 1-C-13-006).

Mrs. Deats reviewed her staff report and said staff had no concerns. She recommended approval of project based on consistency with the Subdivision Regulations, the Bridgemore Village master plan and surrounding land uses.

Commissioner Hubert noted that signage, landscaping and entryway would need to be addressed in such a manner as to complement what is existing.

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

6. Ozzad Property (File: 1-C-13-008)

Mrs. Deats said this plat was being proposed by the town as part of the town's agreement with Ozzad to acquire acreage for drip fields. The approximately 33-acre property had been annexed and zoned earlier

this year. This plat would create a cluster development of 16 residential lots and 2 open space lots, one of which would serve as the drip field acreage. She discussed setbacks, access and open space. She said staff had no concerns and recommended approval of the project pending receipt of a letter of water availability from HB&TS.

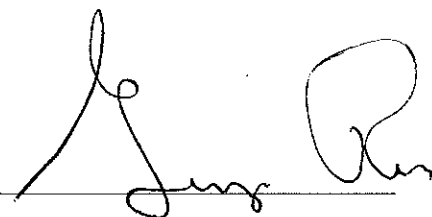
Mr. Langeliers noted that the first final plat would be to create two lots: lot 17 and the remainder, as a whole.


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

Commissioner Gilliam asked for an update on Forrest Landscaping.

Mr. Langeliers said Mr. Dilts had told him a couple weeks ago that he was close to getting started and had not heard from him since then. Mr. Langeliers said Mr. Dilts had received the necessary permits from TDOT and had until October to come into compliance with the original site plan approval before its expiration.

There being no further business, the meeting was adjourned at 8:18 p.m.

Signed: 
George Ross, Chair

Attest: 
Tom Evans, Secretary