

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
July 27, 2021

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. on 22nd day of June 2021.

Members and staff present were Alderman Shaun Alexander; Chairman Trent Harris; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Commissioner Kreis White; Planning Director Micah Wood; Planning Technician Jennifer Banaszak and Town Attorney Andrew Mills. Commissioner Tara Rumpler was unable to attend.

Minutes:

The minutes of the June 22, 2021 regular meeting were presented.

Commissioner White made a motion to approve the June 22, 2021 meeting minutes. The motion was seconded and carried by all present.

Public Comment:

None.

Town Planner Report:

Mr. Wood gave an update on the following:

- Our next Growth Plan public meeting will take place on August 17th, from 5 until 7 pm in the Community Center.
- Training options were discussed for upcoming credits.

AGENDA ITEMS:

1. **Canterbury Subdivision Final Plat – Section 18 for the creation of 34 single family lots, 34 townhome lots, and 5 open space lots located along Sassafras Lane.**

Mr. Wood reviewed his Staff report and recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$1,106,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$1,650,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 14.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

After discussion, Commissioner White mated a motion to approve the final plat for Canterbury Section 18, for the creation of 34 single family lots, 34 townhome lots and 5 open space lots located along Sassafras Lane with the Staff recommended contingencies. The motion was seconded and approved by all present.

2. Canterbury Subdivision Final Plat – Section 19 for the creation of 44 townhome lots, and 2 open space lots located along Inman Drive and Burgate Trail.

Mr. Wood reviewed his staff report and recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$450,000 for roadways, drainage and utilities.
2. All tree replacements shall be installed in accordance with the approved replacement plan for phase 14.
3. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

After discussion, Commissioner White made a motion to approve the final plat for Canterbury Section 19, for the creation of 44 townhome lots and 2 open space lots located along Inman Drive and Burgate Trail with the Staff recommended contingencies. The motion was seconded and approved by all present.

3. Consideration of Ordinance 2021-012, an amendment to the Land Development Ordinance to clean up and clarify certain section in Appendix C related to Plat Certificates.

Mr. Wood reviewed his staff report and recommends that the Planning Commission provide a favorable recommendation onto the BOMA for these text amendments.

After discussion, Commissioner White made a motion to defer the Consideration of Ordinance 2021-012, an amendment to the Land Development Ordinance to clean up and clarify certain sections in Appendix C related to Plat Certificates to the August 2021 meeting. The motion was seconded and approved by all present.

BOND ACTIONS/REPORT

1. Bond Actions

a. Littlebury- Request to reduce and extend the bonds for Section 1 until April 23, 2022

After discussion, Commissioner Whitmer made a motion to approve the bond action for Littlebury with the bond amount to be set by Staff within 30 days in accordance with the LDO.

No second – motion fails

After discussion, Alderman Alexander made a motion to defer the bond action until an amount is set by Staff. The motion was seconded and carried by all present.

b. Update on Long Held Bonds

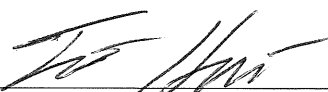
Mr. Wood updated the board about the work in Tollgate Village stating that it will start with sidewalks & drainage, then moving to streets. The Town is currently awaiting contractor dates.

Municipal Planning Commission – Minutes of the Meeting
July 27, 2021

Page 3

Mr. Wood also stated that there has been a site meeting with the developer and engineers in Bridgemore Village and that a punch list has been agreed upon.

There being no further business, the meeting was adjourned at 7:03 p.m.



Trent Harris, Chair

Attest:


Micah Wood, Secretary

