

Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Meeting  
August 26, 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, August 26<sup>th</sup> with the required quorum. Members and staff in attendance were: George Ross, Chair; Willis Gilliam, Vice-chair; Tom Evans, Secretary; Brad Wilson, Commissioner; Jack Elder, Commissioner; Carl Hubert, Commissioner; Joe Cosentini, Town Administrator; Wendy Deats, Town Planner; Todd Moore, Town Attorney; and Leah Rainey, Town Recorder. Commissioner Benson was unable to attend.

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the July 24<sup>th</sup>, 2014 meeting were previously submitted. Commissioner Gilliam moved for approval. The motion was seconded and carried unanimously.

**Unfinished Business:**

**Final Plat Revision** – Request to modify a contingency placed on Section 3B of Bridgemore Village (File 1-D-14-007)

Mrs. Deats reviewed her staff report and recommended that the Commission approve the request and move the construction entrance contingency to Section 4A instead of 3B.

Applicant representative Bob Nichols of Ragan Smith Associates explained the request. The Commission discussed construction traffic issues.

**After discussion, Commissioner Wilson moved to approve staff's recommendation to move the contingency to section 4A with the condition that the developer install signage on Bridgemore's main boulevard directing construction traffic and prohibiting the use of jake breaks. The motion was seconded and carried 5-1, with Commissioner Hubert opposing.**

**Site Plan Revision** – Modification to the plan for Forrest Landscaping located at 1748 Lewisburg Pike (File 3-A-14-003).

Mrs. Deats recommended deferral because septic approval was still pending.

Applicant Ed Dilts addressed the Commission and discussed his plans for the property.

**After discussion, Commissioner Gilliam moved to defer to the September 23<sup>rd</sup> meeting. The motion was seconded and carried.**

**Final Plat** – Section 14A of Tollgate Village

Mrs. Deats reviewed her staff report and recommended approval with the contingencies that prior to recordation of the final plat, 1) the applicant enter into a Development Agreement approved by the Town Attorney; 2) a Letter of Credit be submitted in the amounts of \$550,000 for roads, drainage and erosion control; 3) a Letter of Credit be submitted in the amount of \$94,000 for sewer; 4) as-builts be submitted for the drainage and sewer systems with a letter from the design engineer that they are built per the approved plans and functioning as intended.

**Commissioner Wilson moved to accept staff's recommendation with all contingencies, and with the additional contingency that the open spaces 1497 and 1498 be irrigated by the developer. The motion was seconded and carried unanimously.**

**Final Plat** – Section 4A Bridgemore for the creation of 23 lots

Mrs. Deats reviewed her staff report and recommended approval with the contingencies that prior to recordation of the final plat, 1) a Letter of Credit be submitted in the amounts of \$148,000 for roads, drainage and erosion control; 2) a Letter of Credit be submitted in the amount of \$74,000 for sewer; 3) the applicant enter into a Development Agreement approved by the Town Attorney and including provisions requiring signage directing construction traffic; 4) as-builts be submitted for the drainage and sewer systems with a letter from the design engineer that they are built per the approved plans and functioning as intended; 5) construction entrance be built at Clayton-Arnold Road.

**After discussion, Commissioner Gilliam moved to accept staff's recommendation with all contingencies. The motion was seconded and carried unanimously.**

**Preliminary Plat Revision** – Phase 1 of Whistle Stop

Mrs. Deats reviewed her staff report, noting that the Commission had previously discussed reducing the roadway widths to 46 feet and it was now coming back for formal approval. She recommended approval with the following contingencies: 1) prior to requesting a final plat, approval be obtained for any connections or expansion of the town's sewer system; 2) the applicant enter into a Development Agreement approved by the Town Attorney.

**Commissioner Gilliam moved to accept staff's recommendation with all contingencies. The motion was seconded and carried unanimously.**

**New Business:**

**Letter of Credit Renewal** – Section 6 within Canterbury for Roads, Drainage and Erosion Control

Mrs. Deats reviewed her staff report and recommended a reduction to \$55,000 for roads, drainage and erosion control and \$10,000 for a period of one year with the option of automatic renewal.

**Commissioner Elder moved to accept staff's recommendation. The motion was seconded and carried unanimously.**

**Final Plat** – Section 9A of Canterbury for the creation of 47 lots (File 1-D-14-012)

Mrs. Deats reviewed her staff report and recommended approval with a reduced right-of-way width of 36 feet, noting that was consistent with the rest of the development. She recommended approval with the contingencies that 1) a Letter of Credit be submitted in the amounts of \$109,000 for roads, drainage and erosion control; 2) a Letter of Credit be submitted in the amount of \$40,000 for sewer; 3) as-builts be submitted for the drainage and sewer systems with a letter from the design engineer that they are built per the approved plans and functioning as intended.

**Commissioner Gillam moved to accept staff's recommendation with all contingencies. The motion was seconded and carried unanimously.**

**Final Plat** – Section 2C Bridgemore for the creation of 21 lots (File 1-D-14-011)

Mrs. Deats reviewed her staff report and recommended approval with the contingencies that 1) Letters of Credit be submitted in the amounts of \$224,000 for roads, drainage and erosion control; 2) a Letter of Credit be submitted in the amount of \$40,000 for sewer; 3) the applicant enter into a Development Agreement approved by the Town Attorney; 4) as-builts be submitted for the detention pond with a letter from the design engineer that they are built per the approved plans and functioning as intended; 5) lot 2019 be changed to open space instead of a buildable lot due to a mitigated sinkhole on the property.

Applicant representative Alan O'Leary and Applicant Randall Shaw addressed the Commission, addressing water concerns and noting that he had gone to expense to mitigate the sinkhole because he was counting on it being a buildable lot.

Mrs. Deats said the code "encouraged" but did not "require" sink holes to be located in open space; staff was not comfortable recommending that it be a buildable lot but the Commission had discretion on the matter. She also said that mitigating a sink hole required BZA approval.

**After discussion, Commissioner Gilliam moved to approve the Final Plat with staff's originally recommended four contingencies, leaving lot 2019 as a buildable lot. The motion was seconded and carried unanimously.**

**Site Plan** – 10 Townhomes within Phase 9A of Canterbury (File 1-B-14-005)

Mrs. Deats reviewed her staff report and recommended approval, noting that the applicant had already obtained approval from the Design Review Commission.

**After discussion, Commissioner Gilliam moved to accept staff's recommendation. The motion was seconded and carried unanimously.**

**Site Plan** – 5 Townhomes within Section 1B of Canterbury (File 1-B-14-006)

Mrs. Deats reviewed her staff report and recommended approval, again noting that the applicant had already obtained approval from the Design Review Commission.

**After discussion, Commissioner Elder moved to accept staff's recommendation. The motion was seconded and carried unanimously.**

**Site Plan** – Graystone Quarry (File 3-A-14-006)

Mrs. Deats recommended deferral, as the applicant was still working with Sewage Disposal on septic approval.

Applicants Rick and Nancy McEachern addressed the Commission and discussed their project.

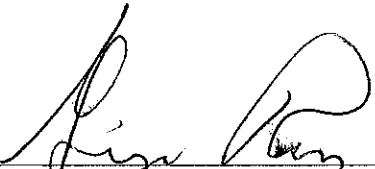
**After discussion, Commissioner Gilliam moved to defer to the September 23<sup>rd</sup> meeting. The motion was seconded and carried unanimously.**


**Request to Deviate from Subdivision Regulations** – to postpone the final topping of Blackberry Estates Drive and Berry Patch Drive.

Mrs. Deats reviewed the request and recommended approval, noting a Letter of Credit was in effect for \$120,000 which was more than sufficient.

**Commissioner Hubert moved to accept staff's recommendation. The motion was seconded and carried unanimously.**

There being no further business, the meeting was adjourned at 8:30 p.m.

  
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George Ross, Chair

  
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Tom Evans, Secretary