

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**September 22, 2020**

**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 22th day of September 2020 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

This meeting is being conducted pursuant to the Guidance from the Comptroller's Office, and in accordance with Governor Lee's Executive Order No. 16 due to the treatment and containment of COVID-19.

This regular monthly meeting for September of 2020 is being held by video conference with the Planning Commission of Thompson's Station and live streamed, as necessary to protect the public's health, safety, and welfare in light of the coronavirus. Further it is requested that the governing body include this determination in the minutes for this meeting.

We understand, we the members of the Planning Commission serve at the pleasure of the citizens of Town of Thompson's Station, and due to the current situation, is why we are currently live streaming this meeting for the benefit of the public, through our website.

A recording of this meeting will be available on the Town of Thompson's Station's web site at [thompsons-station.com](http://thompsons-station.com) within 24 hours of this meeting.

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Tara Rumpler; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present were Mr. Jay Franks, applicant; Mr. Josh Denton, Attorney for applicant; and Jonathan Smith with Barge Design as consultant for the Town.

**Minutes:**

The minutes of the July 28th, 2020 regular meeting were presented.

**Commissioner Whitmer made a motion to approve the July 28th, 2020 meeting minutes.**

**Roll Call Vote:**

Chairman Harris	<u>VOTE</u>	Yea	Commissioner Parra	<u>VOTE</u>	Yea	Alderman Alexander	<u>VOTE</u>	Yea
Commissioner Shipman	Yea		Commissioner Rumpler	Yea		Commissioner White	Yea	
Commissioner Whitmer	Yea							
<b>Yea</b>	<b>7</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>			

**Public Comment:**

**None.**

**Town Planner Report:**

Mr. Wood updated the Commission on the following items:

- The Dedication of Public Improvements and Release of Sureties Policy
- Administrative Plat Approval for 1738 & 1726 Old Thompson's Station Road (existing lot line revision)
- Virtual Planning Commission training on November 13, 2020

**New Business:**

- 1. Pleasant Creek Preliminary Plat (PP 2020-004) for the creation of 412 residential lots, four commercial lots and associated open space lot located along Lewisburg Pike (Map 154 Parcel 50).**

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

1. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
2. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
3. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
4. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
5. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
6. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
7. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
8. All recommendations within the traffic study shall be completed.
9. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

**After discussion, Commissioner White made a motion to defer Item 1, (PP 2020-004), Pleasant Creek Preliminary Plat for the creation of 412 residential lots, four commercial lots and an associated open space lot located along Lewisburg Pike.**

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
<b>Yea</b>	<b>7</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>

**2. Reschedule November Planning Commission meeting from 11/24/20 to 11/17/20 due to Thanksgiving.**

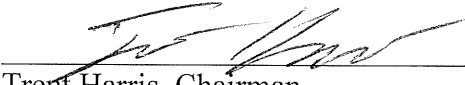
Mr. Wood recommended that the November Planning Commission meeting be rescheduled due to Thanksgiving.

**After discussion, Alderman Alexander made a motion to move the November Planning Commission meeting from 11/24/2020 to 11/17/2020 due to Thanksgiving.**

**Roll Call Vote:**

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
<b>Yea</b>	<b>7</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>

There being no further business, the meeting was adjourned at 8:24 p.m.

  
\_\_\_\_\_  
Trent Harris, Chairman

Attest:   
\_\_\_\_\_  
Shaun Alexander, Secretary

