

Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Meeting  
September 23, 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, September 23<sup>rd</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; Sarah Benson, Commissioner; Wendy Deats, Town Planner; Todd Moore, Town Attorney; and Leah Rainey, Town Recorder.

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the August 26, 2014 meeting were previously submitted. Commissioner Evans moved for approval. The motion was seconded and carried unanimously.

**Unfinished Business:**

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

Mrs. Deats reviewed her staff report and recommended approval with the following contingencies: 1) the applicant obtain written approval from Williamson County Sewage Disposal; 2) the applicant obtain written approval from TDOT for the new driveway installation along Lewisburg Pike; 3) the project site must maintain 50% open space; 4) the applicant shall install all necessary landscaping along the north and south property lines to conform to the town's landscaping requirements; 5) the applicant shall post a Letter of Credit in the amount of \$12,000 for landscaping for a period of one year with the option of automatic renewal; 6) the applicant comply with all conditions from the BZA approval of the gravel parking lot.

Applicant Ed Dilts addressed the Commission and discussed the landscaping cost estimates as well as the history of the project.

**After discussion, Commissioner Gilliam moved for approval. The motion was seconded and carried 6-1, with Commissioner Wilson voting against the approval.**

**Site Plan** – Site Plan for Phase 1 of Graystone Quarry project to permit the development of an event venue located on Harpeth School Road (File: 3-A-14-006)

Mrs. Deats reviewed her staff report and recommended approval of the site plan with the proposed building materials with the following contingencies: 1) that the applicant provide a slope analysis for each building; 2) the applicant obtain written approval from Williamson County Sewage Disposal prior to issuance of building permits; 3) that a bond be posted in the amount of \$33,000 for landscaping; 4) prior to occupancy, an irrigation system be installed for the required landscaped areas; 5) portable restrooms may be used temporarily on a case-by-case

basis and removed immediately after event; 6) 50% of the site must be maintained as open space; 7) any change of use or expansion would be subject to the Zoning Ordinance in place at the time of the project; 8) Phase II of the project must conform with the overall development plan and traffic mitigation measures shall be completed; 9) use of current technology, including but not limited to, steerable sound systems or directional loudspeakers shall be utilized for the amphitheatre.

Applicant Rick McEachern discussed the project and answered Commissioners' questions.

**After discussion, Commissioner Wilson moved to accept staff's recommendation and approve the site plan with the aforementioned contingencies. The motion was seconded and carried unanimously.**

**New Business:**

**Letter of Credit Renewal** – Section 2B within Bridgmore Village for Roads, Drainage and Erosion Control and Sewer

Mrs. Deats recommended renewal in the amounts of \$79,000 for Roads, Drainage and Erosion Control and \$22,800 for Sewer, based on the recommendations of the town engineer.

The Commission discussed the ongoing need for a sign in Bridgmore routing construction traffic. Applicant Brian Rowe addressed the Commission and answered their questions with regard to the installation of the sign and construction traffic concerns.

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

**Site Plan** – Site Plan for Homestead Manor to permit the development of a restaurant/event venue located at 4683 Columbia Pike (File: 3-A-14-007)

Mrs. Deats reviewed her staff report and recommended approval of the site plan with the proposed building materials with the following contingencies: 1) prior to the issuance of building permits, the applicant obtain a Special Exception Permit for the gravel parking lot from the BZA; 2) the applicant obtain permission from the Land Trust for their project; 3) the applicant obtain approval from TDOT for the access point at Columbia Pike; 4) prior to the issuance of grading permits, construction plans for the project be submitted and approved; any upgrades to the sewer infrastructure necessary for the project must be incorporated and completed by the applicant; 5) the project site must maintain 30% open space; 6) any change of use or expansion of the project must conform to the Zoning Ordinance; and 7) that the project comply with the findings and recommendations of the traffic analysis.

Applicant representative Cyril Stewart addressed the Commission and discussed the project.

**After discussion, Commissioner Elder moved for approval with staff's recommended contingencies. The motion was seconded and carried unanimously.**

**Letter of Credit Reduction – Section 3A of Bridgemore Village**

Mrs. Deats recommended the amount be reduced to \$78,000 for Roads, Drainage and Erosion Control, and no changes be made to the Sewer bond.

The Town's consulting engineer Steve Clifton discussed the Letter of Credit reduction.

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

**Letter of Credit Reduction – Section 3B of Bridgemore Village**

Mrs. Deats recommended a reduction to a \$56,000 bond for Roads Drainage and Erosion Control for the period of one year with an option for automatic renewal. No reduction was recommended for the Sewer bond.

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

**Letter of Credit Reduction – Section 14A of Tollgate Village**

Mrs. Deats recommended a reduction to a \$165,000 bond for Roads, Drainage and Erosion Control and a reduction to a \$74,000 bond for the Sewer, both for the period of one year with an option for automatic renewal.

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

**Request to permit burning within the Fields of Canterbury**

Mrs. Deats said staff did not recommend that the Commission give permission to burn, as it was not allowed per the subdivision regulations. She referred to her staff report, which contained suggested contingencies in the event that the Commission decided to permit burning against staff's recommendation.

**Commissioner Gilliam moved to for denial. The motion was seconded and carried unanimously.**

**Zoning Ordinance Amendment – Update to Article II**

Mrs. Deats reviewed her staff report and discussed proposed amendments to setback requirements in the Town Center Zone and the Planned Neighborhood Zone to make the Zoning

Ordinance more consistent with the Subdivision Regulations. Other changes were proposed to clarify sections regarding accessory structures, private space, townhomes, and building materials.

**After discussion, Commissioner Wilson moved for deferral to the October 28, 2014 meeting.**

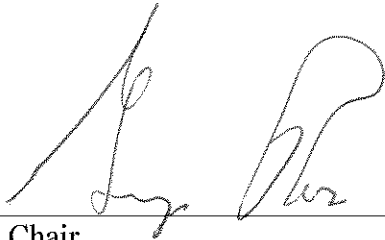
**Zoning Ordinance Amendment – Update to Article III – Floodplain Requirements**

Mrs. Deats reviewed her staff report about the proposed amendment, which would add up-to-date FEMA regulations to the town's Floodplain Requirements. She recommended the Planning Commission move this to the Board of Mayor and Aldermen.

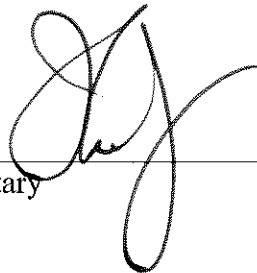
The Commission discussed concerns with the Ordinance as drafted by GNRC and asked staff to plan a work-study session to further explore it.

**After discussion, Commissioner Benson moved to defer the item until the Commission has had a chance to study further in a work session. The motion was seconded and carried unanimously.**

There being no further business, the meeting was adjourned at 8:43 p.m.



George Ross, Chair



Tom Evans, Secretary