

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
September 24, 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 24th day of September, 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; Brad Wilson, 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 August 27th, 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 reminded everyone that the Dog & Pony Show Festival and Concert was set for the coming Saturday in Thompson's Station Park. Gates would open at 9 a.m.

Old Business.

None was discussed.

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Commissioner Ross requested to move the hearing of the Zoning Ordinance amendment up to the top of the agenda. With no objection, the change was made.

ZONING ORDINANCE AMENDMENT:

Amendments to the Zoning Ordinance (File: 6-A-13-011)

Mrs. Deats said she was working to make further language revisions with regard to lighting. The changes requested by the Commissioners during the Work Session would be addressed with revisions between first and second reading. The Commission would review the document again between readings.

Commissioner Elder moved to recommend the Zoning Ordinance amendments to the Board of Mayor and Aldermen for first reading, with the requested changes pending between first and second reading. The motion was seconded and carried unanimously.

FINAL PLAT:

Section 13C located within Tollgate Village (File: 1-D -13-003)

Mrs. Deats said this section included 64 lots and two open space lots. Final Plats for Sections 13A and 13B had previously been approved and recorded. She reviewed her staff report and recommended approval with the contingency that upon recordation of the final plat, the applicant provide a letter of credit for roads, drainage and erosion control, the amount of which was to be determined by the town

engineer the following day.

Applicant Brett Smith of Ragan-Smith Associates discussed sink holes on the property and that liability issues would be considered and addressed from the perspective of the HOA.

After discussion, Commissioner Wilson moved for approval with the contingency that a letter of credit be submitted per the engineer's requirements. The motion was seconded.

Commissioner Hubert amended the motion to include the additional contingency that with that lots 31, 32, 33 and 34 be designated as Critical Lots. The motion was seconded and carried unanimously.

DEVELOPMENT PLAN/REZONE:

Second revision to Bridgemore Village Development Plan (File: 1-A-13-004)

Mrs. Deats gave some history on the project and reviewed her staff report. The master-planned development had initially proposed 490 units. A revised development plan had since been approved by the Planning Commission that included 545 units, the maximum allowed per the code. Concern had been expressed by Bridgemore residents and Planning Commissioners, many of which had been addressed with the latest revision before the Commission tonight. Mrs. Deats said the applicants would like to discuss lot widths, which would be determined during the platting process.

Applicant representatives Brett Smith and Bob Nichols with Ragan-Smith Associates addressed the Commission and explained that they wanted to have a preliminary discussion of lot widths to provide some big-picture context before going through the process of platting individual sections.

Brian Rowe, representing the Developer, said the changes were market-driven.

The Commission discussed lot widths, garage placement and other issues.

Mrs. Deats said some of the proposed changes, including the lot sizes, represented a fairly substantial change in the character of the existing neighborhood and therefore lacked consistency with the rest of the project.

Mr. Smith said all master planned communities have different products in different sections, and that Ragan-Smith had gone to efforts to see that there were reasonable transitions between product types by separating them with green spaces keeping consistent lot widths fronting the main roads.

Mr. Langeliers said he would recommend reducing the total lot count by 55.

Mr. Bob Nichols said the plan submitted several months ago was unanimously approved with a higher percentage of smaller lots than were being proposed in the latest plan. However, the developer and staff had since met to address some concerns, and per that discussion, the plan had been revised to include an additional amenity area, more traffic calming, and better distribution of green space.

All those changes remained in this latest revision; the only additional change being proposed was that, of the original 80 60-foot lots, 25 remained 60-foot lots and the rest of the 60-foot lots along with all the 80-foot lots became 70-foot lots.

Mr. Langeliers said his opinion with regard to project inconsistency was that the placement of side-load garages with driveways crossing in front of the houses would change the view shed from the road and thus substantially alter the neighborhood character of the development.

Mrs. Deats explained that the Planning Commission had authority to regulate lot widths during the platting process. The applicant had requested this preliminary discussion to get feedback from the Commission before proceeding to the platting stage. The revision to the development plan was up for vote tonight, but not the lot widths.

After further discussion, Commissioner Gilliam requested a short recess.

Chairman Ross reconvened the meeting at 8:12 p.m.

After further discussion, Mr. Nichols said as a consultant, he thought it was important to revise the development plan because it is intuitive that there is an expectation that forthcoming preliminary plats would closely reflect the approved development plan.

Commissioner Benson moved for approval of the revision to the development plan. The motion was seconded and carried unanimously.

Development Plan and Rezoning Request for Holt Property (Files: 1-A-13-003, 6-A-13-010)

Mrs. Deats said the applicant for this project had withdrawn the application.

New Business.

Mr. Langeliers said the developer of Phase 2 in Bridgemore Village has requested permission to burn material they are extracting from that section. Under the old subdivision regulations, burning was allowed. The new regulations require everything be chipped and taken on site. Because a revision to this phase came in under the new regulations, there is some question about this phase, so staff was requesting the Planning Commission to make a decision on the matter.

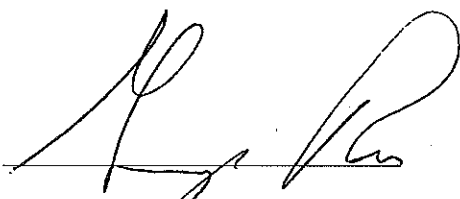
After discussion, permission to burn on-site was granted.

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Mr. Langeliers said staff was considering rescheduling the November meeting to Tuesday, November 19 since otherwise it would fall on the week of Thanksgiving. The Commission concurred unanimously. Mr. Langeliers said staff would proceed with noticing the change.


Adjourn.

There being no further business, the meeting was adjourned at 8:21 p.m.

Signed:


George Ross, Chair

Attest:


Tom Evans, Secretary