

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
September 25, 2018

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 28nd day of August 2018 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Shaun Alexander; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Tara Rumpler; Commissioner Bob Whitmer; Town Planner Wendy Deats, Town Clerk Jennifer Jones and Town Attorney Todd Moore.

Pledge of Allegiance.

Minutes:

The minutes of the August 28, 2018 meeting were previously submitted.

Commissioner Whitmer made a motion to approve of the August 28, 2018 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Aaron Holliday – Grove Park Construction – Supportive of the garage provision amendment and would like consideration to add D1 to the LDO Amendment.

George Dean – Representative of Crescent Homes – Supportive of garage LDO amendment and would like to see it considered for approval.

Kevin Sturgill – Lennar Homes - Supportive of garage LDO amendment and would like to see it considered for approval.

Planner Report:

Mrs. Deats informed the Commission that the October 23rd Planning Commission meeting has been rescheduled to October 25th, 2018.

Avenue Downs has sent in a withdrawal request in order for the Town to complete the wastewater study.

Unfinished Business:

- 1. Final Plat for the creation of 70 single-family lots and five (5) open space lots within section 17 of Tollgate Village (FP 2018-013).**

Mrs. Deats reviewed her report and Based on the project's consistency with the preliminary plat for section 17 and with the incorporation of the recommended contingencies, the plat will comply with the Land Development Ordinance, therefore, Staff recommends the Planning Commission approve the final plat with the following contingencies:

1. Prior to the recordation of the final plat, a plat identifying all remaining open space shall be approved by the Town.
2. Prior to recordation of the final plat, all sewer improvements shall be completed and shall pass any necessary testing. These improvements shall include a driveway from Wareham Drive to the pump station in addition to a water spigot at the pump station.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$380,000 for roadways, drainage and erosion control with automatic renewal.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$280,000 for sewer with automatic renewal.
5. All tree replacements shall be installed in accordance with the approved replacement plan for phase 17.
6. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$84,000 for the landscaping (tree replacement).
7. 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 Harris made a motion to approve Item 1, Final Plat for the creation of 70 single-family lots and five (5) open space lots within section 17 of Tollgate Village with Staff recommended contingencies. The motion was seconded and carried by all.

New Business:

2. **Preliminary Plat for the subdivision of 69 lots for the development of Avenue Downs.**

Item 2 was withdrawn by the applicant.

3. **Final Plat for the creation of three (3) single-family lots within section 18A of Tollgate Village (FP 2018-016)**

Mrs. Deats reviewed her report and Staff recommends the Planning Commission approve the final plat with the following contingencies:

1. Prior to the recordation of the final plat, the plats with all remaining open space shall be recorded.
2. Prior to the recordation of the final plat, the development agreement for phase 18 shall be approved and executed between the Town and the developer.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$16,500 for sewer with automatic renewal.
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 Roberts made a motion to approve Item 3, Final Plat for the creation of three (3) single-family lots within section 18A of Tollgate Village with Staff recommended contingencies. The motion was seconded and carried by all.


4. LDO Amendment to reduce the garage as required in Section 4.10 Use Residential Property Standards (LDO Amend 2018-006)


Mrs. Deats reviewed her report and Staff recommends that the Planning Commission consider recommending the amendment as proposed to the Board of Mayor and Aldermen.

After discussion, Commissioner Roberts made a motion to deny the LDO Amendment to reduce the garage as required in Section 4.10 Use Residential Property Standards. The motion was seconded and carried by all.

There being no further business, Commissioner Alexander made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 7:59 p.m.

Attest:



Shaun Alexander, Secretary

Jack Elder, Chairman

