

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
October 24, 2017

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 October 2017 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 Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Brinton Davis was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the September 26th, 2017 meeting were previously submitted.

Commissioner Roberts made a motion to approve of the September 26th, 2017 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Brad Wilson – 3064 Americus Dr. – Concerns about sewer for proposed Twice Daily. Excited to see commercial/multi-family development proposal for the front of Tollgate Village.

Karen Resch – 3150 Hazelton Dr. – Concerns about commercial development in the front of Tollgate Village.

Unfinished Business:

- 1. Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006).**

Mrs. Deats reviewed her Staff report and Staff is requesting the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments to the Land Development Ordinance.

After discussion, the planning commission made a decision to make a motion on each item to be amended.

Commissioner Roberts made a motion to accept Staff's recommendation on Section 1.2.2 to include statements g. Development should occur with a balanced mix of residential and commercial products and statement h. Residential development should include both a balanced and diverse mix of housing products, and exclude statement i. The motion was seconded and carried by a vote of 5 to 1 with Alderman Dilks casting the opposing vote.

Commissioner Whitmer made a motion to accept Staff's recommendation on Section 1.2.3 and 1.2.8 to add the word "balanced" to both sections. The motion was seconded and carried by all.

Commissioner Roberts made a motion to accept Staff's recommendation to include new section proposed to express intent within the Article 4 (Section 4.1.1) – Zoning of the Land Development Ordinance as follows:

The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson's Station. The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small-town character of Thompson's Station for future generations.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.
- Raising the quality standard of new and replacement construction in the Town.

The motion was seconded and carried by a vote of 5 to 1 with Commissioner Whitmer casting the opposing vote.

Commissioner Harris made a motion to accept Staff's recommendation to deny the addition of language to specify a set percentage requirement for single family housing throughout the Town (excluding the G3 sector) in Section 4.1.2. The motion was seconded and failed with a tied vote of 3 to 3.

New Business:

2. Site plan approval for the construction of a 11,430-square foot retail building (Thompson Machinery) located at 4545 Columbia Pike (SP 2017-006).

Mrs. Deats reviewed her report and based upon approval of the special exception permit for the land use and the project's consistency with the Land Development Ordinance, Staff recommends that the Planning Commission approve the site plan with the following contingencies:

1. The project shall comply with all Board of Zoning Appeals conditions of approval.
2. Prior to the issuance of building permits, TDOT approval shall be obtained for access on Columbia Pike (SR6).
3. Prior to issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
4. Prior to the installation of a building permit, approval from the Design Review Commission shall be obtained.
5. Prior to the issuance of a building permit, the landscape plan shall be revised to include additional shrubs along the south property line and the parking area within 25 feet of Columbia Pike.
6. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.

7. Prior to the installation of any lighting on site, a photometric survey shall be submitted and subject to Planning Commission review and approval.
8. Prior to the installation of signage, a master sign plan approval shall be obtained.
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.

Brett Creasman with Kimley Horn came forward to speak on behalf of the applicant.

After discussion, Commissioner Whitmer made a motion to approve Staff's recommendation of approval with contingencies. The motion was seconded and carried by all.

3. Site plan approval for construction of a gas station/convenience center (Twice Daily) located at 4570 Columbia Pike (SP 2017-004).

Mrs. Deats reviewed her Staff report citing that the project did not comply with the Town's LDO for lot coverage, impervious surface maximums, parking and does not have sewer available to serve the site. Therefore, based upon the lack of availability of sewer and the lack of compliance with the Town's Land Development Ordinance, Staff recommends denial of the request for site plan to build a gas station, drive through coffee shop and convenience center.

Charleton Bell with Tri-Star Energy came forward to speak on behalf of the applicant.

After discussion, Commissioner Roberts made a motion to approve Staff's recommendation of denial. The motion was seconded and carried by all.

4. Site plan approval for five mixed use buildings located along Tollgate Boulevard within Tollgate Village (SP 2017-005).

Mrs. Deats reviewed her report citing the project does not comply with the Town's LDO for parking, setbacks, building frontage, density, use type within buildings and lot coverage. Therefore, based upon the project's lack of compliance with the Town's Land Development Ordinance, Staff recommends the request for site plan approval be denied.

Brett Smith with Ragan Smith and David McGowan with Regent Homes came forward to speak on behalf of the applicant.

After discussion, the item was withdrawn by the applicant.

5. Rezone of 20.2 acres from Neighborhood Commercial to D3 – High Intensity zoning along Tollgate Boulevard (Rezone 2017-006).

Mrs. Deats reviewed her report citing the request is not consistent with the Town's General Plan goals and policies to create a "balanced mix of uses" locating commercial uses in proximity to major thoroughfares and SR840. Therefore, based on the findings that the proposed rezone does not meet the intent of the General Plan and may have a deleterious effect on the community, Staff recommends to the Planning Commission to recommend that the Board of Mayor and Aldermen deny the request to

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amend the zoning map to rezone 20.2 acres of land (portion of Map 132 Parcel 001.00; portion of Map 132, Parcel 001.10; portion of Map 132, Parcel 001.07; and Map 132, Parcel 001.08) from the NC zone to the D3 zone.

Brett Smith with Ragan Smith and David McGowan with Regent Homes came forward to speak on behalf of the applicant.

After discussion, the item was withdrawn by the applicant.

6. Preliminary Plat for the creation of eight (8) single-family lots and the re-subdivision of Lot 3304 located on Americus Drive and Tollgate Boulevard (PP 2017-006).

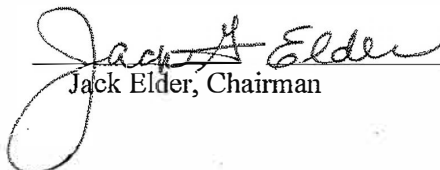
Mrs. Deats reviewed her report and the preliminary plat, as submitted, is not consistent with the approved development plan and does not comply with the Town's LDO, therefore, Staff recommends denial of the preliminary plat for phase 18 which includes the re-subdivision of phase 33.

Brett Smith, with Ragan Smith came forward to speak on behalf of the applicant.

After discussion, Commissioner Roberts made a motion to defer Item 6 to the November Planning Commission meeting. The motion was seconded, but failed with a vote of 2 to 4.

After further discussion, Alderman Dilks made a motion to approve Staff's recommendation of denial of the preliminary plat for Phase 18 which includes the re-subdivision of Phase 33. The motion was seconded and carried by a vote of 5 to 1 with Commissioner Roberts casting the dissenting vote.

There being no further business, Commissioner Alexander made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:28 p.m.



Jack Elder, Chairman

Attest:



Brinton Davis, Secretary