

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
October 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 25th day of October 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; 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. Commissioner Alexander was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the September 25, 2018 meeting were previously submitted.

Commissioner Whitmer made a motion to approve of the September 25, 2018 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Larry Simmons – 3116 Hazelton Drive. He is the President of the Tollgate Action Committee and a member of the Board of Director of the Tollgate HOA. He expressed his wishes to see the Planning Commission act favorably on the site plan for Regents Homes. He believes Regents Homes has addressed the demands of the Town and the residents in Tollgate and the residents were pleased based on meetings and a poll of the neighborhood. He hopes to see the Commission not impose unnecessary conditions on the project regarding additional connectivity.

New Business:

- 1. Preliminary Plat for the subdivision of 91 lots for Littlebury located along the east side of Pantall Road (PP 2018-006).**

Mrs. Deats reviewed her report and based on the project's consistency with the Land Development Ordinance recommends approval of the preliminary plat and the removal of 14 trees with the following contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to the approval of a final plat, roadway dedication along the entire project frontage on Pantall Road shall be incorporated into the plat for recordation of the public right-of-way.
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, the developer shall obtain BOMA approval for a wastewater management plan.
5. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review.

7. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
8. Prior to the issuance of a building permits, the plans shall be modified/corrected to include a table showing the window glazing conforms to the LDO and enhanced paving to match Branford Place shall be installed at the Clearhaven Drive entrance.
9. Prior to the installation of signage, a master sign plan shall be submitted for review and approval.
10. All recommendations from the Geotechnical Report dated August 27, 2018 shall be adhered to throughout the development of the project.
11. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

After discussion, Commissioner Harris made a motion to approve Item 3, Site Plan for the phase 2A within Tollgate Village with Staff recommended contingencies. The motion was seconded and carried by a 5:1 vote with Commissioner Dilks against.

- 4. Site Plan Amendment to the Specific Plan for Graystone Quarry to add a ticket booth, restrooms, concession buildings and a storage building located at 4520 Graystone Quarry Lane (SP 2018-005).**

Mrs. Deats reviewed her report and Staff recommends Staff recommends the Planning Commission approve the site plan and recommend to the Board of Mayor and Aldermen to adopt an ordinance amending the specific plan to include these additional buildings for Graystone Quarry with the following contingencies:

1. Prior to the issuance of any permits, the amendment to the specific plan shall be complete.
2. Prior to the issuance of a building permit, the applicant shall obtain approval for the buildings from the DRC.
3. Prior to the issuance of building permits, the applicant shall obtain approval for a new private onsite wastewater treatment system.
4. 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 Whitmer made a motion to approve the site plan and recommend to the Board of Mayor and Aldermen adopt an ordinance to amend the specific plan to permit the additional buildings as proposed in the site plan. The motion was seconded and carried by all present.

- 5. Final Plat for the dedication of an extension to Branford Place to provide access to an existing lot (FP 2018-019).**

Mrs. Deats reviewed her report and Staff recommends that the Planning Commission approve the final plat to extend Branford Place with the following contingencies:

Page 5

1. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$97,700 for roadways, drainage and erosion control with automatic renewal.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$12,000 for sewer with automatic renewal.

After discussion, Commissioner Dilks made a motion to approve the final plat with the Staff recommended contingencies. The motion was seconded and carried by all present.

6. **Request to waive the requirement for a 20-foot easement as required in Section 3.10.1 of Article 3 – Subdivision Regulations within the Land Development Ordinance (FP 2018-018).**

Mrs. Deats reviewed her report and recommends that the Planning Commission evaluate the information and make a decision approving the revision to the final plat with a request to deviate from the requirement for easement width and permit a 17-foot-wide drainage easement.

After discussion, Commissioner Roberts made a motion to approve the final plat with the following contingency:

1. The deviation shall be permitted an eight and a half foot deviation for the easement on Lot 1159.

The motion was seconded and carried by all present.

Chairman Elder requested an item be added to the agenda to discuss garage dimensions. The issue was discussed, but the Commission did not take action to put the item on the agenda.

After discussion, the Planning Commission requested a work session on November 27, 2018 at 6:00.

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 8:27 p.m.

Jack Elder, Chairman

Attest:



Shaun Alexander, Secretary

