

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
October 26, 2021

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. October 26, 2021.

Commissioners and Staff present were Alderman Shaun Alexander; Chairman Trent Harris; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Planning Director Micah Wood; Planning Technician Jennifer Banaszak, Town Attorney Andrew Mills, and Town Engineer Will Owen. Commissioner Kreis White arrived at 6:04 pm.

Minutes:

The minutes of the September 28, 2021 regular meeting were presented.

Commissioner Whitmer made a motion to approve the September 28, 2021 meeting minutes. The motion was seconded and carried by all.

Public Comment:

Chad Francis – 2848 Station South – Against connection. Concerns with safety and traffic volume. Against Alternative A.

Joseph Ezell – 2807 Dudley Dr. – Concerns regarding emergency access and believes a stipulation about traffic turn lanes should be inserted in plans.

Gary Crowley – 2732 Village Dr. – Concerns regarding zoning and zoning variances.

Henry Gray – 2827 Station South – Concerns regarding drainage and landscaping buffers. Against cut through in neighborhood.

Brandon Davis – 3433 Milford Dr. – On Tollgate ARC. Has concerns with the site plan for Elliston Way.

Brandon Bell – 3045 Millerton – Wants multiple bonds in Tollgate Village called for road repairs.

Dee Carlson – 2736 Village Dr. – Concerns about connectivity and quality of life.

Jane Sadler – 4650 Gaynor Branch – Concerns regarding traffic, infrastructure, and utilities related to growth.

Daniel Kuze – 2737 Village Dr – Safety and connectivity concerns.

PJ Dinneny – 2729 Village Dr – Density, drainage, traffic and property value concerns.

Tanner Foust – 2811 Station South – Stormwater, sidewalks and traffic concerns.

Public Comment closed at 6:23 pm.

Town Planner Report:

TAPA will hold planning training via Zoom on November 5th, 2021 from 8 – 12. This training will also be recorded to view at a later date.

The All Aboard Comprehensive planning process has begun, and Staff would like to coordinate a joint meeting between the Planning Commission and the Board of Mayor and Aldermen.

Commissioner Whitmer made a motion to change the order of agenda items, and hear Item 2, Site Plan for the development of two buildings with a therapy center and urgent care facility (Tollgate Village at Thompson’s Station) located at 991 Elliston Way in the Tollgate Village neighborhood. Deferred at the September 28, 2021, Planning Commission Meeting prior to hearing Item 1. The motion was seconded and carried by all.

AGENDA ITEMS:

2. Site Plan for the development of two buildings with a therapy center and urgent care facility (Tollgate Village at Thompson’s Station) located at 991 Elliston Way in the Tollgate Village neighborhood. Deferred at the September 28, 2021, Planning Commission Meeting.

Mr. Wood reviewed his report and Staff recommends the Planning Commission approve the site plan with the following contingency:

1. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.
2. The applicant shall add a Type 1 Buffer to the western property line per LDO standards.

Mr. Darren Slusser with MJM Architects came forward to answer questions on behalf of the applicant.

After discussion, Commissioner White made a motion to approve Item 2, a site plan for the development of two buildings with a therapy center and urgent care facility located at 991 Elliston Way with Staff Contingencies. The motion was seconded and carried by a vote of 6 to 1 with Commissioner Whitmer casting the dissenting vote.

1. Parsons Valley Preliminary Plat – For the creation of 349 residential lots and 18 open space lots located at 4738 Columbia Pike. Deferred at the August 24, 2021 Planning Commission Meeting.

Mr. Wood reviewed his report and Staff recommends approval with the conditions and contingencies as listed in the Staff Report.

Mr. Josh Denton, Mr. Chris Pascarella, Mr. Michael Ray and Mr. Chris Turner were all present to answer questions on behalf of the applicant.

After discussion, Alderman Alexander made a motion to approve the Parsons Valley Preliminary Plat with Staff recommendations and the additional contingency 11 as stated:

- 1. The applicant shall pay the 25% deposit of the wastewater treatment tap fees for the project and sign the approved Reservation Agreement within 60 days of the approval of this plat, as required by the Wastewater Capacity Reservation Ordinance (Ordinance 2020-007). Failure to pay the 25% deposit to the Town within 60 days shall render the approval void *ad initio*.**
- 2. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.**
- 3. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.**
- 4. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.**
- 5. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.**
- 6. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.**
- 7. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.**
- 8. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.**
- 9. All recommendations within the traffic study and the traffic count update memo shall be completed.**
- 10. All open space amenities shall require TSPC approval prior to permitting for each amenity.**
- 11. The preliminary plat shall be revised to utilize Alternative D for off-site connectivity, with a 15-foot emergency and pedestrian access easement from Station South Drive and Village Drive.**

The motion was seconded and carried by all.

3. Residential Business Permit for a Wedding/Event Venue at 1850 Lewisburg Pike. Deferred at the September 28, 2021 Planning Commission Meeting

Huntly Gordon and Stephanie Reifschneider came forward to answer any questions about the venue.

After discussion, Commissioner White made a motion to approve the temporary permit with the following contingencies:

- 1. The temporary permit expires December 31, 2023.**
- 2. The applicant shall provide semi-annual updates on the number of events to include details on the following:**
 - a. Total number of events.**
 - b. Total number of events with alcohol.**
 - c. Total number of events with a traffic officer present.**
 - d. The Planning Commission has the ability to review/revoke the temporary permit at any time, with notice.**
 - e. The applicant has the ability to resubmit this permit applicant at any time for Planning Commission to consider extending the expiration date.**
- 3. The temporary permit is approved subject to the applicant's October 2021 Planning Commission submittal package, including the responses and details included therein.**

The motion was seconded and approved by all

- 4. Briarhill Estates Concept Plan – for the conceptual review of 42 residential lots located at 2762 Critz Lane.**

Item for informational purposes only. Richard Houze with SEC presented the project

- 5. Extension requests for Whistlestop Sections 7a, 7b, and 7c until April 17, 2022.**

Mr. Wood reviewed his memo for the Planning Commission.

After discussion, Commissioner Whitmer made a motion to approve the extension request for Whistlestop Sections 7a, 7b, and 7c until April 17, 2022. The motion was seconded and carried by all.

BOND ACTIONS/REPORT

- 6. Bond Actions**
 - a. Bond Action Agenda**

The following bonds are on the Bond Action Agenda. The recommendations are summarized for each item, below.

1. Canterbury 8A RDEC Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
2. Canterbury 8A Sewer Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
3. Canterbury 8B RDEC Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
4. Canterbury 8B Sewer Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
5. Canterbury 10B RDEC Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
6. Canterbury 10B Sewer Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
7. Canterbury 15 Sewer Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
8. Canterbury 4 RDEC Maintenance Bond Release:
Town Staff recommends that Planning Commission release the Maintenance Bond

After discussion, Commissioner White made a motion to approve all Bond Actions presented. The motion was seconded and carried by all.

b. Update on Long Held Bonds

Mr. Wood gave a status updated on Tollgate Village and Bridgemore Village repairs and actions. Aldermen Bell requested to speak and was granted the opportunity by the Chair. Aldermen Bell spoke to the Commission to request that the Tollgate Village bonds be reviewed for call by the Planning Commission and sent to the Board of Mayor and Aldermen for action. Discussion ensued related to the Tollgate Bonds.

The Chair of the Commission asked that the Tollgate Village bonds be noticed for review by the Planning Commission at the November meeting.

Municipal Planning Commission – Minutes of the Meeting
October 26, 2021

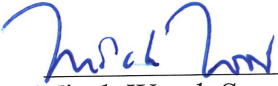
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There being no further business, the meeting was adjourned at 8:53 p.m.



Trent Harris, Chair

Attest:



Micah Wood, Secretary