

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**October 27, 2020**

**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 27th day of October 2020 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

Hello and welcome to this the October 27th, 2020, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 60 (which was previously extended by Executive Order # 16, 34, and 51): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Planning Commission meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Planning Commission to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

A recording of this meeting will be available on the Town of Thompson's Station's web site at [thompsons-station.com](http://thompsons-station.com) within 24 hours of this meeting.

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Tara Rumpler; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present were Mr. Jay Franks, applicant 1; Mr. Jamie Reed, applicant 1; Mr. Josh Denton, Attorney for applicant 1; Rick McEachern, applicant 2; and Jonathan Smith with Barge Design as consultant for the Town.

**Minutes:**

The minutes of the September 22nd, 2020 regular meeting were presented.

**Commissioner Whitmer made a motion to approve the September 22nd, 2020 meeting minutes.**

**Roll Call Vote:**

|                 |                    |                    |                    |                    |                    |
|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Chairman Harris | <u>VOTE</u><br>Yea | Commissioner Parra | <u>VOTE</u><br>Yea | Alderman Alexander | <u>VOTE</u><br>Yea |
|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|

|                      |          |                      |          |                    |          |
|----------------------|----------|----------------------|----------|--------------------|----------|
| Commissioner Shipman | Yea      | Commissioner Rumpler | Yea      | Commissioner White | Yea      |
| Commissioner Whitmer | Yea      |                      |          |                    |          |
| <b>Yea</b>           | <b>7</b> | <b>Nay</b>           | <b>0</b> | <b>Abstain</b>     | <b>0</b> |

**Public Comment:**

Mayor Corey Napier – 2691 Pantall Road

Dear Commissioners,

I am submitting these comments for tonight’s public comments. First, I very much appreciate your service to our community, especially in these trying times and as we confront unprecedented growth pressures on our town. Global megatrends of millennials and retiring boomers alike moving south to low(er) tax, milder climate states like ours and the shift of many out of high-density cities due to COVID continue to make Thompson’s Station a highly desirable option. Our voting rolls and census numbers prove it.

We should expect heightened development interest in our town to continue. We are in a prime position to grow on our terms and at a sustainable pace. In the past few years, we have put in place land planning tools to help us achieve our small town character that is and will be the envy of many.

My reason for writing is one of concern that most of us, including me, are new to our LDO generally and the Transect Zoning process specifically. The LDO is our guide star and constitution if you will for what the community desires. It was put in place to help ensure we provide clarity of key values and desires for where and what development will look like as we strive for important amenities like parks, walkable trails/neighborhoods, viewsheds, wildlife habitats and “must haves” like commercial/retail sales tax generating entities and zones to help pay the town bills. Our LDO reflects the effort and consensus of an overwhelming number of our community.

One unique facet of our LDO is that it provides for a “Transect Zone” whose classification is to provide the Planning Commission and BOMA with a zoning tool to assist with certain types of planning where the town would like to consider perhaps a higher density arrangement with a range of housing types in exchange for an amenity package and economic package that lends itself to supporting the request. Envision neighborhoods like Westhaven or Berry Farms locally or Serenbee in Georgia or Seaside in Florida. The transect zone is not an automatic “upzone” right and its intent is to be used sparingly in cases where the town receives amenities and buildout that deliver the things articulated in our LDO.

My challenge to the Commission and to others in elected and appointed positions is this:

- Are we getting a fair bargain for approving the Transect Zone to help growth pay for itself?
- Are the economics clearly understood in those commercial/retail districts vs. being ambiguous?
- Is there an understandable and exciting amenity package for residents to use including those not living within that transect zone?
- Are the design elements visually appealing and congruent with Town values?
- Are the amenities and commercial district woven together in a cohesive manner?
- Do the walkable amenities like sidewalks and trails connect to the rest of the community?
- Based on the density requests are we requesting public service land within the zone (fire and police and regional sewer connectivity of the future)?

- Does the traffic study/plan truly address the future buildout volumes to minimize impact and maximize safety today and at final buildout?
- When does the commercial section start vs. residential? What phase is most important?
- What level of developer and staff plat planning is acceptable to the Commission prior to your final approvals?
- Are you comfortable with the developer agreement(s) or are there specific things you want to see addressed?

My bottom line is that transect zones are by nature very flexible and are highly designed areas that represent a real opportunity to set the tone and maximize the potential for certain areas of town as already designated in our LDO. We should be strategic, deliberate and thorough and ensure we know what we are getting in these zones. The Commission has the power and responsibility to see that the Town achieves a lasting design that will complement our town today and 200 years from now.

Thank you again for helping our community be one of America's best small towns!

#### **Town Planner Report:**

- Reminder of Planning Commission training on November 13<sup>th</sup>, 2020.

#### **New Business:**

- 1. Pleasant Creek Preliminary Plat (PP 2020-004) for the creation of 412 residential lots, four commercial lots and associated open space lot located along Lewisburg Pike (Map 154 Parcel 50).**

Mr. Wood reviewed his staff report and recommends the Planning Commission approve the preliminary plat with the following contingencies:

1. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
2. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
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, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
5. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
6. 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.
7. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
8. All recommendations within the traffic study shall be completed.
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.

**After discussion, Commissioner Whitmer made a motion to approve Item 1, (PP 2020-004), Pleasant Creek Preliminary Plat for the creation of 412 residential lots, four commercial lots and an associated open space lot located along Lewisburg Pike and add a second pool onsite and allowance to tie into the greenway trail.**

**Roll Call Vote:**

|                      | <u>VOTE</u> |                      | <u>VOTE</u> |                    | <u>VOTE</u> |
|----------------------|-------------|----------------------|-------------|--------------------|-------------|
| Chairman Harris      | Nay         | Commissioner Parra   | Yea         | Alderman Alexander | Yea         |
| Commissioner Shipman | Yea         | Commissioner Rumpler | Nay         | Commissioner White | Nay         |
| Commissioner Whitmer | Yea         |                      |             |                    |             |
| <b>Yea</b>           | <b>4</b>    | <b>Nay</b>           | <b>3</b>    | <b>Abstain</b>     | <b>0</b>    |

**2. Zoning associated with Annexation of property located at 4440 Les Watkins Rd**

Mr. Wood reviewed his Staff report and recommends the Graystone Quarry SP zoning district be extended to zone this property.

**After discussion, Commissioner White made the motion to approve Item 2, zoning associated with Annexation of property located at 4440 Les Watkins Rd.**

**Roll Call Vote:**

|                      | <u>VOTE</u> |                      | <u>VOTE</u> |                    | <u>VOTE</u> |
|----------------------|-------------|----------------------|-------------|--------------------|-------------|
| Chairman Harris      | Yea         | Commissioner Parra   | Yea         | Alderman Alexander | Yea         |
| Commissioner Shipman | Yea         | Commissioner Rumpler | Yea         | Commissioner White | Yea         |
| Commissioner Whitmer | Yea         |                      |             |                    |             |
| <b>Yea</b>           | <b>7</b>    | <b>Nay</b>           | <b>0</b>    | <b>Abstain</b>     | <b>0</b>    |

**3. Advisory opinion on BZA case.**

Mr. Wood reviewed his memo and asked the Planning Commission if they desired to submit and advisory opinion on the administrative review of conflict of regulations and the LDO for wireless communications facilities.

**After discussion, Commissioner White made a motion to as the BZA to defer the opinion to the Board of Mayor and Aldermen.**


**Roll Call Vote:**

|                      | <u>VOTE</u> |                      | <u>VOTE</u> |                    | <u>VOTE</u> |
|----------------------|-------------|----------------------|-------------|--------------------|-------------|
| Chairman Harris      | Yea         | Commissioner Parra   | Yea         | Alderman Alexander | Yea         |
| Commissioner Shipman | Yea         | Commissioner Rumpler | Yea         | Commissioner White | Yea         |
| Commissioner Whitmer | Yea         |                      |             |                    |             |
| <b>Yea</b>           | <b>7</b>    | <b>Nay</b>           | <b>0</b>    | <b>Abstain</b>     | <b>0</b>    |

There being no further business, the meeting was adjourned at 9:39 p.m.

  
\_\_\_\_\_  
Trent Harris, Chairman

Attest:

  
\_\_\_\_\_  
Shaun Alexander, Secretary

