

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Meeting
October 28, 2014

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 Tuesday, October 28th, 2014 with the required quorum. Members and staff in attendance were: George Ross, Chair; Willis Gilliam, Vice-chair; Tom Evans, Secretary; Brad Wilson, Commissioner; Jack Elder, Commissioner; Carl Hubert, Commissioner; Sarah Benson, Commissioner; Wendy Deats, Town Planner; Todd Moore, Town Attorney; and Leah Rainey, Town Recorder.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the September 23, 2014 meeting were previously submitted. Commissioner Evans moved for approval. The motion was seconded and carried unanimously.

Unfinished Business:

Zoning Ordinance Amendment – Update to Article II (File: 6-A-14-001)

Mrs. Deats reviewed her staff report and recommended that the Commission move the amendment to the Board of Mayor and Aldermen for first reading.

Commissioner Wilson moved for approval. The motion was seconded and carried unanimously.

Zoning Ordinance Amendment – Update to Article III – Floodplain Requirements (File: 6-A-14-002)

Mrs. Deats reviewed her staff report and recommended that the Commission move the amendment to the Board of Mayor and Aldermen for first reading.

Commissioner Wilson moved for approval. The motion was seconded and carried unanimously.

New Business:

Letter of Credit Renewal – Section 4B within the Fields of Canterbury for Roads, Drainage and Erosion Control (\$129,000) and Sewer (\$49,000)

Mrs. Deats recommended reduction to the amounts of \$48,000 for Roads, Drainage and Erosion Control and \$16,000 for sewer, per the town engineer, for the period of one year with the option for automatic renewal.

Commissioner Gilliam moved for approval of staff's recommendation. The motion was seconded and carried unanimously.

Letter of Credit Renewal – Section 7A within the Fields of Canterbury for Roads, Drainage and Erosion Control (\$280,000) and Sewer (\$103,000)

Mrs. Deats recommended renewal in the existing amounts for the period of one year with the option for automatic renewal.

Commissioner Gilliam moved for approval of staff's recommendation. The motion was seconded and carried unanimously.

New Business:

Revision to Site Development Plan – Revisions to the development plan for Roderick Place to permit the development of 79.9 acres for residential and commercial located at Columbia Pike (File: 1-A-14-004)

Mrs. Deats reviewed her staff report and recommended that the commission provide comments to direct the applicant in moving forward: 1) update traffic study and plans for mitigation measures, 2) utility plans, 3) modifications to the plan to include road dedication for connections to the north and east, 4) compliance with hillside ordinance slope provisions, 5) obtain TDOT approval for 3 access points to Columbia Pike, 6) complete construction plans must be submitted and approved prior to issuance of building permits, 7) any change or expansion to the project will need to comply with the standards in place.

Applicant representative Jeff Rosiac with Kaiser Vogrin Design discussed the project and said the applicant was prepared to address all of the items mentioned in the previous comments.

Final Plat – For the creation of 23 Single Family lots within Section 5 of the Fields of Canterbury (File: 1-D-14-013)

Mrs. Deats reviewed her staff report and recommended approval with the following conditions: 1) that a letter of credit be submitted in the amount of \$98,000 for Roads, Drainage and Erosion Control; 2) a letter of credit be submitted in the amount of \$78,000 for Sewer; 3) as-builts shall be required for the drainage and sewer systems with a letter from the design engineer that they are built per the approved designs and functioning as intended.

Applicant representative Brett Smith from Ragan-Smith Associates addressed the Commission and answered questions.

After discussion, Commissioner Gilliam moved to accept staff's recommendation. The motion was seconded and carried unanimously.

Municipal Planning Commission Minutes

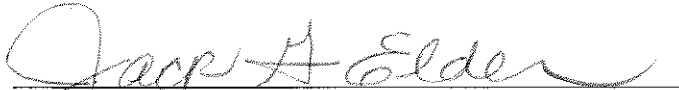
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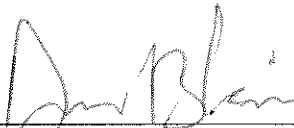
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Revision to Final Plat – Section 1B of Bridgemore Village to establish setbacks for lots 1056-1061 and 1066-1071 (File: 1-D-14-015)

Mrs. Deats said this item had been withdrawn per the applicant's request.

There being no further business, the meeting was adjourned at 7:20 p.m.


Chair


Secretary