

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
November 17, 2015

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 17th day of November, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Secretary Don Blair; Vice-Chair Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones. Commissioner Burress was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the October 27, 2015 Meeting were previously submitted.

Commissioner Benson moved for approval of the October 27, 2015 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Randall Shaw – Shaw Construction. Requested to be added to agenda as new business to discuss a grading permit for Bridgemore Village Phase 5.

Chairman Elder closed public comment.

Unfinished Business:

1. Preliminary Plat – Phase 1 of Roderick (File: PP 2015-007)

Mrs. Deats reviewed her staff report and recommended denial based on the lack of consistency with the site specific development plan and envisioning book. Mrs. Deats recommends that the applicant present the modifications to the Board of Mayor and Aldermen for approval of the changes to the concept plan.

Brian Echols with Waller Lansden Dortch & Davis LLP came forward to represent the applicant, CNL Development. Mr. Echols stated that the project was approved by Planning Commission back in October 2014 as a minor change by Staff. He went on to speak about the differences between “minor” and “major” modifications to a plan and what was considered by Staff to be minor vs. major. Mr. Echols encouraged the Planning Commission to consider the plat under the conditions of the previous staff report and the revised concept plan.

Commissioner Bender requested a TDOT update from Mrs. Deats, whereupon Mrs. Deats discussed the information received from TDOT, including discussion about signals, widening plans and roundabouts.

Chairman Elder stated that the Planning Commission has been advised by both Staff and the town attorney, Mr. Moore to return the plat back to BOMA. Mr. Moore advised that no communication had ever indicated that this was a minor change.

After discussion, Chairman Elder moved to deny the Preliminary Plat for Phase 1 of Roderick based on its non-conformity to the last BOMA approved concept plan and advise the applicant to submit the necessary information to BOMA to revise said concept plan.

The motion was seconded and carried unanimously.

2. Site Plan – For the development of a restaurant and convenience store on a 2.77 acre site located within Roderick (File: SP 2015-008; DR 2015-007).

Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with the approved plans with the following contingencies: 1. Prior to the issuance of any grading or building permits, the applicant shall submit a preliminary plat to establish a single lot for the purposes of development. The plat shall incorporate the roadway connection to Columbia Pike as approved by the Board of Mayor and Aldermen and TDOT. 2. Prior to issuance of grading permits, construction plans shall be submitted and approved. The location of the driveway entrance shall be located a minimum of 200 feet from any intersection. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant. 3. Prior to the issuance of building permits, the site plan shall be modified to incorporate enhanced paving at the project entrance which shall match the pedestrian pathway on site. All mechanical equipment locations shall be identified and screening provided. 4. Prior to the issuance of building permits, the applicant shall post a letter of credit for the landscaping in the amount of \$24,000. 5. Prior to the installation of the landscaping, the applicant shall meet with the staff to confirm location of all landscaping. 6. 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. 7. The parking area shall be revised to either reduce the parking area by four spaces or incorporate the low impact design improvements to the parking lot.

After discussion, Commissioner Benson moved to approve the Site Plan for the development of a restaurant and convenience store on a 2.77 acre site located within Roderick with the acceptance of the staff's recommendation for the 7 contingencies.

The motion was seconded and carried unanimously.

Non-Agenda Items:

1. Randall Shaw – Grading permit discussion for Bridgemore Village Phase 5.

Mr. Shaw is requesting a grading permit for Bridgemore Village Phase 5. Mr. Smith representing Mr. Shaw stated that "under the old ordinance, the permit would be required to be passed back through the Planning Commission as a specific condition of approval due to the removal and replacement of trees". Mr. Shaw is requesting to be heard at this time due to the lack of a December meeting. Mr. Shaw agreed to work around the trees until removal and replacement was approved by the Planning Commission.

After discussion, Commissioner Blair recommended to modify the prior contingency approved as part of Phase 5 Bridgemore Village in May 2015 which requires tree removal and replacement inventory be reviewed by the Planning Commission prior to the issuance of a grading permit be waived as long as tree removal and replacement is presented at the January 2016 Planning Commission meeting.

The motion was seconded and carried unanimously.

2. Don Blair – Major Thoroughfare work session.

Commissioner Blair proposed that a work session for major thoroughfare discussion take place in December of 2015 and the Planning Commission be given an orientation by Staff.

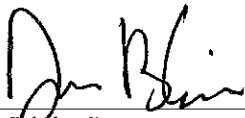
Mr. Cosentini and Mrs. Deats recommended that the work session take place in January.

After discussion, Commissioner Blair recommended that the Planning Commission begin work on a major thoroughfare plan in January at a work session that Staff will provide an orientation regarding transportation issues within the Town.

The motion was seconded and carried unanimously.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:16 p.m.

Attest:



Don Blair, Secretary



Jack Elder, Chairman