

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Meeting  
November 19, 2013**

**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 19th day of November, 2013, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: George Ross, Chair; Tom Evans, Secretary; Carl Hubert, Commissioner; Sarah Benson, Commissioner; Jack Elder, Commissioner; Willis Gilliam, Commissioner; Brad Wilson, Commissioner; Greg Langeliers, Town Administrator; Wendy Deats, Town Planner; Doug Goetsch, Town Finance Director; Richard King, Building Official; Town Attorney Todd Moore; and Leah Rainey, Town Recorder. Commissioner Brad Wilson and Commissioner Tom Evans were unable to attend.

**Consideration of the Minutes.**

The minutes from the October 23rd, 2013 meeting were previously submitted. Commissioner Benson moved for approval of the minutes as submitted. The motion was seconded and carried unanimously.

Chair Ross welcomed scouts from Troop 286, who were there to observe the meeting. He invited the scouts to lead the Commission and audience in the Pledge of Allegiance.

Commissioner Benson thanked the scouts for the work they have done in the town park.

**Announcements by Staff.**

Mrs. Deats said the TSCA was hosting a tree lighting event in the park on December 8 and all were invited to attend the free public event, benefiting local families in need.

Mrs. Deats reviewed the proposed 2014 meeting dates.

**Old Business.**

Commissioner Gilliam said the town was in the early stages of planning for another civil war commemorative event and would be needing volunteers.

**FINAL PLAT:**

**Canterbury 4B for the creation of 13 single family lots (File: 1-D-13-018)**

Mrs. Deats reviewed her staff report and recommended approval based on the project's compliance with the subdivision master plan and consistency with surrounding land uses and subdivision regulations with the contingency that, prior to recordation of the Final Plat, a letter of credit be submitted in the amount of \$126,000 for roads, drainage and erosion control and a letter of credit in the amount of \$49,000 for sewer.

**Commissioner Elder moved for approval with staff's recommended contingencies.  
The motion was seconded and carried unanimously.**

**REZONE REQUEST:**

**To rezone 19.9 acres located at 4658 Columbia Pike from the High Intensity zoning district to the Specific Plan zoning district for the development of a residential subdivision and office. (File: 6-A-13-011)**

Mrs. Deats reviewed her combined staff report for items 6 and 7, which were related but required separate actions. She discussed provisions of the Town's Comprehensive Plan as they related to the rezoning request and noted some inconsistencies. She noted that the plan as submitted was short on the open space requirement by about three acres. She said the applicant had indicated they would like to seek a transfer of development rights, but a formal request had yet to be made.

She also discussed issues with the traffic study, slopes and sewer availability. She recommended that the commission review the project and make a determination on how to proceed. She said she and applicant representatives were available for questions.

Mr. Moore suggested the commission consider the rezone request first, as that decision would dictate whether the commission needed to consider the development plan, although the development plan didn't require a vote.

Commissioners discussed traffic issues and the need for commercial development to generate revenue for the town.

Brett Smith of Ragan-Smith Associates said high-quality office space could serve as a magnet for commercial development. He said the applicant realized that strip retail was not wanted according to the Comprehensive Plan.

Mr. Smith said initially the applicant had wanted a commercial rezoning, but a specific plan gave more assurance to the commission as to what development would go there since it would be a site-specific approval.

**After further discussion, Commissioner Gilliam moved for denial of the rezone request. The motion was seconded and carried unanimously.**

**DEVELOPMENT PLAN:**

**For the development of a master plan that includes a 50 lot residential subdivision and approximately 14,000 square feet of office development. (File: 1-A-13-006)**

Mr. Moore noted that the development plan was moot without a rezone having been granted, but in case the applicant was considering resubmitting a different plan, the Commission might still provide feedback and comments.

Commissioner Elder said the town had recently updated its zoning plan and he wasn't ready to modify it further.

Mr. Smith pointed out that this was inconsistent with other Commissioners' comments who were saying they would prefer to see commercial development on this property, which was currently not provided for under the current zoning.

Mr. Moore said the Commissioners may have different opinions and this was not a question-answer session.

Commissioner Benson said her primary concern was that the open space requirements were not being met with the plan as proposed.

Mr. Langeliers asked to clarify the Commission's direction to staff. He said the town had just gone through a rezoning process and consciously excluded this parcel from the commercial zone. However, staff was hearing from several Commissioners tonight that maybe this property should be considered for rezoning to commercial zoning from its current zoning of High Intensity residential.

He also noted that the Board of Mayor and Aldermen had revised the town's impact fee schedule for commercial development so as those uses develop, there will be additional revenues to help with traffic mitigation and other issues.

Mr. Moore noted that for rezoning request the Commission considers two things: the consistency with the Town's Comprehensive Plan and any negative impact on adjoining property owners. For future rezoning requests to a Specific Plan, he recommended that the plan be presented to the satisfaction of the Commission rather than be approved with contingencies.

Mr. Smith asked whether the Development Plan could be considered tonight without the commercial portion.

Mrs. Deats said she was not prepared to discuss the Development Plan without the commercial portion in terms of whether it complied with the code and would not be comfortable making a recommendation tonight.

#### **LETTERS OF CREDIT:**

##### **8. Letter of Credit reduction of Canterbury 7A.**

Mrs. Deats reviewed her staff report and recommended the commission grant the applicant's request to reduce the letters of credit from \$552,000 to \$280,000 for roads, drainage and erosion control and from \$304,000 to \$103,000 for the sewer, each to be held for an additional year with automatic renewal language.

**After discussion, Commissioner Gilliam moved to approve the letter of credit reduction. The motion was seconded and carried unanimously.**

**Commissioner Gilliam moved to consider the next three letters of credit into one motion. The motion was seconded and carried unanimously.**

9. \$15,000 for Roads, Drainage and Erosion Control for Canterbury Section 1A
10. \$100,000 for Roads, Drainage and Erosion Control for Canterbury Section 1B
11. \$150,000 for Roads, Drainage and Erosion Control for Canterbury Section 3

**Commissioner Gilliam voted to extend the three letters of credit in their current amounts for an additional year. The motion was seconded and carried unanimously.**

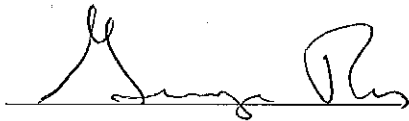
**New Business.**

None was discussed.

**Adjourn.**

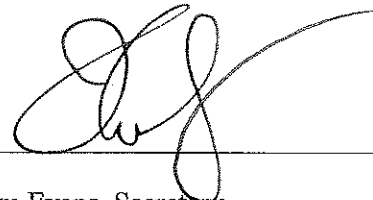
There being no further business, the meeting was adjourned at 8:01 p.m.

Signed: \_\_\_\_\_



George Ross, Chair

Attest: \_\_\_\_\_



Tom Evans, Secretary