

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**November 28, 2017**

**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 28th day of November 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Shaun Alexander; Commissioner Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the October 23rd, 2017 meeting were previously submitted.

**Commissioner Davis made a motion to approve of the October 23rd, 2017 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

**Carol Summerall – 3565 Robbins Nest Rd. – Has concerns about construction traffic in the Bridgemore Subdivision.**

**Planner Report:**

Mrs. Deats gave an update on the Littlebury concept plan. Daniel Woods with Great Tennessee Land Company came forward to provide more information to the Commission about the project.

**Unfinished Business:**

**1. Land Development Ordinance Amendment – Sign Standards (Zone Amend 2017-008).**

Mrs. Deats reviewed her Staff report for the Planning Commission. The Planning Commission and Town Council discussed the sign standards.

**After discussion, Commissioner Davis made a motion to approve Land Development Ordinance Amendment – Sign Standards (Zone Amend 2017-008) as submitted with the modification of an industrial driveway maximum width of 40 ft. The motion was seconded and carried by a vote of 6 to 1 with Commissioner Dilks casting the dissenting vote.**

**New Business:**

**2. Site plan approval for the development of a restaurant and gas station/convenience store within Roderick Place (SP 2017-007; DR 2017-005).**

Mrs. Deats reviewed her Staff report and based on the project's consistency with the approved plans, Staff recommends that the project be approved with the following contingencies:

1. Prior to the issuance of any grading or building permits, a final plat shall be recorded for the commercial and open space lots. The plat shall incorporate the roadway connection to Columbia Pike as approved by 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 \$32,000.
5. Prior to installation of the landscaping, the applicant shall have a pre-installation meeting with staff.
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.

**After discussion, Commissioner Davis made a motion to approve a site plan for the development of a restaurant and gas station/convenience store within Roderick Place (SP 2017-007; DR 2017-005) with Staff recommended contingencies. The motion was seconded and carried by all.**

- 3. Final Plat for the creation of section 6C consisting of 28 single-family lots and three open space lots within Phase 6 of Bridgemore Village (FP 2017-008)**

Mrs. Deats reviewed her report and based on the project's compliance with the preliminary plat approval and the Land Development Ordinance; Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to the recordation of the final plat, a surety will be required in the amount of \$215,000 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a surety shall be required in the amount of \$170,000 for sewer.
3. As built shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

**After discussion, Commissioner Whitmer made a motion to approve the final plat for the creation of section 6 C consisting of 28 single-family lots and three open space lots within Phase 6 of Bridgemore Village (FP 2017-008) with Staff recommended contingencies and also the following contingency:**

- 4. That the Open Space plat be recorded prior to the recordation of the final plat. The motion was seconded and carried by all.**

- 4. Specific Plan amendment for the expansion of Graystone Quarry located at 4520 Graystone Quarry.**

Mrs. Deats reviewed her report and recommends the Planning Commission recommend the adoption of an ordinance approving the modifications to the Specific Plan for the expansion of Graystone Quarry with the following contingencies:

1. Prior to issuance of building permits, the applicant shall obtain all necessary approvals from Williamson County Sewage Disposal.
2. The use of current technology that includes but may not be limited to, steerable sound systems or directional loudspeakers be utilized for the amphitheater.
3. Portable restrooms shall be used temporarily on a case by case basis and shall be removed immediately after the event.
4. Prior to the issuance of grading or building permit, the all traffic mitigation shall be completed in accordance with the traffic study dated November 2017.
5. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

Rick McEachern with Graystone Quarry came forward to answer any questions.

**After discussion, Commissioner Davis made a motion to approve the Specific Plan amendment for the expansion of Graystone Quarry located at 4520 Graystone Quarry with Staff recommended contingencies. The motion was seconded and carried by all.**

There being no further business, Commissioner Alexander made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:05 p.m.

  
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Jack Elder, Chairman

Attest:

  
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Brinton Davis, Secretary

SHAWN FOR BRINTON