

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On July 17, 2006**

Commission Members Present

Brown Daniel, Chairman  
Sarah Benson  
Tom Evans  
Cherry Jackson

Staff Members Present

Greg Langeliers, Town Administrator  
Larry Craig, Town Attorney  
Micah Wood, Town Planner  
Doug Goetsch, Town Recorder  
Lisa Stewart, Town Clerk

The regular meeting of the Municipal Planning Commission was called to order on July 17, 2006 at 7:00 p.m., at the Thompson's Station Community Center. Commissioner Jackie Attkisson was absent.

**Minutes**

The minutes of the June 19<sup>th</sup>, 2006 meeting were previously submitted; and were approved upon a motion by Commissioner Benson, seconded by Commissioner Evans, and passed unanimously.

**Staff Announcements**

Mr. Langeliers pointed out two (2) items pulled from the agenda:

- Item # 8: Final Plat – Bridgemore Village, Section 1B; and
  - Item # 9: Final Plat – Bridgemore Village, Section 2.
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Mr. Langeliers noted that the Community Plan Advisory Committee is meeting Thursday, July 27<sup>th</sup>, at 5:30 p.m.; and will be followed the same date with the Public Input meeting at 7:00 p.m. at the Community Center.

He distributed the new zone district map for this Commission's review. This map will accompany the new zoning ordinance.

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Mr. Craig reminded the Commission of the upcoming Randall Arendt presentation.

**Old Business**

There was none at this time.

**Agenda Item 5 – Concept Presentation – Critz Lane Medical Campus.**

Kevin Lee, President of Senior Health, stated that the concept is to have a medical campus to provide therapy and rehabilitation, both physical and mental, and emergency services. He noted that there is no other service provided like this in this area. Mr. Lee indicated the proposed medical office building for various doctor offices and a potential pharmacy. He stated that they would like to apply with the State for their certificate of need in August, if at all possible.

**Agenda Item 6 - Concept Presentation – Non-Residential Proposal.**

Mike Mizzell, a land use attorney spoke on behalf of Wal-Mart Stores, stating that they currently have a contract on the property located at the southwest quadrant of the intersection of SR-840 and Columbia Pike. He noted meeting with Mr. Langeliers to review the Town's regulations and requirements to be able to begin the submittal process. Mr. Mizzell stated that the conceptual presentation tonight is to get the same type of feedback and comments that this Commission would like to see; and hope to have a formal submittal ready in August.

Their engineer showed a concept of the proposed site, indicating features of the property and how those features have been incorporated into the layout. Mr. Mizzell pointed out the two (2) entrances on Columbia Highway, internalizing the traffic to the store and the out-parcels; therefore, minimizing the traffic on the highway. Mr. Langeliers noted the proposal of two (2) entrances was previously discussed; and also the possible use of approximately 10 acres to the rear of this site for another lagoon, or park space, trailheads, etc., as this 10 acres will become the Town's along with the deeding of the sewer facility.

Mr. Mizzell's architect presented an artists rendering showing several views of what the actual structure could look like and the design being considered.

**Agenda Item 7 - Preliminary Plat – Fields of Canterbury, Phase 3.**

Mr. Langeliers distributed a revised plat to the Commission that was received today. He reviewed the Staff report, recommending approval subject to the following conditions:

1. Final approval of the grading and drainage plan by the Town based on input from the Town's consultant;
2. Final approval of the proposed sewage collection system inclusive of both on and off site improvements;
3. Inclusion of the water lines and fire hydrant locations (meeting all requirements) on the plat prior to issuance of any grading permits;
4. The granting of all recommended variances from subdivision regulation requirements dependent on concurrence by the Town's consultant; and
5. The payment of all applicable fees.

After discussion, Commissioner Jackson made a motion to accept and approve Staff's recommendation. Commissioner Benson seconded the motion, which passed by unanimous vote.

**Agenda Item 8 - WITHDRAWN:** Final Plat – Bridgemore Village, Section 1B.

**Agenda Item 9 – WITHDRAWN:** Final Plat – Bridgemore Village, Section 2.

**Agenda Item 10 - Final Plat – Evergreen Ridge, Large Lot Easement Subdivision.**

Mr. Langeliers reviewed the Staff report, recommending approval contingent upon approval by the Williamson County Department of Sewage Disposal Management and the procurement of all requisite signatures on the final plat.

After discussion, Commissioner Jackson made a motion, seconded by Commissioner Evans, to accept and approve this final plat subject to Staff's recommendation. The motion passed unanimously.

**Agenda Items 11 and 12 - Final Plat Minor Revision – Country Haven, Lots 12, 13, and 14.**

Mr. Langeliers reviewed items 11 and 12 together since all lots are contiguous and could have been submitted on the same plat. He reviewed the Staff report, recommending approval pending the procurement of all necessary signatures in the signature block and payment of all applicable fees. Mr. Langeliers noted that all applicable fees have been paid since the writing of this report; and this is under review by the Williamson County Department of Sewage Disposal Management and their approval is anticipated.

Commissioner Jackson made a motion to accept and approve this final plat subject to Staff's recommendation. Commissioner Evans seconded the motion, which passed by unanimous vote.

**Agenda Item 13 – Update on Pecan Hills Cul-de-sac.**

Mr. Langeliers stated that he went out to the cul-de-sac with the engineering consultants and plan to meet with the property owners to discuss options. It appears that by cutting out some of the cul-de-sac into a ditch section and expanding their yards, it would eliminate the ability to turn around at that location. This would also avoid re-locating the mailboxes and driveways of the homeowners. Mr. Langeliers will meet with the homeowners to confirm this option.

**Agenda Item 14 – Update on Sewer Treatment Facility.**

Mr. Langeliers stated that the Thompson's Station Baptist Church has begun pumping into the Heritage Commons facility, and that it is working well. The blowers were tested at the regional facility and were in good order; and Mr. Meyer has a final punch list that is being worked through.

**Other New Business**

There was none at this time.

There being no further business, the meeting was adjourned at approximately 8:15 p.m.

Signed: \_\_\_\_\_  
Brown Daniel, Chairperson

Attest: \_\_\_\_\_  
Tom Evans, Secretary