Meeting Called To Order - Roll Call

Minutes-

Consideration Of The Minutes Of The April 24th, 2020 Meeting

Documents:

APRIL 2020 MINUTES.PDF

Public Comment

Any citizen desiring to make a comment can submit their written comments to the Town, which will be included in the meeting minutes for public perusal.

Email your comments to Town Hall at INFO@THOMPSONS-STATION.COM with May Planning Commission Public Comments as the Subject Line.

Contact the Town Community Development office with any questions at (615) 794-4333 ext. 12.

Planner Report

New Business:

1. Item 1 (FP 2020-004), Whistlestop Subdivision Final Plat – Section 1 For The Creation Of 46 Single-Family Lots And 6 Open Space Lots.

Documents:

WHISTLESTOP FP S1 PC STAFF REPORT 5-20-20.PDF
WS FP 20.03.20 COVER 2AND3.PDF
4-21-2020 WHISTLE STOP SEC 1 BONDS.PDF

Adjourn

This meeting will be held at 7:00 p.m. by electronic means due to the COVID-19 State of Emergency
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 28th day of April 2020 via electronic means under the authority of the Governor’s Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

This meeting is being conducted pursuant to the Guidance from the Comptroller’s Office, and in accordance with Governor Lee’s Executive Order No. 16 due to the treatment and containment of COVID-19.

This regular monthly meeting for April of 2020 is being held by video conference with the Planning Commission of Thompson’s Station and live streamed, as necessary to protect the public’s health, safety, and welfare in light of the coronavirus. Further it is requested that the governing body include this determination in the minutes for this meeting.

We understand, we the members of the Planning Commission serve at the pleasure of the citizens of Town of Thompson’s Station, and due to the current situation, is why we are currently live streaming this meeting for the benefit of the public, through our website.

A recording of this meeting will be available on the Town of Thompson’s Station’s web site at thompsons-station.com within 24 hours of this meeting.

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Tara Rumpler; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills. Additional virtual members present were Mark Merrill with Ragan Smith & Associates (Items 1, 2 & 3), Jonathan Smith with Barge Design Solutions, and Mr. Rick McEachern (Item 4).

Minutes:
The minutes of the March 24, 2020 regular meeting were presented.

Commissioner White made a motion to approve the March 24, 2020 meeting minutes.

Roll Call Vote:

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<tbody>
<tr>
<td>Chairman Harris Yea</td>
<td>Alderman Alexander Yea</td>
<td>Commissioner Parra Yea</td>
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<td>Commissioner Shipman Yea</td>
<td>Commissioner Rumpler Yea</td>
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<td>Commissioner Whitmer Yea</td>
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<tr>
<td>Yea 7</td>
<td>Nay 0</td>
<td>Abstain 0</td>
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Public Comment:
None.
New Business:

1. The Fields of Canterbury Final Plat – Phase 14 for the creation of 21 single family lots, 57 townhome lots, and thirteen (13) open space lots (FP-2020-001).

Mr. Wood reviewed his Staff report and based on the project’s compliance with the approved Phase 14 preliminary plat and the LDO, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $1,045,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $550,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 14.
4. As built drawings 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 White made a motion to approve Item 1, the Fields of Canterbury Final Plat – Phase 14 for the creation of 21 single family lots, 57 townhome lots & thirteen open space lots with the Staff recommended contingencies.

Roll Call Vote:

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<td>Commissioner Whitmer</td>
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Yea 7        Nay 0        Abstain 0

2. The Fields of Canterbury Final Plat – Phase 16 for the creation of 25 single family lots, a pump station lot, and 2 open space lots (FP-2020-002).

Mr. Wood reviewed his Staff report and based on the project’s compliance with the approved Phase 16 preliminary plat and the LDO, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $440,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $797,500 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 16.
4. As built drawings 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 White made a motion to approve the Fields of Canterbury Final Plat – Phase 16 for the creation of 25 single family lots, a pump station lot, and 2 open space lots with Staff recommended contingencies.

Roll Call Vote:

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<td>Yea 7</td>
<td>Nay 0</td>
<td>Abstain 0</td>
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3. The Fields of Canterbury Final Plat – Phases 17 for the creation of 28 townhome and 1 open space lot (FP-2020-003).

Mr. Wood reviewed his Staff report and based on the project’s compliance with the approved Phase 17 preliminary plat and the LDO, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $220,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $110,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 17.
4. As built drawings 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 Shipman made a motion to approve Item 3, the Fields of Canterbury Final Plat, Phase 17 for the creation of 28 townhome lots and 1 open space lot with the Staff recommended contingencies.

Roll Call Vote:

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<td>Yea 7</td>
<td>Nay 0</td>
<td>Abstain 0</td>
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4. Request for a Plan of Services for property located at 4440 Les Watkins Road related to a referendum for annexation of territory into the Town of Thompson’s Station.

Mr. Wood reviewed his memo and Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to adopt the Plan of Services for 4440 Les Watkins Road.

After discussion, Commissioner Whitmer made a motion to recommend to the Board of Mayor and Aldermen to adopt the Plan of Services for 4440 Les Watkins Road.
Roll Call Vote:

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<td>Commissioner Whitmer</td>
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Yea  7  Nay  0  Abstain  0

There being no further business, the meeting was adjourned at 7:30 p.m.

__________________________________
Trent Harris, Chairman

Attest:

Shaun Alexander, Secretary
Whistlestop Subdivision Final Plat – Section 1 for the creation of 46 single-family lots and 6 open space lots.

PROJECT DESCRIPTION
Whistlestop Farms LLC submitted a request for a final plat to establish 46 single family lots & 6 open space lots.

ANALYSIS
The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

This plat is the first phase of the overall 131.46 acre subdivision for Whistlestop. Section 1 consists of 46 single family lots, 6 open space lots, and associated public infrastructure along Brakeman Lane, Conductor Lane, and Burgin Drive. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

Sureties
Sureties are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans.

After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at $560,000.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at $485,000.
RECOMMENDATION
Based on the project’s compliance with the approved preliminary plat and the LDO, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $560,000 for roadways, grading, drainage, and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of $485,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved plans.
4. As built drawings 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.
April 21, 2020

Whistle Stop Section I
Bond Amounts

Roads, Grading, Drainage, & Erosion Control

Roadway completed to subgrade. Drainage systems installed, with exception of entrance cross-drain. Detention ponds are grading with fine grading and as-builds remaining. Erosion control is ongoing.

Bonds Section I; RGDE - $560,000

Sanitary Sewer

Sewer system has been installed; system to be tested. Pump station site grading, pump station and connection to system yet to be completed.

Bonds Section I; SA - $485,000

Steven Clifton, PE