

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
March 26, 2019

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 26nd day of March 2019 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Trent Harris; Commissioner Mac Hughes; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Kreis White; Commissioner Bob Whitmer; Alderman Shaun Alexander; Town Planner Wendy Deats, Town Attorney Todd Moore and Town Clerk Jennifer Jones.

Pledge of Allegiance.

Minutes:

The minutes of the February 26, 2019 regular meeting were presented.

Commissioner White made a motion to approve of the February 26, 2019 meeting minutes. The motion was seconded and carried unanimously by all present.

Public Comment: None

Town Planner Report: Mrs. Deats announced that Jennifer Jones has resigned and will be embarking on a new job opportunity.

New Business:

- 1. LDO Amendment to permit schools within the T4 district (LDO Amend 2019-002).**

Mrs. Deats reviewed her report and based on the goals and policies within the General Plan to provide opportunities for a mix of land uses, Staff is requesting the Planning Commission recommend to the Board of Mayor and Aldermen to amend Section 1.3 – Definitions to incorporate the following definition:

Religious institution: A church or place of worship or religious assembly. A religious institution may include related facilities such as a meeting hall, day care and administrative offices. A religious institution may also include a private school if permitted by approval of a special exception permit as specifically provided for in this ordinance.

Based on the intent to protect the vision of the General Plan, Staff also recommends incorporating the following standards within Section 4.5.2. to address private schools in the T5 zone:

- b. A private religious school in T5 may operate only as an ancillary use to and within a religious institution within the district and shall be subject to the review of a special exception permit.
 - i. A private religious school in the T5 district shall be limited to an appropriate number of students based on the size of the facilities and the hours of operation limited to 9:00 a.m. to 3:00 p.m. Monday through Friday.
 - ii. A traffic study for a shall be prepared and appropriate mitigation shall be incorporated, if necessary to mitigate negative impacts.

Mr. Robbie Mason representing Grace Christian Academy came forward to answer any questions on behalf of the applicant. He stated that they anticipate a maximum of 120 students as the school progresses and is able to add more classes.

After discussion, Commissioner Whitmer made a motion for the Planning Commission to recommend approval of Item 1, an amendment to the Land Development Ordinance as staff proposes with changes to 1.3 and the inclusion of the standards to the Board of Mayor and Aldermen. The motion was seconded and carried by all present.

2. Final Plat for the creation of 46 lots within the Whistle Stop community (FP 2019-001).

Mrs. Deats reviewed her report and based on the project's compliance with the approved preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

- 1. Prior to recordation of the final plat, the developer/applicant shall pay all required submittal fees for the Section 1 final plat.
- 2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$949,000 for roadways, drainage and utilities.
- 3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$630,000 for sewer.
- 4. All tree replacements shall be installed in accordance with the approved replacement plan for WhistleStop Farms.
- 5. 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 recommended approval of Item 2, a final plat for Section 1 of WhistleStop including 46 single family lots and four open space lots. The motion was seconded and carried by all present.

3. Preliminary Plat for the connection of Branford Place/Declaration Way and the dedication of Declaration Way to the Town of Thompson's Station (PP 2019-001).

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Mrs. Deats reviewed her staff report and based upon the project's consistency with the Tollgate Village development plan recommends the Planning Commission approve the preliminary plat with the following contingency:

1. Prior to the recordation of the final plat, Declaration Way shall be accepted by the Board of Mayor and Aldermen.

After discussion, Commissioner Shipman recommended approval of Item 3, a preliminary plat for the connection of Brandford Place and the dedication of Declaration Way from Branford to Columbia Pike. The motion was seconded and carried by all present.

There being no further business, the meeting was adjourned at 8:07 p.m.

Trent Harris, Chairman

Attest:

Shaun Alexander, Secretary