

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**June 28, 2022**

**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. June 28, 2022.

Commissioners and Staff present were Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Planning Director Micah Wood; Planning Technician Jennifer Banaszak, Town Attorney Andrew Mills, and Town Engineer Will Owen. Commissioner Kreis White was unable to attend.

**Minutes:**

The minutes of the May 24, 2022, regular meeting were presented.

**Commissioner Rumpler made a motion to approve the May 24, 2022, meeting minutes. The motion was seconded and carried by all present.**

**Public Comment:**

None.

**Town Planner Report:**

Urban Growth Boundary Update – This process is on-going. The County has tentatively set the next meeting in September. A draft of the report will be available in the coming months. The budget was approved by BOMA in July, and with that budget approval, all members of the Planning Commission will now be members of TAPA.

**AGENDA ITEMS:**

- 1. A site plan for a two story 5,000 square foot commercial building located at 2197 Portsmouth Drive in the Tollgate Village neighborhood.**

Mr. Wood reviewed his staff report and recommended approval with the following contingencies:

1. A copy of the executed share access easement shall be provided to the Town prior to Certificate of Occupancy.
2. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.

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3. The applicant shall resolve all Town Engineer’s comments related to grading prior to the issuance of the grading permit for this site.
4. After Planning Commission approval, the applicant shall contact staff to set the pre-construction meeting for the issuance of the grading and infrastructure permits for this project.

Tyler Ubelhor with M2 Group came forward to answer any questions on behalf of the applicant.

**After discussion, Commissioner Parra made a motion to approve Item 1, A site plan for a two story 5,000 square foot commercial building located at 2197 Portsmouth Drive in the Tollgate Village neighborhood. The motion was seconded and carried by all present.**

- 2. Temporary Use Permit request for a farmer’s market and a holiday market at 4683 Columbia Pike (Homestead Manor).**

Mr. Wood reviewed his report and if the Planning Commission approves the TUP, Staff recommends the following conditions:

1. This Permit only remains valid for the Farmers Market to occur, as described in the attached proposal, Tuesdays beginning July 5 – October 25, 2022, from 4-7pm and the Holiday Market to occur December 3, 2022, from 10am-3pm.
2. If any aspect of the elements noted in the attached proposal are not strictly adhered to, Town Staff is to be vested with the authority to cancel this permit at any time.
3. All standards and regulations of the LDO and other Town regulations apply.

Daniel Haire with the Thompson’s Station Farmers Market came forward to answer questions from the Planning Commission.

**After discussion, Commissioner Whitmer made a motion to grant a temporary use permit for a farmer’s market and holiday market at 4683 Columbia Pike (Homestead Manor). The motion was seconded and carried by all present.**

- 3. Downtown Thompson’s Station Subdivision, Preliminary Plat. Request of Right-of-Way, easements, and revised lot lines for property in downtown Thompson’s Station.**

Mr. Wood reviewed his staff report and recommends that the Planning Commission approve the plat as presented.

**After discussion, Commissioner Shipman made a motion to approve the Downtown Thompson’s Station Subdivision Preliminary Plat. The motion was seconded and carried by all present.**

- 4. The Enclave at Station Hill Subdivision, Preliminary Plat. Request for approval of 290 single family residential lots and 13 open space lots located at 1824 Sedberry Road, north and south of I-840.**

Mr. Wood reviewed his report and recommended approval of the preliminary, with the following contingencies:

1. The applicant shall set a pre-submittal meeting with Town Staff prior to the submittal of the constructions plans for this development.
2. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
3. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
4. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
5. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
6. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner’s association.
7. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
8. All recommendations within the traffic study shall be completed.
9. All open space amenities shall require TSPC approval prior to permitting for each amenity.

Mark Merrill with Ragan Smith came forward to answer questions on behalf of the applicant.

**After discussion, Commissioner Whitmer made a motion to approve Item 4, Enclave at Station Hill Subdivision, Preliminary Plat. Request for approval of 290 single family residential lots and 13 open space lots located at 1824 Sedberry Road, north and south of I-840 with the Staff recommended conditions, and the additional conditions that Road improvements to Sedberry must be done by the first section of the final plat and that the amenities will be installed concurrently with the second section of the final plat. The motions was seconded and approved by all present.**

**5. All Aboard Planning Process- update from the Kimley Horn team.**

Kevin Tilbury and Brad Thompson presented an update to the All Aboard Comprehensive Planning Process.

**BOND ACTIONS/REPORT**

**1. Update on Long Held Bonds**

Road improvements in Tollgate will be completed by Friday (July 1, 2022) and attention will be turned to Bridgemore Village.

There being no further business, the meeting was adjourned at 7:33 p.m.

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Trent Harris, Chairman

Attest:

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Micah Wood, Secretary