

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**January 23, 2018**

**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 23<sup>rd</sup> day of January 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 Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; and Town Attorney Todd Moore. Commissioner Shawn Alexander and Town Clerk Jennifer Jones were unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the November 28, 2017 meeting were previously submitted.

**Commissioner Roberts made a motion to approve of the November 28th, 2017 meeting minutes. The motion was seconded and carried unanimously.**

**Election of Officers:**

**Commissioner Harris made a motion to retain the Planning Commission officers as is. The motion was seconded and carried by all.**

**Public Comment:**

**Tom Lotz – 1621 Indian Creek Circle –** Concerns over Two Farms infrastructure and improvements.

**Todd Kaestner – 3210 Del Rio Pike –** Wants a high quality, low density development. Focus on infrastructure and improvements with the Two Farms development first.

**Annabeth Hayes – 402 Brick Path Ln -** Director of Preservation for Williamson County. Focus on preserving the feel of Thompson's Station.

**Jay Cornay – 4068 Carter's Creek Pk –** Work on preservation of land and the legacy that we're leaving for future generations.

**Mary Beasley – 1999 Evergreen Rd. –** CEO of Heritage Foundation. Wants Two Farms to move forward with Smart Growth and utilize the Heritage Foundation for smart planning.

**Larry Simmons – 3116 Hazelton –** Wants Commission to consider the voice of the residents of Tollgate when making a decision regarding Tollgate mixed use plan with Regent Homes.

**PJ Pratt - 3228 Baker Lane –** Spoke on behalf of the Two Farms Project.

**New Business:**

**1. Site plan approval for the development of two buildings at Graystone Quarry for the “artist compound” (SP 2018-001; DR 2018-001).**

Mrs. Deats reviewed her report and Staff recommends the Planning Commission approve the site plan with the following contingencies:

1. Prior to the issuance of any permits, the amendment to the existing specific plans shall be adopted.
2. Prior to issuance of a building permit, the applicant shall obtain all necessary approvals from Williamson County Sewage Disposal.
3. The use of current technology that includes but may not be limited to, steerable sound systems or directional loudspeakers be utilized for the amphitheater.
4. Portable restrooms shall be used temporarily on a case by case basis and shall be removed immediately after the event.
5. Prior to the issuance of a grading or building permit, the all traffic mitigation shall be completed in accordance with the traffic study dated January 2018.
6. 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.

**After discussion, Commissioner Roberts made a motion to approve Item 1, a Site plan approval for the development of two buildings at Graystone Quarry for the “artist compound” (SP 2018-001; DR 2018-001), with Staff recommended with contingencies. The motion was seconded and carried by all.**

**2. Final Plat for section 5B consisting of the creation of 27 lots within phase 5 of Bridgemore Village (FP 2018-001).**

Mrs. Deats reviewed her report and based on the project’s consistency with the approved preliminary plat and the Town’s Land Development Ordinance, Staff recommends approval of the final plat for section 5B with the following contingencies:

1. Prior to the recordation of the final plat, a surety will be required in the amount of \$177,300 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a surety shall be required in the amount of \$114,000 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 Item 2, a Final Plat for section 5B consisting of the creation of 27 lots within phase 5 of Bridgemore Village (FP 2018-001), with Staff recommended with contingencies. The motion was seconded and carried by all.**

**3. Final Plat for section 6D consisting of the creation of 17 single-family lots within phase 6 of Bridgemore Village (FP 2018-002).**

Mrs. Deats reviewed her report and based on the project's consistency with the approved preliminary plat for phase 6 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 \$120,600 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a surety shall be required in the amount of \$70,000 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 Harris made a motion to approve Item 3, a Final Plat for section 6D consisting of the creation of 17 single-family lots within phase 6 of Bridgemore Village (FP 2018-002) with Staff recommended contingencies. The motion was seconded and carried by all.**

- 4. Final Plat for section 12B consisting of the creation of 36 lots within the Fields of Canterbury (FP 2018-003).**

Mrs. Deats reviewed her report however, based on the project's compliance with the approved Phase 12 preliminary plat, 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 \$134,000 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 \$88,000 for sewer.
3. 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 Dilks made a motion to approve Item number 4, a Final Plat for section 12B consisting of the creation of 36 lots within the Fields of Canterbury (FP 2018-003) with Staff recommended contingencies. The motion was seconded and carried by all.**

- 5. Preliminary Plat for the creation of Phase 18 and the re-subdivision of phase 33 to create eight (8) lots within Tollgate Village (PP 2018-001).**

Mrs. Deats reviewed her report and based on the lack of compliance with traffic mitigation requirements, Staff recommends denial of the preliminary plat for phase 18 which includes the re-subdivision of phase 33.

Mr. Bob Nichols and Mr. Brett Smith with Ragan Smith came forward to speak on behalf of the applicant. Mr. Brian Rowe, of MBSC, came forward to speak on behalf of the developer.

**After discussion, Commissioner Dilks made a motion to accept Staff's recommendation to deny Item number 5, a Preliminary Plat for the creation of Phase 18 and the re-subdivision of Phase 33 to create eight (8) lots within Tollgate Village (PP 2018-001) due**

**to lack of compliance with traffic mitigation requirements specifically the secondary access to the neighborhood. The motion was seconded and carried by a vote of 6 to 1 with Commissioner Whitmer casting the dissenting vote.**

**6. Site Plan for the approval of two commercial buildings and one mixed-use building located at the northwest corner of Tollgate Village/Elliston Way (SP 2018-002; DR 2018-002).**

Mrs. Deats reviewed her report and Without sewer availability, Staff recommends the Planning Commission deny the site plan.

Should the Planning Commission consider approval of the project, Staff recommends the following contingencies:

1. Prior to the issuance of grading or building permits, the project site shall be subdivided and the necessary roadway dedication for the extension of Branford Place be recorded.
2. Prior to the issuance of any grading or building permits, all sewer approvals necessary for the project shall be obtained.
3. Prior to the issuance of grading or building permits, approval of the project design by the Design Review Commission shall be obtained.
4. Prior to the issuance of grading or building permits, construction drawings shall be reviewed and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
5. Prior to the issuance of building permits, floor plans and parking analysis for each use shall be submitted and shall meet the requirements set forth within the Land Development Ordinance.
6. Within 60 days of project approval, a performance agreement and surety in the amount of \$42,000 for onsite landscaping improvements shall be submitted.
7. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
8. Prior to the installation of signage, a master sign plan shall be submitted for review and approval.
9. 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.

Mr. Dave McGowan with Regent Homes came forward to speak on behalf of the applicant.

**After discussion, Commissioner Davis made a motion to approve Item 6, the Site Plan for the approval of two commercial buildings and one mixed-use building located at the northwest corner of Tollgate Village/Elliston Way (SP 2018-002; DR 2018-002) with Staff recommended contingencies and with the modification to Contingency number 2, as of the approval of the site plan, at the time of approval, only 33 taps are available, should additional taps be required, prior to the issuance of any grading or building permits, all sewer approvals necessary for the project shall be obtained. The motion was seconded and carried by all.**

7. **Land Development Amendments revise Section 1.3 – Definition; Table 4.4 – Permitted Uses; Section 4.6 – Building Placement Standards; Section 4.7 Height Restrictions; Table 4.12 – D3 Lot Standards; Table 4.13 – NC lot standards, Section 4.10.2 – Townhouse Residential Standards; and Section 4.12.2 – Parking Standards (Zone Amend 2018-001).**

**Item was tabled to the end of the meeting.**

**8. Zoning request to establish the Transect Community (TC) zoning district for the 686.92 acres located at 1350 King Lane (File Rezone 2018-001).**

Mrs. Deats reviewed her report and Staff recommends the following:

1. Staff recommends that the Planning Commission designate the Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00 as O2- Rural Open Space on the Town's Sector Map.
2. Staff is requesting that the Planning Commission provide a recommendation to the Board of Mayor and Aldermen for the zoning of these three parcels (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00) totaling 686.92 acres. A recommendation to adopt an ordinance to zone the land TC should include the following contingencies:
  1. An acceptable school building site must be identified and dedicated from within the project site.
  2. An acceptable public safety building must be identified and dedicated from within the project site.
  3. All proposed trails within the community must be made to allow for future connections to the public trail system.
  4. The wastewater treatment facility must be located in an area at least 1000 feet away from any existing adjacent residential structure.
  5. All off-site infrastructure improvements necessary to serve this project will be paid for entirely by the applicant.
3. Staff recommends that the Planning Commission recommend an amendment to the Land Development Ordinance to establish a definition along with development standards for golf courses as follows:

***Section 1.3***

Golf Course - an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public.

***Section 4.11.14 Golf Course Standards***

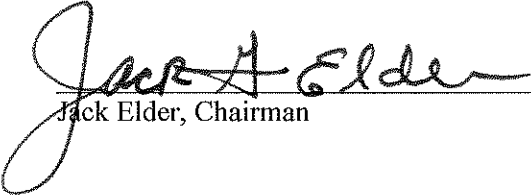
1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.
2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.
3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

Mr. Mike Abbott with Beacon Development came forward to speak on behalf of the applicant and answer any questions from the Commission.

**After discussion, Commissioner Roberts made a motion to approve Item 8, a zoning request to establish the Transect Community (TC) zoning district for the 686.92 acres located at 1350 King Lane (File Rezone 2018-001) with Staff recommendations and the modification to Item 2, contingency 4 that the wastewater facility to read property line rather than residential structure. The motion was seconded and approved by all.**

**Item 7 was then heard and after discussion, Commissioner Whitmer made a motion to defer Item number 7 work session to be able to give thoughtful consideration to each item. The motion was seconded and carried by all.**

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:35 p.m.

  
\_\_\_\_\_  
Jack Elder, Chairman

Attest:

  
\_\_\_\_\_  
Brinton Davis, Secretary