

Town of Thompson's Station  
Board of Mayor and Aldermen  
Minutes of the Meeting  
April 10, 2018

**Call to Order.**

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on Tuesday April 10, 2018 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brian Stover; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Clerk Jennifer Jones and Town Attorney Todd Moore.

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the March 13, 2018 regular meeting were presented.

Alderman Dilks requested that the minutes be amended to include "Aldermen Dilks and Shepard casting the dissenting votes due to motion not including proposed revisions by Alderman Shepard"

**After discussion, Alderman Stover made a motion to approve the minutes of the March 13, 2018 with amendments as stated. The motion was seconded and approved by all.**

**Public Comments:**

Mr. Bob Brentson submitted a video public comment.

**Alderman Dilks made a motion to hear Mr. Brentson's video comment. The motion was seconded, and failed by a vote of 2 to 3 with Aldermen Bell and Stover and Mayor Napier casting the dissenting votes.**

**Larry Simmons – 3116 Hazelton –** Appeared before the Board to give an update to Tollgate Village Development resident opinion poll.

**BZA/DRC Appointments:**

Mr. Cosentini reviewed the names of potential Members of both the Board of Zoning Appeals and the Design Review Committee.

**After discussion, Alderman Stover made a motion to appoint the following members to the Board of Zoning Appeals:**

**Miriam Wiggins – Term expiration 2018**

**Mac Hughes – Term expiration 2019**

**Justin Wilson – Term expiration 2020**

**Mary Herring – Term expiration 2021**

**Jeff Ridsen – Term expiration 2022**

**The motion was seconded and carried by all.**

**After further discussion, Alderman Stover made a motion to appoint the following members to the Design Review Committee:**

**Charles Stark – Term expiration 2019**

**Sarah Alexander – Term expiration 2019**  
**Steve Bennett – Expiration 2020**  
**The motion was seconded and carried by all.**

**Unfinished Business:**

- 1. Public Hearing and Second Reading Ordinance 2018-007 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend the Land Development Ordinance to Incorporate a definition and Golf Course Standards into the Land Development Ordinance (File: LDO Amend 2018-002)**

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-007 amending Section 1.3 to include the definition for golf course and adopt the golf course standards as proposed in Section 4.11 within the Land Development Ordinance.

Mayor Napier then opened the floor for public comment. There being none, public comment was then closed.

**After discussion, Alderman Stover made a motion to approve Second Reading of Ordinance 2018-007. The motion was seconded and carried by all.**

- 2. Public Hearing and Second Reading Ordinance 2018-008 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 3.3.7 – Hillside and Steep Slope Standards within the Land Development Ordinance (File: LDO Amend 2018-003)**

Mrs. Deats reviewed her report and The Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-008 amending Section 3.37 to include a maximum height of structures at 32 feet measured from lowest point of the grade to the highest point of the roof within the Land Development Ordinance.

Mayor Napier then opened the floor for public comment.

**Jake Rains – 113 Poplar St.** – Came forward to speak on behalf on the modification being 32 foot from the front elevation or 32 foot and excluding basements.

Public Comment was then closed.

**After discussion, Alderman Bell made a motion to approve Second reading of Ordinance 2018-008 with the amendment that the maximum height of structures at 32 feet and is measured from the highest point and the highest existing grade. The motion was seconded and carried by all.**

- 3. Public Hearing and Second Reading Ordinance 2018-009 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to zone 212.93 acres to the TC (Transect Community) zone located at 2816 Thompson’s Station Road East (Tax Map 154 Parcel 050.00) (File: Zone Amend 2018-002)**

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Mrs. Deats reviewed her report and The Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-009 amending the zoning map to designate this land (Tax Map 154, Parcel 50.00) as transect community (TC).

Mayor Napier then opened the floor for public comment.

**Willis Gillam – 2104 Lewisburg Pk. –** Voiced concern with drip fields/sewer expansion.

**Mark Hosbach – 1810 Savannah Springs Dr. –** Development concerns.

Public Comment was then closed.

Joshua Denton and Greg Gamble came forward to speak. The Developer stated no intention to have apartments and was unable to provide a breakout of maximum 375 total dwelling units in the plan other than to say there would be 144 condominiums in 8 condo buildings. The Developer also said his intention was to have a minimum of 20,000 square feet commercial

**After discussion, Alderman Stover made a motion to approve second reading of Ordinance 2018-009. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes with Alderman Shepard's reasoning being against rezoning because Developer was unable to provide a breakout of single-family detached and townhomes in the 375 total residential products and because the Developer did not commit to any minimum amount of commercial square feet.**

**New Business:**

- 4. First Reading of Ordinance 2018-010: An Ordinance of The Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend Table 4.4 (Permitted Uses); Section 4.6 (Building Placement Standards); Section 4.7 (Height Restriction); Table 4.13 (NC Lot Standards); Section 4.9.5 (Regulation Specific to the NC Zone) and Section 4.12.2 (Parking Standards) within the Land Development Ordinance (Zone Amend 2018-001)**

Mrs. Deats reviewed her report and the Planning Commission recommends to the Board of Mayor and Aldermen adoption of an ordinance amending these sections as proposed within the Land Development Ordinance.

Prior to discussion Alderman Dilks asked Alderman Bell to recuse himself due to conflict of interest reasons between his employer, Gresham Smith & Partners and Regent Homes; Alderman Bell did not.

Alderman Dilks asked Mayor Napier, Alderman Bell & Alderman Stover to provide reasons why they were for these zoning amendments and no reasons were given other than Alderman Stover declaring his opinion that the majority of Tollgate residents support it

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

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Dave McGowan stated that he did not know Alderman Bell's boss at Gresham Smith & Partners.

**After discussion, Alderman Bell made a motion to approve first reading of Ordinance 2018-010. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.**

- 5. Resolution 2018-009: A Resolution of the Town of Thompson's Station, Tennessee to approve a Contract with Barge Design Solutions, Inc. for Engineering and Consulting Services for the Wastewater System master plan and to authorize the Mayor to sign the contract.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2018-009.

Matthew Johnson with Barge Solutions, Inc. appeared before the Board to discuss the proposal and scope of work.

**After discussion, Alderman Stover made a motion to approve Resolution 2018-009. The motion was seconded and carried by all.**

- 6. Dedication Request: Fields of Canterbury – Phases 1, 6, & 9**

Mr. Cosentini reviewed his report and recommended that BOMA Approve the request for acceptance of the roads, alleys, sidewalks, storm drains, and wastewater facilities in Phases 1, 6 and 9 in the Fields of Canterbury subdivision and set maintenance surety amounts as recommended.

**After discussion, Alderman Dilks made a motion to approve the Dedication request of the Field of Canterbury Phase1, with RDEC and Wastewater surety set at \$115,000, Phase 6 with RDEC and Wastewater surety set at \$65,000 & Phase 9 with RDEC and Wastewater surety set at \$133,000. The motion was seconded and carried by all.**

- 7. Resolution 2018-010: A Resolution of the Town of Thompson's Station, Tennessee authorizing the acquisition of property by negotiation or condemnation for the Improvements to Critz Lane**

Item was removed from agenda.

#### **Announcements/Agenda Items**

**Alderman Shepard made a motion for Town Staff to provide a "post mortem" report and presentation on the Critz Lane straightening project during the June 2018 meeting. The motion was seconded and carried by all.**

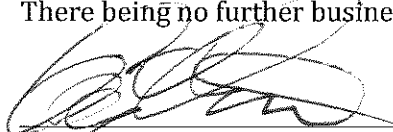
**Alderman Shepard made a motion to direct Town Staff put simultaneous annual compensation increases for Town employees on the agenda of the May BOMA meeting. The motion was seconded and carried by all.**

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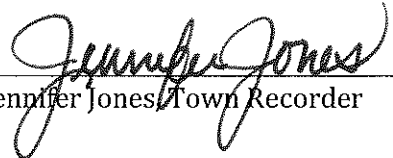
**Alderman Dilks made a motion that the Town pledge to never build a wastewater plant on the Alexander property. The motion was seconded and failed by a vote of 2 to 3 with Mayor Napier, Alderman Bell & Alderman Stover casting the dissenting votes.**

**Adjourn**

There being no further business, the meeting was adjourned at 9:56 p.m.



Corey Napier, Mayor

  
Jennifer Jones, Town Recorder

