

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
June 25, 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 25th day of June 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 Rumppler; Commissioner Sheila Shipman; Commissioner Kreis White; Commissioner Bob Whitmer; Alderman Shaun Alexander; Town Planner Wendy Deats, Town Recorder/Clerk Regina Fowler and Town Attorney Andrew Mills.

Pledge of Allegiance.

Minutes:

The minutes of the May 28, 2019 regular meeting were presented.

**Commissioner White made a motion to approve the May 28, 2019 meeting minutes.
The motion was seconded and carried unanimously by all present.**

Public Comment:

None.

Town Planner Report:

Mrs. Deats announced that WSP in association with GNRC will present information on the south corridor study. Mrs. Deats also mentioned that the Town's traffic engineer will be presenting the town's draft major thoroughfare plan.

New Business:

1. **Site plan for the development of a financial service located at 1101/1104 Elliston Way within the Tollgate Village neighborhood (SP 2019-003; DR 2019-003).**

Mrs. Deats presented her report and based on the project's compliance with the Land Development Ordinance, Staff recommends that the Planning Commission approve the site plan with the following contingencies:

1. Prior to the issuance of grading or building permits for phase 1, approval of the project design by the Design Review Commission shall be obtained.
2. Prior to the approval of construction drawings, the pedestrian path of travel shall be noted on the site plan and shall match the treatment used for the entry driveways and additional landscaping shall be incorporated around the trash enclosure.
3. Prior to the issuance of grading or building permits for phase 1, construction drawings shall be reviewed and approved. Any corrections or issues with the drawings related to

regulations may be subject to further Planning Commission review. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.

4. Within 60 days of project approval, a performance surety in the amount of \$38,835 for onsite landscaping improvements shall be submitted for phase 1.
5. Prior to installation of the landscaping for phase 1, the applicant shall meet with staff to confirm location of all landscaping.
6. Prior to the installation of any signage, a sign application shall be submitted and all signs shall conform to the LDO.
7. Prior to the issuance of building permit for phase 2 of the project, the applicant shall obtain approval of the necessary sewer.
8. Prior to the issuance of a building permit for phase 2 of the project, the applicant shall submit an opinion of probable cost with a 15% contingency and the surety shall be submitted.
9. Prior to the issuance of building permits for phase 2 of the project, floor plans and parking analysis for each use shall be submitted and shall meet the requirements set forth within the Land Development Ordinance.
10. 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 Whitmer made a motion to approve Item 1, site plan for the 1101/1105 Elliston Way with recommended contingencies. The motion was seconded and carried by all.

- 2. Site plan reapproval for the development of a restaurant and convenience store with gas station (Roderick Market) within Roderick Place (SP 2019-004; DR 2019-004).**

Mrs. Deats reviewed her report and based on the project's compliance with the approved Specific Plan and the Land Development Ordinance, Staff recommends that the Planning Commission approve the site plan with the following contingencies:

1. Prior to the issuance of any grading or building permits, a final plat shall be recorded for the commercial and open space lots. The plat shall incorporate the roadway connection to Columbia Pike as approved by TDOT.
2. Prior to issuance of grading permits, construction plans shall be submitted and approved. The location of the driveway entrance shall be located a minimum of 200 feet from any intersection. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
3. Prior to the issuance of building permits, the site plan shall be modified to incorporate enhanced paving at the project entrance which shall match the pedestrian pathway on site. All mechanical equipment locations shall be identified, and screening provided.
4. Prior to the issuance of building permits, the applicant shall post a letter of credit for the landscaping in the amount of \$35,852.

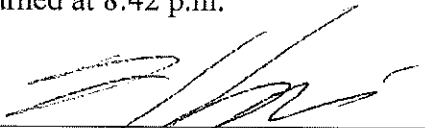
Page 3

5. Prior to installation of the landscaping, the applicant shall have a pre-installation meeting with staff.
6. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

After discussion, Commissioner White made a motion to approve Item 2, a site plan for the development of a gas station with convenience store and restaurant with the recommended contingencies.

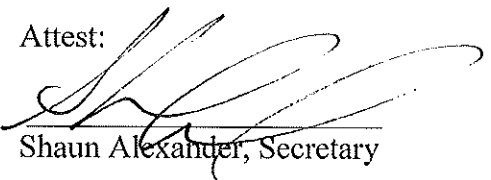
The motion was seconded and carried by all present.

There being no further business, the meeting was adjourned at 8:42 p.m.



Trent Harris, Chairman

Attest:



Shaun Alexander, Secretary