**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. August 8, 2022.

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

**Minutes:**

The minutes of the July 26, 2022, regular meeting were presented.

**Commissioner Whitmer made a motion to approve the July 26, 2022, regular meeting. The motion was seconded and carried by all present.**

**Public Comment:**

None.

**Town Planner Report:**

A public notice will be going out for the All Aboard Comprehensive Planning Process for a second community workshop on Wednesday, September 8th from 5-7 pm.

**AGENDA ITEMS:**

**Rezonings**

1. **Consideration of Ordinance 2022-011, a rezoning of land at 4339 Columbia Pike from T2 to TC Zoning (to consist of T1 and T4 zones).**

 Mr. Wood reviewed his report and recommended a favorable recommendation onto the Board of Mayor and Aldermen for the Rezoning Ordinance.

 Troy Gardener with Ragan Smith came forward to give a presentation on behalf of the applicant. Josh Denton, council for the applicant, came forward to answer any questions that the Commission might have.

 **After discussion, Commissioner White made a motion to respond unfavorably to the request of a rezoning for 4339 Columbia Pike from T2 to TZ zoning due to the fact that the rezoning does not preserve the rural characteristics while accommodating future growth in an orderly and sustainable manor. The motion was seconded and carried by all present.**

**Plats and Plans**

1. **Tollgate Village Subdivision, Site Plan Revision 1, Mixed Use Building. Request for approval of revisions to a previously approved food building located at 2197 Portsmouth Drive.**

Mr. Wood reviewed his report and based on the project’s consistency with the Town’s Design Guidelines, recommends approval of the site plan as revised.

Mr. Dave McGowan, applicant and Mr. Troy Gardner with Ragan Smith came forward to answer any questions.

 **After discussion, Commissioner Whitmer made a motion to approve Item 2, a site plan revision to Tollgate Village Mixed use building. The motion was seconded and carried by all present.**

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

Mr. Wood reviewed his report and recommended approval of the Downtown Final Plat, as presented.

 **After discussion, Commissioner Whitmer made a motion to approve the Downtown Thompson’s Station Subdivision Final Plat as presented. The motion was seconded and approved by all present.**

**Town Growth Policy**

1. **Consideration of Ordinance 2022-12, an ordinance to establish a moratorium on any zonings or rezoning to change the Town Zoning Map until the adaption of the All Aboard updates to the Town’s General Plan and Land Development Ordinance.**

Attorney Mills went over the growth plan ordinance and recommended a favorable recommendation to the Board of Mayor and Aldermen.

 **After discussion, Alderman Alexander made a motion to recommend Ordinance 2022-12 onto the Board of Mayor and Aldermen. The motion was seconded and carried by all present.**

There being no further business, the meeting was adjourned at 7:06 p.m.

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                              Trent Harris, Chairman

Attest:

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Micah Wood, Secretary