Town of Thompson's Station

Planning Commission Regular Meeting
Minutes

August 25, 2026, 6:00 pm	Thompson's Station Community Center

Meeting Called to Order:
The August meeting of the Town of Thompson's Station Planning Commission was on Tuesday, August 25, 2026, at 6:00 p.m. at the Thompson's Station Community Center. Commissioners and Staff present were as follows: Chair Tara Rumpler; Vice-Chair Sean Cagle; Commissioner; Alderman Kreis White; Commissioner Trent Harris; Commissioner Charles Starck; Commissioner Sarah Alexander; Community Development Director Micah Sullivan; Community Development Planner Susan Steffenhagen; Town Attorney Andrew Mills; Building & Planning Technician Susan Fox. Commissioner Tom Stephenson was absent.

Chair Rumpler announced that the applicant for Item 3, 4521 Columbia Pike, Hatcher Cotton, Final Plat, has requested deferral and this item will not be discussed tonight.

Public Comments:
(T.C.A. § 8-44-102) The public comments must be germane to items on the agenda. Each participant is allowed up to 3 minutes each with a combined time limit of no more than 30 minutes.

There were no public comments.

Approval of the Minutes:
Consideration of the Minutes of the July 28, 2026 Regular Meeting Minutes

Chair Rumpler called for a motion; Alderman White made a motion to approve the July 28, 2026 meeting minutes as written; Commissioner Harris seconded the motion. The motion was adopted by the following roll call votes: Chair Rumpler, Yes; Vice-Chair Cagle, Yes; Commissioner Harris, Yes; Alderman White, Yes; Commissioner Alexander, Yes; Commissioner Starck, Yes.

Staff Announcements:
Staff noted there will be a Joint BOMA/TSPC Workshop on August 31, 2026, immediately following the BOMA Work Session. The three discussion items are as follows: Annexation; Data Centers; All Aboard Process. He asked Planning Commission members to let Staff know if they would not be in attendance.

Agenda Items:

TEMPORARY USE PERMIT:
Williamson County Recycling Center

CAPS Recycling Station - 90-Day Pilot Program at Tractor Supply Company, 4709 Traders Way

Staff noted that this is a first-time request from the Williamson County Recycling Center for a 90-Day CAPS Recycling Station Pilot Program to be operated at Tractor Supply Company, located at 4709 Traders Way. The applicant and supporting Staff have met with Town Staff over the last few months to initiate these discussions and provide education on the CAPS system. In early 2026, the Williamson County Recycling Center launched a Cardboard Recycling Pick-Up Pilot Program for

businesses in Thompson's Station. This TUP application is an expansion of these types of efforts through the partnership between the Town of Thompson's Station and Williamson County Recycling Center.

Williamson County Recycling Center requests approval of a TUP for the CAPS Recycling Station Pilot Program that will run from September 7, 2026, to December 6, 2026. Hours of operation will be from 9am-5pm daily, Sunday-Saturday. When operational, the kiosk will be staffed by a Williamson County Recycling Center Attendant.

Parking will be provided via any open parking space in Tractor Supply Company's parking lot. The applicant has provided a Traffic Control Plan. Williamson County Recycling Center staff will be present during all hours of operation, ensuring the clear and efficient flow of traffic on the site.

A TUP is a discretionary approval by the Planning Commission. Section 2.4.8(j) of the LDO specifies the considerations for a TUP. The Planning Commission may approve, approve-in-part, or deny the request. Review of the site access, traffic control, impact to the property and surrounding properties, impact to the natural environment, noise, hours of business, safety of the patrons and participants, sufficient facilities for restrooms, and parking are some of the elements of this request the Planning Commission may take into consideration during the findings of facts related to this TUP request. Staff makes a positive recommendation for approval with contingencies as listed in the Staff Report.

The applicants, Mac Nolen and Dan Andrew, were present and gave a brief presentation.

Alderman White made a motion to approve the Temporary Use Permit subject to the seven Staff conditions; Chair Rumpler called for a second; Commissioner Starck seconded the motion; a discussion ensued.

Discussion:
Chair Rumpler: Were their any other locations that were considered on the east side of town, as opposed to right down the road from where the current recycling center is located? Applicant: Outside of Thompson's Station? Chair Rumpler: Within Thompson's Station. Applicant: We looked at a few different areas and have talked to a couple of retailers that are interested. It seemed that the location at Tractor Supply near Kroger seemed to be ideal in terms of traffic, location, and honored their request for sustainability and efficiency, so that weighed in our decision.
Alderman White: Is it our idea to have a 90-day or 120, because probably the real stress on recycling would be December 26th, 27th, 28th when all that cardboard from Grandma hits the bins. Applicant: INAUDIBLE. Chair Rumpler: We do have that discretion to extend it if we wanted to. Applicant: One of the things we said we would do during the process will be we are managing the location and keeping track of participation levels. We can share that with Staff (INAUDIBLE), and as we get toward December and it's wildly successful, we would like to extend it.
Staff: One thing we would like to add is that we did suggest the 90-day just to see how the program works. Something we have mentioned was during that 90-day, getting closer to that time, coming back before this Board if it is going well, asking for a 6-month continuation, and during that 6-month continuation starting the permanent phase of site plan, amendments, so that this can become permanent rather than temporary. Chair Rumpler: My concern with that is we don't have a December meeting, so if they were to come back to us it would have to be at the November meeting in order to be able to extend it past the new year for that 6-month period. Staff: The November meeting is the first week of December, so that is something that if the intent is there, we would know ahead of time to come in and ask for an extension; or for a new permit actually. Chair Rumpler: I think I would just like to not have to have any lapse, disruption in service. Staff: At the will of this Board, you could make an amendment to the motion, extend that, or do an automatic extension after the 90-days for that 6-month period, pending no concerns. I think that it

would be smart for them to come back to this Board for the longer extension. Making the 120-days would be feasible, or even setting a date rather than the 120, and setting that at the January, 2027 meeting that they come back in and request that additional permit. That is something that would need to be taken up as an amendment, voted on, and then added to this motion. Chair Rumpler: Yes, I would rather see that go through January to cover the holidays.
Vice-Chair Cagle: So, extend it to 120 days? Chair Rumpler: I think so; either 120 or though the January meeting. Town Attorney Mills: I was just going to suggest, so that there is some leeway there to say through the end of January, that they're not coming to the meeting thinking they're going to have to shut down the next morning. Chair Rumpler: Yes, I was thinking through the end of January. I was going to say through the end of the year, but I think through the end of January makes more sense.

Alderman White: Can I move to amend my own motion to extend the time frame to January 31, 2027; Chair Rumpler called for a second; Commissioner Harris seconded the motion.

Chair Rumpler: Are there any other questions for the applicant or other concerns? Alderman White: Yes, I have one more. Town Attorney Mills: Just to be a stickler, we have this amendment that is just changing the date. Chair Rumpler: We have to vote on the amendment. Town Attorney Mills: Let's vote on that first and then it's back to the (INAUDIBLE).

Chair Rumpler called for a roll call vote on the motion to extend the time frame to January 31, 2027. The motion was adopted with the following roll call votes: Commissioner Starck, Yes; Commissioner Alexander, Yes; Alderman White, Yes; Commissioner Harris, Yes; Vice-Chair Cagle, Yes; Chair Rumpler, Yes.

Discussion:
Alderman White: I cringed a little bit when I heard the words "end of day", because the end of day at the convenience center where we west siders without trash pickup go used to be 5:00 or 6:00 on the weekends and now it's 3:00. What does the term "end of day" mean (in this case)? Applicant: At it's launch, we want to have this operational 9:00-5:00, 7 days per week. If after a month we see that 90% of the traffic is (INAUDIBLE), and we'd like to talk about any flexibility, maybe we make it 11:00-7:00. Going into it, we believe 9:00-5:00 every day is sufficient. Alderman White: Thank you. Commissioner Starck: How often is the kiosk serviced? How do you know when it is full? Does the attendant notify you? Applicant: The attendant will notify us. Commissioner Starck: So it's not on a schedule but when notified? Applicant: Yes, as needed. Commissioner Starck: My only other comment is it looks small. I have enough cardboard in the back of my truck to fill it up. Applicant: There are 4 bays, for tin, aluminum, and 2 plastics; 1 and 2. Then there is a different container that cardboard is collected in. Cardboard does not go through the liquidator and get crushed. Charles Starck: Does the cardboard still need to be broken down? Applicant: (INAUDIBLE). Correct.
Vice-Chair Cagle: Kudos, this seems like a great program. How do you get the word out to the public? Applicant: What we would like to do when we launch it on Labor Day weekend with Tractor Supply is to offer coupons, which we have shared that information. They have 325 visits every day and 300 of those are purchasing customers. We would also like to include it in Thompson's Station's newsletter, social media, and those types of things as appropriate. I think with "word of mouth" people will come, such as Kroger customers. This started slow at the landfill, but we started getting repeat customers (INAUDBILE). Our marketing campaign will support that. Chair Rumpler: Will you be putting up signage at the recycling center, convenience center that is currently being used? Applicant: We can do that and point them there. Chair Rumpler: Because I know how busy they are on the weekends. Even if you had some kind of flyer or banner showing that you are opening

Labor Day weekend that might help to divert some of that and get the word out. Vice-Chair Cagle: That also might eliminate some of the cars in those convenience centers. Thank you. Applicant: Great idea.
Commissioner Starck: Is there any limitation on the types of plastics? Applicant: (INAUDIBLE) 1 and 2 plastic water bottles and milk jugs and the other two are detergent containers. Commissioner Starck: So those are the most common.
Chair Rumpler: Thank you. So, we have, we can do a roll call vote on the main motion now. Town Attorney Mills: Yes, you have the motion, as amended, on the floor right now.

Chair Rumpler called for a roll call vote on the main motion. The motion was adopted with the following roll call votes: Commissioner Harris, Yes; Alderman White, Yes; Chair Rumpler, Yes; Commissioner Starck, Yes; Commissioner Alexander, Yes; Vice-Chair Cagle, Yes.

FINAL PLAT:
The Hills, Section 2, Final Plat

Eight Single-Family Building Lots with Open Space, in the Residential D1 Zoning District, at 1780 Dean Road

Staff noted that the applicant requests approval of the Final Plat for The Hills, Section 2 located on 101.66 acres within The Hills Subdivision. The purpose of this Final Plat is to create 8 residential single-family lots and two open space lots. The purpose of the Final Plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted.

A Final Plat application is a non-discretionary decision for the TSPC. Final Plats are to be reviewed by Staff and approved by the TSPC, per Section 5.5 of the applicable LDO. The TSPC shall review and make a decision to approve the Final Plat, to approve the Final Plat with contingencies, or deny the Final Plat. Decisions shall be based on consideration of the following: the proposed development is consistent with the requirements of the LDO and other related Codes and Ordinances enforced by the town; the proposed development is in compliance with the Zoning District; and the proposed development meets all requirements or conditions of any applicable development approvals (e.g. self-imposed conditions, contingencies of approval of the vesting plan, etc.). Plats are required to be designed per the LDO. Disapproval of a Plat application must include legally defensible reasons as part of any motion to deny the application.

Sureties are required prior to the recordation of any Final Plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans. The applicant has not provided as-built documents, as requested by the Town Engineer, nor updated cost estimates for public infrastructure since August 2025. Therefore, the Town Engineer is unable to provide a recommendation for surety amounts at this time.

Staff recommends disapproval of the Final Plat, due to the following deficiencies:

The lack of as-builts and current cost estimates for public infrastructure, resulting in the inability of the Town Engineer to calculate surety amounts and make a recommendation to TSPC at this time.

Staff invited the applicant, Daniel from T-Square Engineering, up to the podium to speak.

Applicant: My question is why is this a disapproval, and not approval with conditions or deferral?
Staff: The question would actually go to the Board, but I will answer that if the Chair person would like? Chair Rumpler: Yes, please.

Staff: The reason this would be a recommendation for disapproval is that the lack of as-builts and estimates for that public infrastructure results in the Town Engineer not being able to calculate that. With that being part of the plat, and a major signature block required, that's why it would not be able to be moved forward with Staff's recommendation, as Staff would be recommending against our own requirements. Applicant: Is that to say that if, I feel like a deferral is more appropriate because this is a situation where you just need to a review a thing so that you can sign the plat. I'm sorry it happened at the "eleventh hour", but we did submit the as-built; I talked to Will Owen (Town Engineer) today so he has what he needs and just needs to review it. Would we have to request a deferral to have this heard at next month's meeting?
Town Attorney Mills: So, to back up slightly, there is a change in State law that only allows Staff one shot at comments, and after that it has to come to this body, either with a positive or a negative recommendation from Staff. So, that's a change in State law that's designed to make sure things don't linger, not on the agenda, but this is one of the consequences. We have to act on plats in a certain amount of time typically. If the applicant is asking for a deferral, this body can agree to that and vote on a deferral, but this negative recommendation had to come to you because of the changes in State law; again, you have one shot at comments for Staff and then it has to come to the next available agenda.
Vice-Chair Cagle: Deferral means pushing to the next month's agenda? Town Attorney Mills: Correct. Alderman White: But we would need it to be applicant request? Staff: If that is the will of this Board, the motion would need to reference the applicant's request for deferral. Town Attorney Mills: Agreed.
Chair Rumpler: So would you want to defer to next month? Applicant: Yes, if we can't approved tonight, we would like to request deferral to next month.
Chair Rumpler: Okay, do we know if that is enough time for the Town Engineer to review? Staff: If the information has been provided, there would be adequate time for review, pending that information being given and adequate. I have not talked to Will (Town Engineer) about that. There would be a time for comments back so we would be able to at least have some time to get back with the applicant as well.
Commissioner Harris: Madam Chair, may I ask a question? If we were to vote in favor of this disapproval this evening and they reapplied, would it be on the next month's agenda? Staff: It would not. Based on the scheduling, it would require it to start over and it would go probably to the October meeting. With their request, Staff would be comfortable with the deferral based on their request. Commissioner Harris: Thank you for the information. Chair Rumpler: So, if we could have a motion on the floor for deferral, that is what we would need to do?

Chair Rumpler called for a motion to defer; Commissioner Harris made a motion to defer, or approve the deferral at the applicant's request for The Hills, Section 2, Final Plat; Alderman White seconded the motion. With no further discussion, the motion was adopted with the following roll call votes: Commissioner Alexander, Yes; Alderman White, Yes; Vice-Chair Cagle, Yes; Chair Rumpler, Yes; Commissioner Harris, Yes; Commissioner Starck, Yes.

FINAL PLAT:
4521 Columbia Pike, Hatcher Cotton, Final Plat

Five Commercial Building Lots and One Open Space Lot, in the Community Commercial Zoning District, at 4521 Columbia Pike

Chair Rumpler: This item has been deferred at the request of the applicant.

Adjourn:

Commissioner Harris made a motion to adjourn the meeting; Vice-Chair Cagle seconded the motion; the motion was adopted by all present and the meeting adjourned at 6:27 p.m.

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Tara Rumpler, Chair Susan Steffenhagen, Secretary