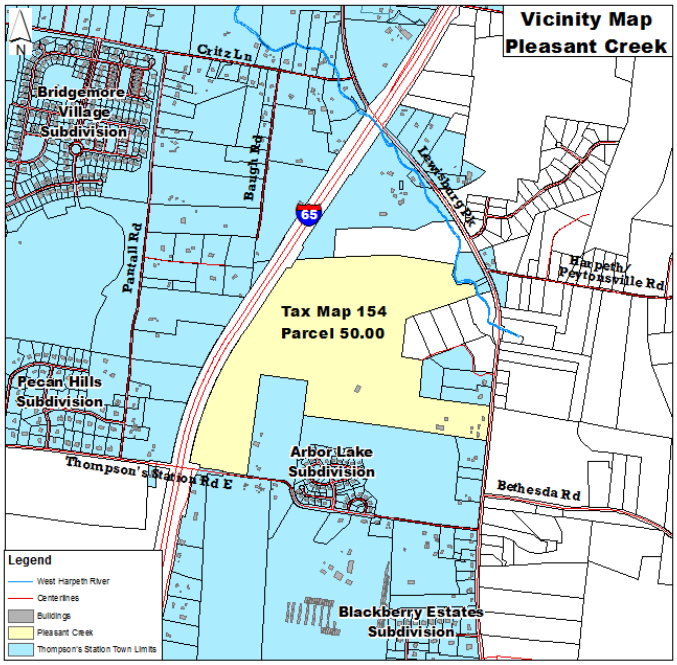
PROJECT: PLEASANT CREEK, PHASE 1
LOCATION: LEWISBURG PIKE
FINAL PLAT

INITIAL SUBMITTAL: 9/4/2026
FINAL SUBMITTAL: 10/2/2026



PROJECT REQUEST
Final Plat approval for Pleasant Creek, Phase 1

PROJECT DESCRIPTION
The applicant requests approval of the Final Plat for Pleasant Creek, Phase 1 located on 104.59 acres within the Pleasant Creek development. The purpose of this Final Plat is to create 197 residential single-family lots – comprised of 100 single family attached lots and 97 single family detached lots, 7 open space lots, 2 wastewater lots, and one pump station lot, as well as dedicate right-of-way.

ANALYSIS
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 (LDO Section 5.2.7). The Preliminary Plat for Pleasant Creek was approved by the TSPC at the October 27, 2020, meeting, and the revised Preliminary Plat was approved in June 2025.

APPLICATION DISCRETION
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.

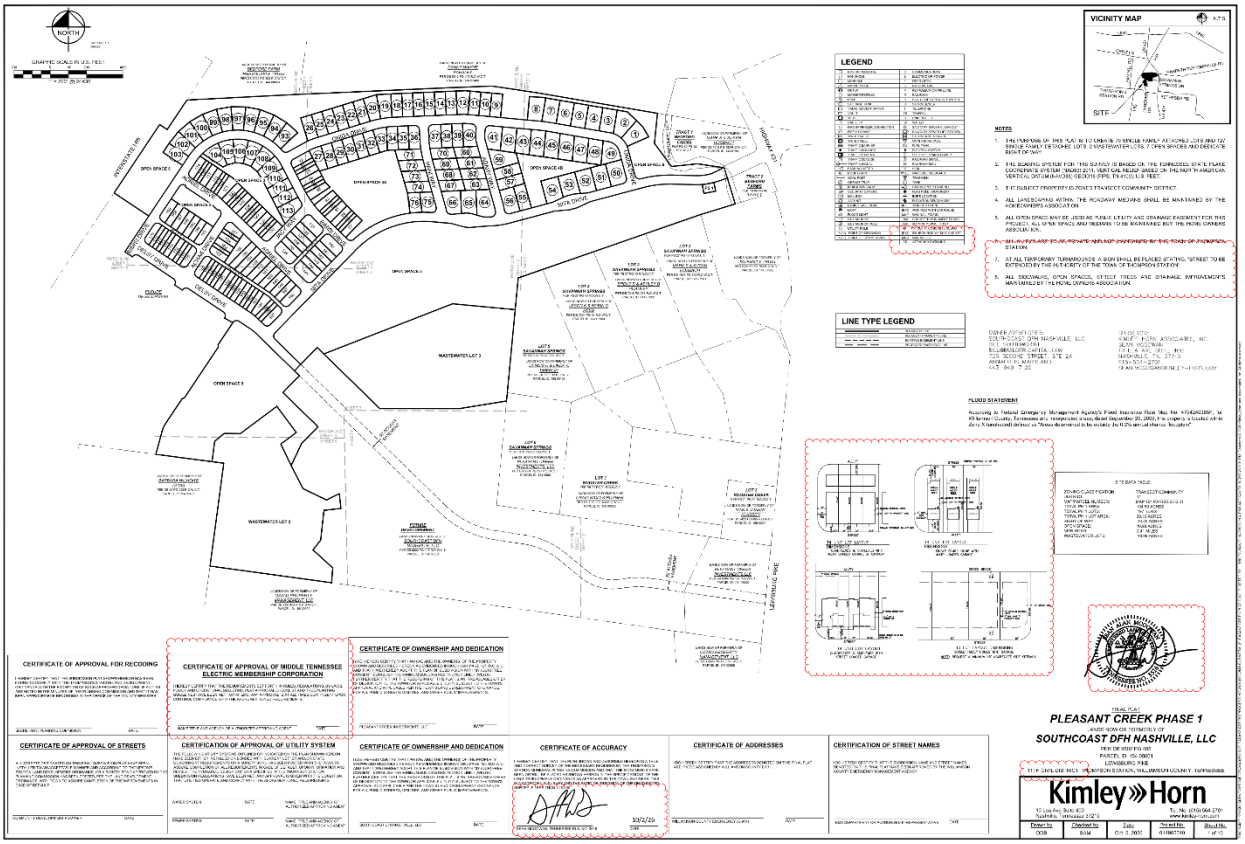


Figure 1. Pleasant Creek, Phase 1

SURETIES

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.

After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage, and erosion control surety should be set at $4,100,000. The Town Engineer also recommends that the sewer surety should be set at $1,850,000.

RECOMMENDATION

Staff recommends approval of the Final Plat, with the following contingences:

1. The applicant shall address Staff comments (attached as Item 2c) from GeoCivix and shall meet the minimum standards of the LDO and other related regulations.
2. The applicant shall submit an updated Final Plat, incorporating Staff comments referenced in Contingency #1, prior to the presenting the Final Plat for Staff signatures.
3. Prior to recordation of the Final Plat, a surety shall be submitted to the Town in the amount of $4,100,000 for roadways, drainage, and erosion control. A surety shall also be submitted to the Town in the amount of $1,850,000 for sewer.

4. The developer shall furnish performance sureties for all required public improvements prior to the recordation of the Final Plat. All performance sureties shall stay in place with the Town of Thompson's Station up until a time of infrastructure acceptance, per the LDO. At the time of infrastructure acceptance, the applicant shall provide a maintenance surety for one year, per the LDO.
5. As-built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed by the approved drawings and functioning as intended.
6. Approval of the Final Plat shall be valid for filing for 1 year from the date of Planning Commission approval. Any modification to the approved Final Plat shall be submitted to the Town for review and may result in Planning Commission reconsideration.