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TSPC STAFF REPORT **October 27, 2026**

TO: Thompson's Station Planning Commission

FROM: Micah Sullivan, Community Development Director
Susan Steffenhagen, Community Development Planner
Micah Wood, Town Administrator
Andrew Mills, Town Attorney

SUBJECT: Updates to the All Aboard Comprehensive Plan

PURPOSE

The purpose of this item is to provide information related to the All Aboard Comprehensive Plan amendment as presented.

BACKGROUND AND STAFF REPORT

The updated All Aboard General Plan and Major Thoroughfare Plan are presented to the Planning Commission for recommendation onto the Board of Mayor and Aldermen. This textual update concludes a year-long policy review of the All Aboard process and will allow the Town to continue the implementation of the new policy framework included in each plan. Updates to the Land Development Ordinance, based on the recommendation made through the All Aboard comprehensive planning process will be presented for review in the coming months.

At the October Joint Planning Commission and BOMA Workshop, Town Staff provided a general presentation covering the final recommendations for both the General Plan and the Major Thoroughfare Plan.

The General Plan and the Major Thoroughfare Plan provide the policy framework for any development within the Town and the Urban Growth Boundary. These documents are intended to take the guesswork out of development questions for residents, developers, Town Staff, Planning Commission, and Aldermen. When future rezoning or annexation requests are presented for consideration, these documents will provide a roadmap for the Town and further provide property owners, developers, Town Staff, the Planning Commission, and the Board of Mayor and Aldermen with a clear and predictable method for decision making.

The 2026 All Aboard Comprehensive Plan update includes updates to existing sections and policies, while adding new sections related to public safety, utilities, and economic

development. Updates to the plan include:

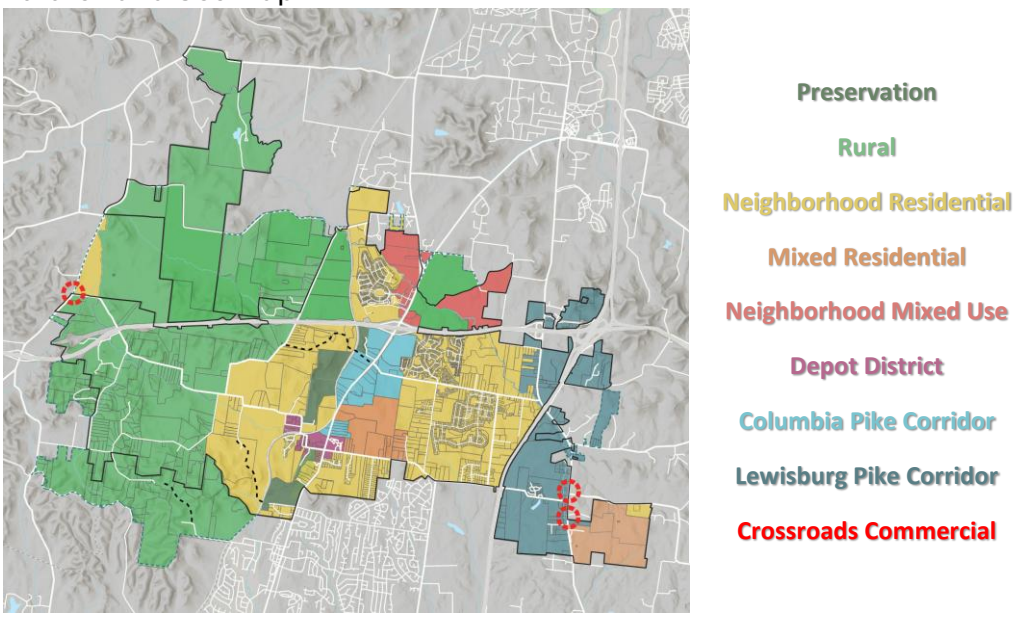
- ✓ 2026 Plan Update process and procedure, including public input results
- ✓ Updated traffic volumes, demonstrating the need for ongoing efforts for local roadway network improvements
- ✓ Reprioritized recommendations pertaining to managed growth, smart decision making, land use regulations, public engagement, and natural resource protection
- ✓ Updated needs assessments for community facilities and public infrastructure
- ✓ New visions and goals of Townwide economic development and the continued support of each Board and Commission related to their review and approval of development plans
- ✓ Future Land Use and Character Area maps illustrating appropriate regions of growth by density, building and architectural style and use, and supporting infrastructure needs
- ✓ Capital Improvement Plan strategies and Transportation Improvements Map reflecting the continual need for roadway infrastructure improvements
- ✓ Implementation strategies designated to each Board, Commission, and Staff, highlighting timeframes and resources needed for each Plan recommendation

Recommendation

Staff recommends approval of the All Aboard Comprehensive Plan Update and a favorable recommendation to BOMA for final approval and implementation.

Plan Revisions Since Joint Workshop:

- Future Land Use Map



- Project Updates
  - A note will be added to Table 2 of the Major Thoroughfare Plan stating the cost

share of any improvements required by development will be assessed based on the Land Development Manual and other Town adopted regulations.
    - Removal of Proposed Transportation Project U – Thompson's Ridge Road Connector to Evergreen Road.
- Policy Updates
    - Add Policy Recommendation: To better understand the economic benefit of development in the Town, a Cost-Benefit Calculator tool should be created to increase the understanding of long-term infrastructure costs per development.