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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: Clean-up and Clarification LDO Amendment

PURPOSE

The purpose of this item is to provide information related to the clean-up and clarification LDO text amendment ordinance presented.

BACKGROUND AND STAFF REPORT

The BOMA approved the comprehensive update to the Land Development Ordinance (LDO) in June, 2024 with an effective date of July 1, 2024. The LDO was updated with a similar Clean-up and Clarification in December of 2025. In the past year, Town Staff has identified certain provisions that require comprehensive clean-up and clarification. These kinds of clean-up amendments are presented periodically by Town Staff to ensure that the LDO functions properly and reflects the will of the TPSC and the BOMA as we implement the goals of the All Aboard Plans.

The following presents a summary of the amendments presented for consideration:

- Article 1: The amendment to Section 1.3 cleans up, clarifies, and streamlines the definitions within the LDO.
- Article 2: The amendments to Table 2-1 and Section 2.4 address changes to the Change of Use Permits, Planned Development Plans, and Plan Amendments.
- Article 3: The amendment to Article 3 adds stream buffer requirements, residential driveway standards, and updated Town roadway standards.
- Article 4: The amendments to Article 4 clean up zoning tables, use regulations, lighting standards, Sign Ordinance definitions, and the surety process.
- Article 5: The amendment to Article 5 cleans up pool setbacks and allows Informal Open Space to be dedicated to the Town, when meeting additional standards.
- Article 6: The amendment to Article 6 adds a Change of Use permit, allowing tracking

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of non-residential uses in commercial developments.

- Appendix E: The amendment to Appendix E updates and clarifies standards in the Transportation Study Guidelines.
- Appendix F: The amendment to Appendix F adds standard forms for sureties.
- Appendix G: The amendment to Appendix G adds a standard sign for streambank and wetland protection areas.

FINANCIAL IMPACT

None

STAFF RECOMMENDATION:

A favorable recommendation to TSPC to make a positive recommendation to BOMA for Ordinance 2026-021, cleaning up and clarifying certain provisions of the Land Development Ordinance.