

11/11/22 meeting DRAFT

Dawson Wheeler, Andrew Hausler, Steven Bush, Angela Cassidy and Sarah McKenzie were all present along with representatives from the developer of the LOP a property, Tony Wheeler.

The committee approved the minutes of 9/22 as moved by Steven and seconded by Angela.

Colin Johnson from Ragan-Smith opened up the meeting with an update on the status of the proposed development on the LOP property. He said the developer is waiting till the new Walden Planning Commission is in effect to resume their process. In the meantime they have made changes based on feedback from the LUP committee in the site plan and architecture. They have also engaged Keith Covington as suggested by the committee. Of the 8 or 9 suggestions there were 2 that they were unable to change.

Brad from Ragan- Smith reviewed the changes.

- Driveways connected to Taft and Timesville are designed as “streets” incorporating continuous sidewalks, street trees and on-street parallel parking, where warranted.
- Reduced driveway openings on the north side of the of the grocery to simplify vehicular circulation.
- Provided separation between grocery and retail shops to create two separate buildings to break up the building massing and provide opportunities for additional architectural theming.
- Increased building massing on the north side of the Taft entrance to increase architectural presence and strengthen streetscape transition to Totten property.
- Internally to the Town Center and along the perimeter of the site we have added sidewalk connectivity
- Proposed attached town home units with rear, alley-loaded garages (2, 6- plex buildings) to provide a higher density residential product
- The retail shops that front Timesville and Taft have been further developed to activate the corner plaza with shop frontage and patio areas. These buildings are to be designed as dual-fronts.
- Adjusted building setbacks to work with TC1 intent.
- Replaced angled parking along the town green with on-street parallel parking to create a more urban streetscape; Provided a trellis landscape feature to screen and buffer the park area from the entry drive.
- Continued use of rain gardens, bio-swales and pervious parking.

They were not able to reduce the radia at the entrances because that makes them less pedestrian friendly and not able to move more parking behind the building because a turn around area for trucks

Andrew commented that he likes more green space around townhomes.

Dawson asked whether town homes would be owned vs. rented. Colin said the price point is for ownership. He also responded to Dawson that the Timesville light would be up to TDOT and may affect the entrance radia; and that the utility easement would not affect plantings along Taft. He said that they may need to move the site plan back if TDOT does not like the street trees.

Andrew questioned about the radius for trucks in the back. John Argo explained that emergency exit for the truck was needed. Andrew questioned materials and John said they were heavy duty and would be coordinated with the shop buildings. He noted that the retail on front left screens the truck turning area and that the area of pavement on right of the grocery is for the trash compactor

John talked about the architectural partitioning of the facade of grocery store. He said they looked at several examples in different areas and varied the materials, height etc. but the main entrance doors need to be prominent. He also noted the shop corners being curved to engage the plaza with the end caps opening to a patio and turned to open onto the plaza. Andrew asked about too many materials and maybe getting them all into the same family. Steven commented that they have delivered on the LUP architectural changes.

Andrew asked about the size of store at the foot of Lookout.. Argo said it was Over 30000 and noted a similar size store in Auburn AL.

Angela asked about the purpose of building. to the left of the grocery. John Argo answered they were for screening of truck turn around area. Dawson noted a similar development on Cherry St. There was discussion about the walking area between the grocery and shop being a patio area not a cut through.

Steven noted the sidewalks to connect to trail system in back from the Mayor's suggestion.

Argo commented on the dark skies initiative. Andrew commented on requirements from county for lighting .

Jackson Brownfield presented a handout (attached) on sewer systems they have installed In Tennessee and around the country. The list is divided by age. Page 1 are all in TN. He explained that most grocery stores are on sewer infrastructure due to population density. The list has a lot of schools which are the worst because they have cafeteria and toilets but not showers and dishwashers with gray water which helps in the process. Campgrounds are issues too with glamping and stores and restaurants and have difficult treatment requirements. The IGA is located on a river as well as the campground and used gravel but now textile media is a great improvement.. All 4 systems in Townsend are all in service. Also included are residential properties with large flow of 60000 plus gallons per day. The Walden development is 15000 gallons per day including residences which add grey water. State residential requirements are 100 per bedroom. Angela asked about the location of the system. He said not his call but probably in the back. He said Aesthetically one can't tell what it is. Blackberry farms has a system.

Angela said she had talked to the IGA manager and was referred to the county's environmental engineer. The engineer said it was a very different situation as the Townsend IGA was on river bottom sand and not on a mountaintop and rock. Andrew asked about the difference between a river and rocky area. Jackson gave examples of rocky areas. He said 15000 gallons requires 1.5 acres. Angela asked about soils. Colin said they had a high intensity soil map and the field can't be over 30% slope. The area in the map showed lily soils which are best on the back right and they are assuming the left is the same and that is where they prefer but plenty of land either way. It would be 14-16 weeks for final soil analysis. They have an option on location but there is no ambiguity on enough land. The rear left is just the preferred location. HCO requires additional land in case it fails. HCO has requirements on the nearest pump station that will handle the waste. Andrew said it's at Nolan. Steven noted you could add land rather than connecting to pump station. Angela added that Signal Mountain had a sewer moratorium.

Dawson had a question on detention ponds. They are separate said Colin . They can't flow toward drip field. The second page of applications of the system is national in scope. Edgewood is a shopping center plus book store. Montana is a grocery and homes. S. Alabama utilities has three systems with 500000 gallons per day

Angela asked about slope. He explained you can't disturb the soil. Tree cutting is ok but no excavation is allowed. The vibratory plow installs 10 inches deep. Wild Ridge was cleared for an open area. The 4 step system removes solids which are the only problem for the drip field.

Keith Covington presented a power point presentation which is attached. He first commented that the zoning changes have not been adopted yet. The edits include a separation of dimensions from uses because the "regardless of use" comment is contradictory. He gave 2 options to increase allowed square footage to 30000 One is by right and one is the planning commission and board approval a special use permit. The revisions also addressed the setback for larger buildings.

Also he suggested moving site back to get trees and utilities out of the right away. He decreased the distance between breaks in buildings. The revisions also deal with the transparency of buildings. As well he changed the limit on attached townhouses.

Dawson asked about expanding the prohibited uses. Keith explained why that was not needed as allowed uses would require a special permit and could be turned down.

Dawson asked about revising the name of the planning commission changing it to a design review board. Keith said that had been changed. Keith talked about how the process works with Zoning changes first, then the Developer has to show a site plan and a building plan that complies. The Town hires it's planner to review against the ordinances. If it's in full compliance they can do an administrative approval. (THIS WAS INCORRECT AS OUR NEW CONTRACT WITH THE PLANNER IS ONLY ADVISORY). If not in compliance the planner must send it to the planning commission to review. The applicant can appeal if denied and if the planning commission approves it does not have to go to town board. This only applies to uses by right. Special uses always have to go to the Town Board.

Revisions to the site plan require the plan to be reviewed again by town planner and then the same process. The Planner reviews just the change.

P 23 of the zoning ordinance changes flexibility on setbacks and the relocation of building footprint.

Angela asked about optics of increasing to 30000. Steven commented that he and Andrew wanted more square footage even before new of the proposed development. Angela commented that 2 years of planning citizen comments were involved. Keith said that the 15000 did not come from citizen input but from him relative to the size of Ace, a drugstore and a Tractor Supply. Keith discussed where he drew his decision for the 15,000 sf and said it was not arbitrary and was done after analyzing the square footage of larger commercial spaces in the area. Dawson brought up possibility of not having a limit for a special use permit Dawson said that eliminates town planner from approving what ever.

Angela commented about the election and that the citizens wanted the Town Plan. Keith commented that plan did not require 15000 sf to comply with the vision.

Steven and Andrew suggested on allowing more than 5000 by special permits, making the right decision at the time.

Keith discussed option of adding criteria for the planning commission decision on special use permit.

Angela asked about economic ramification. Keith said that is not in zoning and is outside of planning commission's decision making.

Dawson commented that he prefers a special use permit with no limit. Steven said a specific restriction on square footage could be seen as reaching from the grave for future boards. Andrew noted we all wanted something pretty. Sarah agreed on 5000 by right and over by special use permit noting that a development of this size required an economic anchor for mixed use. Otherwise only residential would be feasible. Anything above 5000 sf goes to planning commission and town board. There was an unanimous vote after Dawson made a motion that by right 5000 sf would be allowed and by special permit above 5000 with no maximum square footage would go to the board for approval.

Additional discussion was held on the caliper on street trees and parking lot trees and Andrew explained that the reason for getting a smaller tree is so they don't have to dig a bigger hole.