

Town of Thompson's Station
Board of Zoning Appeals
Minutes of the Special Called Meeting
Held On December 14, 2004

Board Members Present

Archie Buttrey, Chairman
Dale Stevens, Vice-Chairman

Staff Members Present

Mike Wood, City Planner
Larry Craig, City Attorney
Doug Goetsch, City Recorder

Mr. Buttrey called to order the December 14, 2004 special called meeting of the Thompson's Station Board of Zoning Appeals at 6:00 p.m. at the Thompson's Station Community Center. This meeting was advertised in the November 30, 2004 edition of the *Williamson A.M.* newspaper. Martha Irwin was unable to attend the meeting.

The minutes of the October 18, 2004 meeting were previously submitted and motion to approve the minutes was made by Mr. Stevens, seconded by Mr. Buttrey, and the minutes were approved as submitted.

City Recorder Goetsch read a letter from Chief Bowman with the Williamson County Rescue Squad stating that they had reviewed the plans for portable buildings at the Thompson's Station Baptist Church and found no problems in the spacing of the buildings should emergency services be required at this site.

Pulte Homes/Del Webb Variance Requests - The applicant had asked for BZA action on three variances for a 572 acre tract bordered by Critz Lane, Pantall Road, Clayton Arnold Road and Thompson's Station Road East in the Suburban Estate zoning district. The variances were for:

1. Single-family detached lots – no greater than 50% of all dwelling units
2. Congregate assisted living centers – multi-family
3. Minimum lot size area requirement

City Planner Wood stated that since the adjoining property owners had not received written notice of the meeting, the board could not vote on any variance request, but could have an administrative review of discrepancies within the zoning ordinance regarding retirement communities within the Suburban Estate (SE) zoning district. He then described the conflicting references within the ordinance regarding institutional residential uses in the SE district. One of the variances requested was to have all single-family detached homes instead of the percentages of different home types required in the ordinance.

Mr. Buttrey then opened the public hearing:

Leslie Schechter, an attorney representing the Save Thompson's Station community group, asked that the board not take any action under the current zoning ordinance and wait until a new zoning ordinance is adopted to consider issues such as this retirement village. She said a retirement community is described in the ordinance as a mix of uses ranging from detached single-family homes to congregate living. She stated that the ordinance allows no more than 50% detached homes, 25% attached homes and 40% multi-family and that a variance from this was not appropriate. She suggested no development take place until a new ordinance is enacted.

Roger Jankowsky of 2705 Tollie Lane read a letter from Martha Irwin stating that a business trip prevented her from attending this meeting, but that she wanted the board to know her opposition to the requested variances for this property.

Mary Khim of 2701 Brenda Street presented the board a letter and a petition of approximately 279 residents opposing the granting of variances to this proposed development. The letter stated that the BZA needs additional information before deciding this issue and that the results of a town survey have yet to be compiled to obtain the viewpoints of the citizens of the town.

Valerie Fox of 2715 Tollie Road stated that she liked the rural beauty of the area and was not in favor of the Sheaffer wastewater treatment system and wanted development to slow down.

Robert Jordan of 2714 Tollie Road stated he was opposed to high-density development.

Mr. Buttrey then closed the public hearing.

After discussion, Mr. Stevens made a motion to set aside action on these variance requests until a new zoning ordinance was in effect. Mr. Buttrey seconded the motion and it was unanimously adopted.

There being no further business, the meeting was duly adjourned at 6:30 p.m.

Signed: _____
Archie Buttrey, Chairman

Attest: _____
Martha Irwin, Secretary