



**Kingston Springs Regional Planning Commission
Meeting Minutes
January 10, 2019**

**Planning Commission Meeting Minutes
January 10, 2019**

The meeting was called to order by Chair Patenaude at 7:00 pm.

1. Roll Call of Voting Members:

Keith Allgood	Present
Donna Boggs	Absent
Tony Campbell	Present
Tom Cullen	Present
Tony Gross	Present
Brian McCain	Present
Mike Patenaude	Present
Glenn Remick	Present
Chuck Sleighter	Present

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Jennifer Noe	Present

3. Declaration of Quorum by Chairperson:

Chair Patenaude declared a quorum was present.

4. Chair Patenaude Turns Meeting over to the City Manager Lawless for Election of Planning Commission Chairperson, Vice Chair and Secretary.

City Manager Lawless opened the floor for nominations for Chair. Tony Campbell nominated Mike Patenaude. Chuck Slater seconded the nomination. After nomination cease, a roll call vote is held.

Keith Allgood voted for Mike Patenaude
Tony Campbell voted for Mike Patenaude
Tom Cullen voted for Mike Patenaude
Tony Gross voted for Mike Patenaude
Brian McCain voted for Mike Patenaude
Mike Patenaude voted for Mike Patenaude
Glenn Remick voted for Mike Patenaude
Chuck Sleighter voted for Mike Patenaude

Mike Patenaude is confirmed as Chair of the Planning Commission.

Chair Patenaude opened the floor for nominations for Planning Commission Vice Chair. Tony Gross nominated Tony Campbell, Mike Patenaude seconded that nomination. After nominations ceased, a roll call vote was held.

Keith Allgood voted for Tony Campbell
Tony Campbell voted for Tony Campbell
Tom Cullen voted for Tony Campbell
Tony Gross voted for Tony Campbell
Brian McCain voted for Tony Campbell
Mike Patenaude voted for Tony Campbell
Glenn Remick voted for Tony Campbell
Chuck Sleighter voted for Tony Campbell

Tony Campbell is confirmed as Vice-Chair of the Planning Commission.

Chair Patenaude opened the floor for nominations of Planning Commission Secretary. Keith Allgood nominated Chuck Slater, Tom Cullen seconded the nomination. After nominations ceased, a roll call vote was held.

Keith Allgood voted for Chuck Sleighter
Tony Campbell voted for Chuck Sleighter
Tom Cullen voted for Chuck Sleighter
Tony Gross voted for Chuck Sleighter
Brian McCain voted for Chuck Sleighter
Mike Patenaude voted for Chuck Sleighter
Glenn Remick voted for Chuck Sleighter
Chuck Sleighter voted for Chuck Sleighter

Chuck Sleighter is confirmed as Secretary of the Planning Commission.

5. **Motion to approve November 8, 2018 Planning Commission meeting minutes**

Motion to approve the November 8, 2018 Planning Commission meeting minutes made by Chuck Sleighter, seconded by Keith Allgood, and passed unanimously.

6. **Motion to approve January 10, 2019 Planning Commission meeting agenda**

Motion to approve the January 10, 2019 Planning Commission meeting agenda made by Chuck Sleighter, seconded by Tony Campbell, and passed unanimously.

7. **Old Business**

A. **Rezone Request – West Kingston Springs Road – Map 96K - Group D - Parcel 56. Indian Pointe Partners. Rezone lot from R2 to R3 in acceptance of PUD overlay criteria established by Planning Commission for proposed commercial development.**

Standing item. No updates.

B. **Proposed Development – East Kingston Springs Road Map 96K - Parcels 33, 35, 36.01. McPherson Site.**

City Planner Armstrong stated that Mr. McPherson had submitted an excavation & grading plan and that she had met with Mr. McPherson's engineer and Geo Technical Engineer to work through a remediation plan which has very specific parameters in writing tied to the Notice of Violation the Town issued Mr. McPherson on June 2017. Mr. McPherson acknowledged this plan and a permit, along with a letter reiterating the remediations of those violations will be sent out. The plan is to lift and excavate soil over the entire site where it has been deposited that will then be sifted and separated into suitable and non-suitable fill. The unsuitable fill will be separated into a container that is not to be visible from the road and will be hauled away after inspection to insure the soil was properly separated. After that process is complete, they will begin the compaction process which has been planned by section to avoid runoff erosion to ultimately make the property suitable for development. The issues listed in the Notice of Violation has been separated from the proposed development, any development plans will not progress until the violation remediation has been implemented.

Vice-Chair Campbell requested information on other ongoing projects – Thorntons and the former BP property across the street. City Manager Lawless and Planner, Sharon Armstrong briefly went through recent developments in regards to those two properties.

8. **New Business**

A. **Project Concept Discussion – 173 & 177 Luyben Hills Road – Map 96 – Parcels 69.00 & 86.00**

City Planner Armstrong stated that the Chandlers purchased these properties nearly two years ago for the construction of Sweet T's which is now located downtown. They cleared and cleaned the property but decided to list the property for sale instead of building. The new purchaser of the property, Mr. Farrin of Farrin Ironworks, would like to build a building which would be the site of custom metal fabrication business. He is currently planning to begin

construction in 2020. City Planner Armstrong stated that there would not be much foot traffic as he visits customers, submits a design to them, manufactures the project and delivers it. There is currently not a plan to include a showroom, just the shop itself. The proposed business does fall within C-2 zoning for light manufacturing. Once the property owner determines what he would like to do and submits plans, she will bring them to the board to review.

B. Community Wide Planning Initiative Discussion

City Planner Armstrong introduces Economic Development Director for Cheatham County – Jerome (JT) Carrol. He provides an update on the progress of 2018 in the county and a few of the focuses for 2019.

2018 Projects – 750 jobs, 82 million capital investment

2019 Focuses – Workforce Development, Incentives for Industries that invest more than \$250,000, etc

City Planner Armstrong then discusses the Community Wide Planning Initiative /Land Use Plan, which was last completed in 2007 and should be completed again. She suggests that it would be helpful to include the Economic Development Director, which is why she invited him to speak to the commission. Planner Armstrong and City Manager Lawless have started the process of going through the zoning book which has been amended many times and is a little unclear in sections. They will be cleaning up these zoning ordinances. She hopes to start coordinating the community meetings in February and is looking forward to the community insight. These meetings, much like the community driven 2007 meetings, will allow the town to look closely at PUD and vacant areas and help clarify what appropriate development looks like. City Planner Armstrong and City Manager Lawless will be facilitating these public meetings

9. Other (For Discussion Only)

Tennessee BECF statement of Interest Form due by January 31, 2019

10. Motion to adjourn made by Chuck Sleighter, seconded by Keith Allgood, and passed unanimously. The meeting was adjourned by Chair Patenaude at 7:26 pm.

Mike Patenaude
Chair

Debbie Finch
Assistant City Manager / Recorder