



**Kingston Springs Regional Planning Commission
Meeting Minutes
May 9, 2019**

**Planning Commission Meeting Minutes
May 9, 2019**

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

1. Roll Call of Voting Members:

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

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Martha Brooke Perry	Present

3. Declaration of Quorum by Chairperson:

Chair Patenaude declared a quorum was present.

4. Motion to approve April 11, 2019 Planning Commission meeting minutes

Motion to approve the April 11, 2019 Planning Commission meeting minutes made by Tony Gross, seconded by Tony Campbell, and passed unanimously.

5. **Motion to approve May 9, 2019 Planning Commission meeting agenda**

Motion to approve the May 9, 2019 Planning Commission meeting agenda made by Tony Campbell, seconded by Tony Gross, and passed unanimously.

6. **Old Business**

None

7. **New Business**

A. **Plat Revision – Lot Combine – McPherson Properties - East Kingston Springs Road Map 96K C Parcels 33.00, 35.00, 36.0**

City Planner Armstrong stated the applicant is requesting to combine these three parcels into one lot for use in a future development project. Armstrong stated parcel 36.01 fronting East Kingston Springs Road is currently zoned C2 while parcels 33.00, and 35.00 are currently zoned R1. Tom Cullen asked about the density allowed in R3 zoning, and Armstrong stated density is calculated by lot coverage. Once setbacks are determined the maximum coverage allowed in the town's current zoning regulations is 40%. However, Armstrong also mentioned that these parcels currently have a PUD overlay which gives the Planning Commission additional control as well as flexibility on how the property is developed. Motion to Combine East Kingston Springs Road, Map 96K C Parcels 33.00, 35.00, 36.01, into one parcel made by Tony Campbell, seconded by Tony Gross, and passed unanimously.

B. **Rezone Request – McPherson Properties – East Kingston Springs Road – Zoning of Combined Lot consisting previously of Map 96K C Parcels 33.00, 35.00, 36.01 established as R3-PUD.**

of note, this agenda item contingent on approval of New Business item 7.A.

City Planner Armstrong stated that when an applicant submits a request for rezoning of property, the town's zoning regulations require the applicant to supply a general layout of what their intent for development is. The applicant has supplied a preliminary layout of their potential development. Discussion was then held on the condition of the property related to soil compaction, drainage, elevation, traffic and sight lines. Discussion was also held on the request by the applicant to change parcel 36.01 from commercial to residential and concerns of removing commercial zoning on East Kingston Springs Road. Motion to recommend Rezone of East Kingston Springs Road Combined Lot consisting of previous Map 96K C Parcels 33.00, 35.00, 36.01 to be established as R3-PUD made by Tom Cullen, seconded by Tony Gross. Voting to approve recommending the rezone request were Remick, Gross, Patenaude, Campbell, and Cullen. Voting against was Stohler. Armstrong then noted that this vote was a recommendation by the Planning Commission to approve the rezone request. The recommendation will then go the Kingston Springs Board of Commissioners for their vote to approve or deny.

8. Other (For Discussion Only)

City Manager Lawless reminded the Commissioners that Thursday, May 30th is the scheduled “Planning and Zoning 101” meeting, the first meeting in a series of three meetings to help inform the community on how the planning and zoning process works in the Town of Kingston Springs.

9. The meeting was adjourned by Chair Patenaude at 7:33 pm.

Mike Patenaude
Chair

Debbie Finch
Assistant City Manager / Recorder