



**Kingston Springs Regional Planning Commission
Meeting Minutes
November 14, 2019**

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

1. Roll Call of Voting Members:

Keith Allgood	present
Tony Campbell	present
Tom Cullen	present
Tony Gross	present
Brian McCain	present
Mike Patenaude	present
Glenn Remick	present (7:18 arrival)
Chuck Sleighter	absent
Bob Stohler	present

2. Non-Voting Staff:

Sharon Armstrong	present
John Lawless	present
Martha Brooke Perry	present
Brittney Stanley	present

3. Declaration of Quorum by Chairperson

Quorum declared by Mike Patenaude

4. Motion to approve October 10, 2019 Planning Commission meeting minutes

Motion to approve the October 10, 2019 Planning Commission Meeting Minutes made by Tony Campbell 2nd Tony Gross and passed unanimously

5. Motion to approve November 14, 2019 Planning Commission meeting agenda

Motion to approve the November 14, 2019 Planning Commission meeting agenda made by Tony Campbell 2nd Keith Allgood and passed unanimously.

6. Old Business

A. McPherson Property- East Kingston Springs Rd, Kingston Springs, TN. Map 96K Parcels 33,35,36.01.

City Planner Armstrong stated that she was contacted by Mr. McPherson's land surveyor, and it was brought to attention that a private easement has been discovered that was not noted in the preliminary survey of the McPherson property. City Planner Armstrong has asked the surveyor be present at the December Planning Commission meeting with an amended preliminary plat showing the easement for the Planning Commission's approval. Planner Armstrong was recently onsite and core samples have been properly obtained for phase 2 by a third party and sent to the lab. Initial report indicates no asbestos found in the samples. A final report should be available at the December Planning Commission meeting.

B. Project update- Patel/Sunoco – 121 Luyben Hills Road Kingston Springs, TN. -Map 96K Parcels 51.02

City Planner Armstrong stated that a traffic study has been completed, and she has reviewed the traffic study. A Motion was made to approve the traffic study as the study meets the requirements of the Town of Kingston Springs ordinance. Motion by Tony Campbell, 2nd by Bob Stohler passed unanimously. City Planner Armstrong stated that the staff is still waiting on construction plans for the Hwy 55 Burger project. Chair Patenaude discussed concern about the traffic study result and what traffic saturation would be max for Kingston Springs. City Planner Armstrong suggests that the traffic studies from Sunoco, Thortons, and the McPherson property be submitted to TDOT for use in requesting an updated traffic study of I-40 exit 188 and the Luyben hills corridor.

C. Thornton's group –126 Luyben Hills Road – Map 96K C – Parcel 025.00 and Map 96 – Parcel 059.01 – Notice of Violation Overnight Parking Issue.

City Planner Armstrong will be bringing updated verbiage on the no overnight parking ordinance to the December Planning Commission meeting.

7. New Business

A. FEMA Submission Process for Hydraulic Studies

A motion was made by Tony Campbell to follow the recommendation of City Planner Armstrong and recommend to the City Commission that they submit, under the towns signature, a request for a conditional letter of map revision for FEMA to review on the hydraulic studies pertaining to the Golf Club of Tennessee. 2nd by Brian McCain and passed unanimously.

B. Annual Required Planning Commission Training – Comprehensive Plan.

Motion was made by Bob Stohler that Planning Commission members would complete required annual training electronically before the December Planning Commission meeting. 2nd by Glenn Remick passed unanimously.

8. Other (For Discussion Only)
None

9. The meeting was adjourned by Mike Patenaude at 7:48p.m.

Mike Patenaude
Chair

Debbie Finch
Assistant City Manager / Recorder