



**Kingston Springs Regional Planning Commission
Meeting
May 14, 2020**

“I am Chairman Mike Patenaude, and I hereby call to order the May 14, 2020, meeting of the Kingston Springs Regional Planning Commission. Due to the Covid19 pandemic, and in accordance with Governor Bill Lee’s Executive Order 16, this meeting is being conducted with no physical public access. The meeting is being made available, however, to public participants via live video stream on the Zoom application.”

The meeting was called to order by Mike Patenaude @ 7pm.

1. Roll Call of Voting Members:

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

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Jennifer Noe	Present
Brittney Stanley	Present

All members are participating via electronic means.

3. Declaration of Quorum by Chairperson

Declaration of Quorum by Chair Mike Patenaude

“The Kingston Springs Regional Planning Commission finds that conducting the meeting by electronic means is necessary to protect the public health, safety, and welfare in light of the Covid19 pandemic”.

Motion made by Chuck Sleighter 2nd by Tony Gross to find it necessary to conduct the May 14, 2020 Planning Commission Meeting electronically. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

4. Motion to approve April 9, 2020 Planning Commission meeting minutes.

Motion made to approve the April 9, 2020 Planning Commission meeting minutes made by Chuck Sleighter, 2nd by Tony Gross. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

5. Motion to approve May 14, 2020 Planning Commission meeting agenda.

City Manager Lawless requested to add to new business item 7.F – discussion of 421 Evergreen Circle Grading Permit Application.

Motion to approve the Mat 14, 2020 Planning Commission meeting agenda as amended was made by Chuck Sleighter and 2nd by Tony Gross. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

6. Old Business

A. None

7. New Business

A. Next Level Instructional Baseball – Consideration of plat, site plan, and design review - E. Kingston Springs Rd., Map 96K, GRP C Parcel 28

City Planner Armstrong advised that Next Level Instructional baseball was not prepared to present at this date and asked to defer to the June 11, 2020 Planning Commission agenda.

Motion to defer Next Level Instructional base ball to the June 11, 2020 Planning Commission meeting agenda was made by Keith Allgood, 2nd by Chuck Sleighter. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

- B. Change of Use – AK Lube and Auto – 134 Petro Road – Map 96M, GRP B Parcel 3.01**
City Planner Armstrong spoke on behalf of AK Lube and Auto. AK Lube and Auto are requesting to add services such as minor mechanical repair and brake repair work to the existing defined use of that property.

Motion to approve the additional uses of small mechanical repair and brake work for AK Lube and Auto was made by Chuck Sleighter and 2nd by Tony Gross. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

- C. Dillard Trust, Consideration of final plat for a major subdivision, 10 Lots, Mt. Pleasant Rd., Map 99, Parcels 11.00, 11.01, and 13.00. Parcels located in the R-1A Low Density Residential District, not in a Regulated FIRM Flood Zone.**

City Planner Armstrong updated the Planning Commission on the final plat plans, the subdivision plans have decreased from 12 lots to 10 and have met all sewer requirements and complies with zoning subdivision requirements. Planning Commissioner Tom Cullen voiced concern about the lot structure and traffic, City Planner Armstrong advised that the subdivision decreased the lots from 12 to 10 to help with traffic.

Motion to approve final plat for 10 Lots Mt. Pleasant Rd, Map 99, Parcels 11.00,11.01, and 13.00. was made by Chuck Sleighter 2nd by Glenn Remick, Brian McCain recused himself. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

- D. Laberge – Consideration of zoning change request from E1 to R1 – Wildlife Trail – Map 98, Parcel 157.00**

City Planner Armstrong presented to the Planning Commission that the Applicant at Wildlife Trail Map 98, parcel 157.00 is requesting a zoning change from E1-R1. For the purpose of subdividing the lot.

Motion was made by Tom Cullen, 2nd by Chuck Sleighter to recommend to the Cheatham County Board of Commissioners zone change from E1-R1 for map 98, parcel 157.00. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

- E. **Ferrin Ironworks - Consideration of plat, site plan, and design review – 173 Luyben Hills Road – Map 96, Parcel 69.00, and 177 Luyben Hills Road – Map 96, Parcel 86.00**
Motion was made by Chuck Sleighter 2nd by Tony Gross to approve combining lots 173 Luyben Hills Road and 177 Luyben Hills Road. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

- (a) **Recess for Design Review Committee – Contingent on approval of above.**
Motion was made by Keith Allgood and 2nd by Tony Campbell to recess the Planning Commission meeting. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

- (b) **Consideration of Approval of plat, site plan.**
Motion was made by Keith Allgood and 2nd by Chuck Sleighter to approve the plat, grading and site plan for Ferrin Ironworks. Passed Unanimously

Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

Meeting call back to order from recess at 7:47pm

- (c) **Consideration of Approval of DRC recommendation for building and site design – Contingent on favorable recommendation of DRC**
Motion made by Chuck Sleighter and 2nd by Tony Gross to approve the Design Review recommendations. Passed Unanimously

Roll Call Vote Roll Call Vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

- F. **421 Evergreen grading Permit**
City Planner Armstrong received a grading application from the applicant at 421 Evergreen Circle, this permit was denied pending further paperwork and additional information. The applicant was given information on how to move forward in obtaining a permit. It was brought to the attention of City Planner Armstrong that the applicant started the grading work today 05/14/2020 without proper permitting. City Planner Armstrong plans to contact applicant a seize work until proper permitting is issued.

8. Other (For Discussion Only)

- A. City Planner Armstrong advised she was contacted by a potential applicant to see if the Planning Commission would consider removing some of the flood restrictions that are set by the Planning Commission. She indicated that she was bringing this to the planning commission just as a notification.

Motion was made to adjourn by Chuck Sleighter, 2nd by Tom Cullen passed unanimously.

Voice roll call vote: Keith Allgood yes, Tony Campbell absent, Tom Cullen yes, Tony Gross yes, Brian McCain yes, Mike Patenaude yes, Glenn Remick yes, Chuck Sleighter yes, Bob Stohler yes.

9. The meeting was adjourned by Mike Patenaude at 8:07pm.

Mike Patenaude
Chair

Debbie Finch
Assistant City Manager / Recorder