



**Kingston Springs Regional Planning Commission  
Meeting  
April 8, 2021**

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

**1. Roll Call of Voting Members:**

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

**2. Non-Voting Staff:**

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

**3. Declaration of Quorum by Chairperson**

Declaration of a Quorum by Chairman Mike Patenaude

**4. Motion to approve March 11, 2021 Planning Commission meeting minutes.**

Motion was made by Chuck Sleighter 2<sup>nd</sup> by Tony Gross to approve the March 11, 2021 Planning Commission Meeting Minutes. Motion passed unanimously.

**5. Motion to approve April 8, 2021 Planning Commission meeting agenda.**

Request was made by City Planner Armstrong to amend the meeting agenda by moving New Business item to C to New Business item A and inserting a discussion topic from Mr. LaBerge as a new item B under New Business. Motion by Chuck Sleighter with 2nd by Tony Gross to approve the April 8, 2021 Planning Commission meeting agenda as amended. Motion passed unanimously.

## 6. Old Business

### A. Update on Kingston Springs Community Transportation Planning Grant-Corridor Study.

Jon Storey from Gresham Smith, and Tanisha Hall from Fair Pointe Planning presented information related to the current Luyben Hills Road Corridor Study. An online Community Survey will be available through April 30, 2021 through <https://surveymonkey.com/r/luybenhillsrd.com>, and the information collected will help with final recommendations related to the study.

### B. Ingram Property Flood Study.

Flood Study is Incomplete at this time, City Planner Armstrong informed the Planning Commission that she will present the Flood Study Report when it is complete.

### C. Kingston Springs Growth Plan Coordinating Committee Update.

City Planner Armstrong gave an update to the Commission on progress related to the local KS Growth Plan Committee. She also indicated that there will be additional meetings and further discussion with a final presentation to the Planning Commission when completed.

## 7. New Business

### A. UGB recommendation upon application of request to rezone to the Cheatham County Commission, Map98, Parcel 293,2.85 acres, 1080 Split Rail Trail from E-1 to R-1. Property lies in the Kingston Springs Growth Boundary, within unincorporated Cheatham County.

Motion to recommend rezone to the Cheatham County Commission of Map 98, Parcel 293,2.85 acres, 1080 Split Rail Trail from E-1 to R-1 made by Tony Gross, 2<sup>nd</sup> by Chuck Sleighter. Passed unanimously.

### B. Discussion by Mr. LaBerge.

Mr. LaBerge addressed the Planning Commission on the possibility of the town abandoning current utility easements on his property located on Mt. Pleasant Road. Mr. LaBerge was not on the advertised agenda for this meeting therefore this was a discussion by Mr. LaBerge only.

**C. Proposed Multi- Family Apartment Complex Development Plan, 115 E. Kingston Springs Rd. Adjacent to Stuff It in Storage. Map 96 K Group C Parcels 33,35,36.01 Zoned R-3 PUD.**

Ms. Downs, owner of property adjacent to this proposed development was allowed to speak prior to Mr. McPherson's presentation to the Commission. Ms. Downs shared concerns on a dedicated easement on the McPherson property allowing access to her property, as well as buffers and landscaping on the proposed development. A representative from Mr. McPherson then presented the development plan for above parcels. Chuck Sleighter made a motion to recommen approval of the development plan as presented, 2<sup>nd</sup> by Tony Campbell. Motion Passed unanimously.

**D. Concept Review, Map 96 Parcel 62 and 62.02 lying adjacent to Harpeth High School on East Kingston Springs, Rd.- proposed 36 Lot Residential Development on Parcel 62 and Proposed Commercial Development of 100 Bed Hotel, Commercial Building 6,800 sq.ft., Commercial building 15,000 sq.ft., Commercial Building 10,000 sq.ft., Commercial 8,000 sq.ft.**

A Concept Review of the above listed properties that included a 100-room hotel, as well as several commercial business buildings, was presented to the Planning Commission. The Commission relayed their concern that a large portion of this property is prone to flooding, as well as a concern for the impact on surrounding areas, and where the water would go if flooding were to occur after this proposed development. In addition, the Commission expressed concern over the impact of increased traffic in this area related to the development.

**8. Other (For Discussion Only).**

**A. Planning Commission Public Notification Discussion.**

City Planner informed the Commission that City Commissioner Clark had presented thoughts on how to get public notifications more widespread. This will be discussed more at a later date.

**B. Discussion of Utility and Infrastructure.**

City Planner Armstrong discussed that Infrastructure will be a topic in the future and at an upcoming training.

**C. Planning Commission Training.**

City Planner Armstrong will be hosting a training for the Kingston Springs Planning Commission, city Commission, and the Board of Zoning Appeals in the upcoming months.

**9. Motion to Adjourn.**

Motion made by Josh Eatherly 2<sup>nd</sup> by Keith Allgood to adjourn. Motion passed unanimously.

**The meeting was adjourned by Mike Patenaude at 9:08 pm.**

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**Planning Commission  
Chair**

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**Jamie Dupré  
City Recorder**