



**Kingston Springs Regional Planning Commission
Meeting Minutes
June 9, 2022**

Submittal Deadline Date: May 13, 2022

The meeting was called to order by Vice-Chair Chuck Sleighter at 7:00pm.

1. Roll Call of Voting Members:

Keith Allgood	Present
Tony Campbell	Present
Tony Gross	Present
Mike Hargis	Absent
Lauren Hill	Present
Brian McCain	Present
Mike Patenaude	Absent
Chuck Sleighter	Present
Todd Verhoven	Present

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Martha Brooke Perry	Present

3. Declaration of Quorum by Chairperson.

Quorum declared by Vice-Chair Sleighter.

4. Motion to approve May 12, 2022 Planning Commission meeting minutes.

Motion to approve May 12, 2022 Planning Commission meeting minutes made by Tony Campbell, seconded by Lauren Hill, and approved unanimously.

5. **Motion to approve June 9, 2022 Planning Commission meeting agenda.**

Motion to approve June 9, 2022 Planning Commission meeting agenda made by Todd Verhoven, seconded by Tony Gross, and approved unanimously.

6. **Community Input**

None

7. **Old Business**

A. **CLOMR - Golf Club of TN FEMA Review (Deferred from the May 12, 2022 Planning Commission meeting)**

1. **Recommendation on CLOMR results to the Kingston Springs Board of Commissioners.**
2. **Consideration of Water Intake for the Harpeth River on The Golf Club of DBI LLC.**
3. **Consideration of the revised PUD Development Plan for The Golf Club of DBI LLC.**

City Planner Armstrong reviewed the revised FEMA Conditional Letter of Map Revision Comment Document the town received on June 2, 2022. This comment document indicates there will be no rise or base flood change. This document also indicates that the town, having the local oversight floodplain management, is responsible for maintenance of the altered watercourse including related structures. To this point Armstrong stated the Golf Club of Tennessee was willing to accept liability and responsibility and would provide documentation indicating such. For consideration of the water intake, Planner Armstrong indicated staff has reviewed the plans and recommends approval. With FEMA comment document indicating there will be no rise or base flood change the revised PUD Development Plan can move forward. This agreement will include an updated grading plan, performance bond, maintenance agreement, and maintenance plan. The revised PUD Development Plan will be brought back to the Planning Commission for their review. Motion to approve all elements of this agenda item made by Tony Campbell, seconded by Lauren Hill, and approved unanimously.

8. **New Business**

A. **144 Petro Road. Rezone Request from C-2 Highway Service District to I-1 Light Industrial District, Map 96M Group B Parcel 5.00, John Eatherly Property located adjacent to AK Lube. The property is not located in the regulated Flood Zone.**

City Planner Armstrong explained the location of the property, the purpose of the proposed business, and the reason for the need to rezone the parcel. Motion to approve rezone request for 114 Petro Road to be forwarded to the Kingston springs board of Commissioners for consideration made by Tony Gross, seconded by Tony Campbell, and approved unanimously.

- B. Consideration of the ATT Site Plan to expand existing utility infrastructure by installing a generator and diesel tank. The property is located at LUYBEN HILLS ROAD (off), KINGSTON SPRINGS, TN 37082, Map 100 Parcel 1.00; Property Owners are Priscilla Beard Dorris, ETAL. The property is located adjacent to undeveloped land lying along Luyben Hills Rd and near the intersection of Luyben Hills Rd. CC Rd. and South Harpeth Rd. The property lies partially within the regulated AE Flood Zone. The Proposed project does not lie in the Regulated Flood Zones.**

City Planner Armstrong explained the proposed project, project location, and need for the updated site plan. Motion to approve updated site plan made by Brian McCain, seconded by Keith Allgood, and approved unanimously.

9. Other (For Discussion Only).

- A. None**

10. Motion to Adjourn.

Motion to adjourn made by Tony Campbell, seconded by Lauren Hill, and approved unanimously.

The meeting was adjourned by: Vice-Chair Sleighter at 7:20pm

Chuck Sleighter
Planning Commission Vice-Chair

Jamie Dupré
City Recorder