



**Kingston Springs Regional Planning Commission  
Meeting Minutes  
July 14, 2022**

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

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

Keith Allgood	Absent
Tony Campbell	Present
Tony Gross	Absent
Mike Hargis	Present
Lauren Hill	Present
Brian McCain	Absent
Mike Patenaude	Present
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 Chair Patenaude.

**4. Motion to approve June 9, 2022 Planning Commission meeting minutes.**

Motion to approve June 9, 2022 Planning Commission meeting minutes made by Tony Campbell, seconded by Chuck Sleighter, and passed unanimously.

**5. Motion to approve July 14, 2022 Planning Commission meeting agenda.**

City Planner Armstrong stated the applicant planning to discuss the Sweetgrass Development in the Other section of the agenda was unable to attend and would like to defer the conversation to a future meeting. Motion to approve July 14, 2022 Planning Commission

meeting agenda as amended made by Chuck Sleighter, seconded by Tony Campbell, and passed unanimously.

6. **Community Input**

None.

7. **Old Business**

A. **Recommendation of the Kingston Springs Regional Planning Commission to the Kingston Springs Board of Commissioners - revisions to Ordinance 21-011 Public Advertising.**

City Manager Lawless explained that Ordinance 21-001 relates to public notice in our Zoning Ordinance and it was updated last year. As staff has worked through the zoning process with these updates they've found that some of Ordinance changes are resulting in an extended delay for the applicants, and others are not practical for the business being conducted – specifically the items related to the Board of Zoning Appeals. Lawless requested the Planning Commission consider lowering the newspaper publication notice requirement in Item 1 of Section 8.070 C from 15 days to 7 days, to remove the signage notice requirement related to the Board of Zoning Appeals in Item 2 of Section 8.070 C, and to remove the requirement in Item 3 of Section 8.070 C of certified letters being sent to all property owners adjacent and opposite to applicants appearing before the Board of Zoning Appeals.

After discussion and comments by the Commission a motion to recommend to the Kingston Springs Board of Commissioners revisions to Ordinance 21-011 of lowering the newspaper publication notice requirement in Item 1 of Section 8.070 C from 15 days to 7 days, and removal of the signage notice requirement related to the Board of Zoning Appeals in Item 2 of Section 8.070 C was made by Lauren Hill, seconded by Chuck Sleighter, and passed unanimously.

8. **New Business**

A. **Amended Site Plan - Kingston Springs Elementary School – 166 West Kingston Springs Road. Map 96 Parcel 28.29.**

Randy Harper, engineer representing the Cheatham County Board of Education on this project explains the requested changes to the site plan related to a new concession stand being built near the soccer field at Kingston Springs Elementary School. City Planner Armstrong stated the plan as submitted meets the requirements of the town. Motion to approve the amended site plan made by Mike Hargis, second by Tony Campbell, and passed unanimously.

**B. Amended Site Plan – Harpeth Middle School – 170 Harpeth View Trail. Map 96 Parcel 21.01.**

Randy Harper, engineer representing the Cheatham County Board of Education on this project explains the requested changes to the site plan related to a new concession stand being built at the football field at Harpeth Middle School. City Planner Armstrong stated the plan as submitted meets the requirements of the town. Motion to approve the amended site plan made by Tony Campbell, second by Chuck Sleighter, and passed unanimously.

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

**A. Concept Review - Sweetgrass Development; Dave and Mary Kay Walton; Mixed Use Development.**

Applicant unable to attend the meeting and has requested to defer the conversation to a future date.

**B. Comprehensive Plan Discussion**

City Planner Armstrong addresses the need for the Planning Commission to begin the process of developing a comprehensive plan for the Town of Kingston Springs.

**C. THDA Grant Update**

City Planner Armstrong and City Manager Lawless discuss conversations recently had with the Tennessee Housing Development Agency on potential grants and partnerships that may benefit residents of the Town as well as the surrounding areas of Cheatham County.

**10. Motion to Adjourn.**

**The meeting was adjourned by \_\_\_\_\_ at \_\_\_\_\_ pm**

\_\_\_\_\_  
**Mike Patenaude**  
**Planning Commission Chair**

\_\_\_\_\_  
**Jamie Dupré**  
**City Recorder**