



**Kingston Springs Regional Planning Commission
Meeting Minutes
August 11, 2022**

The meeting was called to order by Vice-Chair 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 July 14, 2022, Planning Commission meeting minutes.

Motion to approve July 14, 2022, Planning Commission meeting minutes made by Keith Allgood, seconded by Tony Campbell, and approved unanimously.

5. Motion to approve August 11, 2022, Planning Commission meeting agenda.

Motion to approve August 11, 2022, Planning Commission meeting agenda made by Tony Campbell, seconded by Lauren Hill, and approved unanimously.

6. **Community Input**

None.

7. **Old Business**

A. **The Golf Club of TN - Rezone of portions for shared use with The Golf Club of DBI LLC of property to TMU-PUD to accommodate Commercial Use.**

City Planner Armstrong stated that in discussions with the Golf Club of Tennessee and the Golf Club of DBI LLC, the Golf Club of Tennessee wished to share some of their facilities with the Golf Club of DBI LLC. The Town has advised that if they wish to share the stated facilities, the area would need to be rezoned due to the different use structures of the two different courses. Armstrong stated that Mr. Hooper, representative of the Golf Club of Tennessee, has advised they will be filing that application soon. No action to be taken at this time on this agenda item,

B. **Ellersly PUD Subdivision - Energy Fit Solutions, INC - Recommendation of the PUD Agreement by the Kingston Springs Regional Planning Commission to the Kingston Springs City Commission.**

City Planner Armstrong stated that it was the Town's understanding the applicant would like to defer this item and that staff will be meeting with the applicant developer over the next couple of weeks to discuss potential changes and bring those changes back to the Planning Commission for consideration. Mr. Riser, representing the applicant, then spoke and requested the item be deferred to next month's meeting. Motion to defer made by Tony Campbell, second by Todd Verhoven. Motion passed unanimously.

8. **New Business**

A. **Hedgepath Subdivision - Final Plat, E. Kingston Springs Rd. Map 092, Parcel 102, located adjacent to Brian D. Petty (313 E. Kingston Springs Rd.) and Brian J. Knobles, 297 E. Kingston Springs Rd. The Parcel is Zoned R-1 Low Density Residential District, not located in a regulated flood zone, and contains areas of 25% Slope, is deemed a critical lot by the Kingston Springs Regional Planning Commission and requires a minimum of two (2) acres.**

City Planner Armstrong states the property and the plat as submitted meet the requirements of the Town. Motion to approve the final plat made by Tony Campbell, seconded by Lauren Hill. Brian McCain declared a conflict as the surveyor and abstained from the vote. Motion passed unanimously with Brian McCain abstaining.

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

City Planner Armstrong discussed the Town's requirement for mylars to be submitted due to issues with scanning at the Register of Deeds Office. Brian McCain stated a durable, reproducible copy should be supplied to the Register of Deeds Office and suggests the requirement for mylars remains. Tony Campbell requested that Planner

Armstrong bring a recommendation back to the Planning Commission at their next meeting.

10. Motion to Adjourn.

The meeting was adjourned by Vice-Chair Sleighter at 7:12pm

Chuck Sleighter
Planning Commission Vice-Chair

Jamie Dupré
City Recorder