KINGSTON SPRINGS PLANNING COMMISSION AGENDA JULY 9, 2015 7:00 P.M. A. BECK MEETING HALL

	income was c	alled to order by	P.M.	
A. Roll Call of Voting Members:				
Donn	a Boggs	Tony Campbell Gary	Corlew	
Hilla	ry Craig	Tom Cullen Tony	Gross	
Carol	yn Hall	Mike Patenaude Chuc	k Sleighter	
В.	Non-Vot	ing Staff:		
Mike	e McClanahai	n Larry Craig David	Risner Mary Vavra	
C.	<u>Declarat</u>	ion of Quorum by Chair.		
	oproval of Minutes:			
<u>App</u>	roval of M	inutes:		
		inutes: y 14, 2015 meeting have been c	irculated.	
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Minu Corre Motio	tes of the Ma ections on to approve Confirms	y 14, 2015 meeting have been o	nd	

Approval of a Plat Revision – 996 Ridgecrest Drive.

4.

5.	Recommendation to the City Commission: Ordinance #15-006 -		
	Off Street Parking Requirements.		
6.	Approval of Minor Plat Revision of Dollar General.		
7.	Other (For Discussion Only):		

1<u>.</u>

8. Adjourn:		
The meeting was adjourned at	p.m. by	



July 9, 2015

1. Call to Order:

Vice Chair Mike Patenaude called the meeting to order at 7:00 p.m.

A. Roll Call of Voting Members

Donna Boggs, Member	
Tony Campbell, Member	Present
Gary Corlew, Member	Present
Vacant, Member	
Tom Cullen, Member	Present
Tony Gross, Mayor	Present
Carolyn Hall, Chair	
Mike Patenaude, Vice Chair	Present
Chuck Sleighter, Secretary	Present

B. Non-Voting Staff

Mike McClanahan, City Manager	Present
Larry Craig, City Attorney	Present
Jay Easter, City Planner	Present

C. Declaration of Quorum by Chair

2. Approval of Minutes

A motion to approve the minutes of the May 14, 2015 meeting was made by Member Campbell. Member Sleighter seconded the motion, which carried unanimously.

A. Confirmation of the Agenda

Attorney Craig asked that agenda item number 7 be moved to agenda item number 8, and that a new agenda item number 7 be called 'Regional Planning Commission.'

A motion to approve the agenda as amended was made by Member Campell. The motion was seconded by Secretary Sleighter, and carried unanimously.



3. Plat Revision to 467 Harpeth Meadow Drive

An amendment to an existing plat was presented. The amendment featured a relocation of lot lines for and relocation of a fire hydrant. Planner Easter had no additional comments.

Surveyor Brian McCain discussed the proposal, mentioning; the existence of a existing boundary marker located incorrectly. He noted that the adjustments are agreeable with the adjacent property owners.

Member

Vice Chair Member Patenaude asked why the marker was installed incorrectly.

Attorney Craig noted that the original boundary stakes may have been moved incidentally.

Member Campbell asked if Barge Wagonner had done the original work on the subdivision.

A motion was made by Member Campbell to approve the plat revision contingent upon payment for pass-through billing for planning services. Secretary Sleighter seconded the motion, which passed unanimously.

Attorney Craig mentioned the submittal should be presented as, "Approval of resubdivision of lots 74, 75, and 76 of Harpeth Meadows subdivision" for the minutes.

4. Plat Revision to 996 Ridgecrest Drive

An amendment to an existing plat was presented. The amendment featured a relocation of lot lines for and relocation of a fire hydrant. Planner Easter asked if the plan had been submitted by all adjacent property owners, but had no additional comments.

Surveyor Brian McCain discussed the proposal, mentioning; the submittal has been through the planning process before, and that all property owners had signed onto the submittal.

Attorney Craig noted that the Register of Deeds is rejecting plans which are unsigned by adjacent property owners.



Member Campbell asked if all adjacent property owners were content with the proposal.

A motion was made by Member Campbell to approve the plat revision contingent upon payment for pass-through billing for planning services. Secretary Sleighter seconded the motion, which passed unanimously.

Attorney Craig mentioned the submittal should be presented as, "Approval of a resubdivision of excess right-of-way for Old Barn Trace" for the minutes.

5. Recommendation to the City Commission: Ordinance #15-006 - Off Street Parking Requirements.

Attorney Craig explained that the ordinance will add language to 'Sub-Section G: Parking Alterations' He explained that the language gives applicants options when meeting parking requirements.

Member Cullen asked if the language changes the size requirements for individual parking stalls.

Member Sleighter asked if the language only applies to commercial zones.

Member Cullen asked if the tree language in the text must be located in the vicinity of the parking lot.

Member Campbell made a motion to recommend the Ordinance to the Board of Commissioners. Member Sleighter seconded the motion and it carried unanimously.

6. Approval of Minor Plat Revision of Dollar General.

Attorney Craig noted that this is a technical change and that the revision was necessary for the final recording of the plat. He noted the building location, address, entrance has all been shifted. Additionally, he noted that the plat would need to properly show where the septic tank was and its connecting discharge lines.



Member Campbell made a motion to recommend the Ordinance to the Board of Commissioners. Member Sleighter seconded the motion and it carried unanimously.

Attorney Craig mentioned the submittal should be presented as, "Approval of Final Plan of the M. R. Dillard Subdivision, 3rd Revision" for the minutes.

7. Regional Planning Commission.

Attorney Craig briefed members of a rezoning submittal that the Board will rule on during its August 2015 meeting. He explained the approval process and roles for the Kingston Springs Municipal-Regional Planning Commission and the Cheatham County Planning Commission. He also detailed the criteria with which members must form their votes.

Member Cullen asked about the limits of the Town's urban growth boundary.

Attorney Craig stated that the matter must begin with Kingston Springs, move to legislative approval with Cheatham County, and may come back to Kingston Springs for plat approvals and applications of subdivision regs, etc.

Vice Chair Patendaude asked if public comment would be required and what limits could be placed on public comments.

Vice Chair Patenadude canvassed members to see if they were willing to accept public comment as part of the meeting. Members indicated

Member Cullen noted that he has been unable to access the Austin Peay GIS service and asked staff to check into the program.

Member Campbell asked the City Manager to bring absent members up to speed on the process of the rezoning and ask for their attendance at the August meeting.

8. Other Items

City Attorney Craig noted that the July meeting was his last as City Attorney. He noted the Board needed to pursue continuing education hours and advocate for funding to update the Town's subdivision regulations.

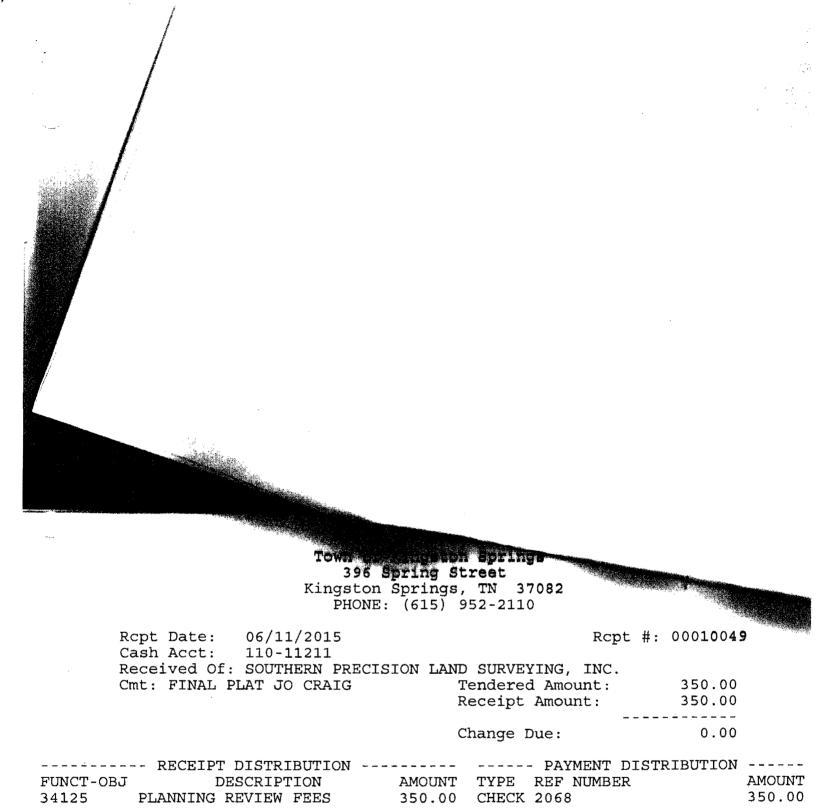


Members of the Planning Commission thanked Attorney Craig for his many years of service.

9. Adjournment

A motion for adjournment was made by Member Campbell, seconded by Member Sleighter. The motion carried unanimously and the meeting was adjourned at 8:01 p.m.

Carolyn Hall Chair Debbie Finch City Recorder



ORIGINAL COPY Received By: DORIS

350.00

ORDINANCE NO. 015-006

AN ORDINANCE AMENDING THE KINGSTON SPRINGS ZONING ORDINANCE (A STAND ALONE ORDINANCE), NO. 84-005, AS AMENDED, PROVIDING FOR TEXT AMENDMENT, ARTICLE IV, SECTION 4.015 BY ADDING A NEW SUBSECTION "G" AS TO OFF-STREET PARKING REQUIREMENTS.

WHEREAS, the Town of Kingston Springs, Tennessee, has adopted its zoning ordinance identified as Ordinance No. 84-005, which has been subsequently amended; and

WHEREAS, it is deemed necessary and desirous to amend a portion of the text of the ordinance, specifically, Article IV, Section 4.015 as to off-street parking requirements by adding a new subsection "G", providing for permissible exceptions to the minimum number of parking spaces; and

WHEREAS, the amendatory change has been recommended by the Kingston Springs Municipal Regional Planning Commission to the Board of Commissioners, to become effective after second and final reading, the second reading to be preceded by a public hearing.

NOW, THEREFORE, be it ordained by the Board of Commissioners of the Town of Kingston Springs, Tennessee, as follows:

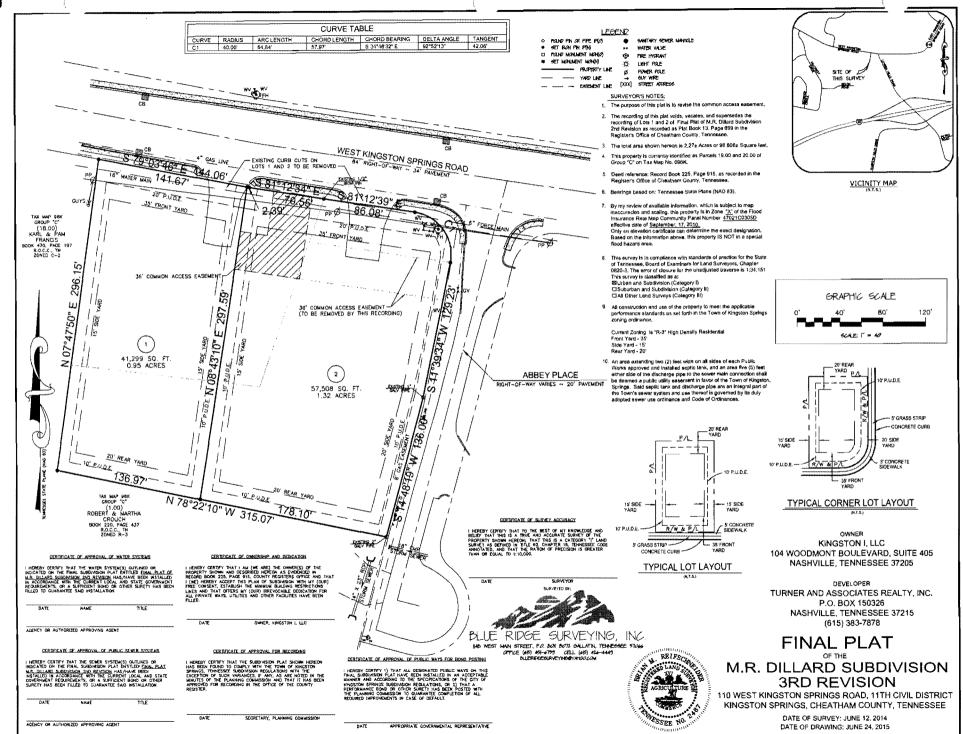
- 1. Article IV at Section 4.015. Off-Street Parking Requirements by adding a new subsection "G" to wit:
 - G. Notwithstanding the foregoing requirements, the following exceptions to the minimum number of parking spaces may apply:

The minimum number of parking spaces through the exceptions of this provision may not be reduced by more than fifty (50%) percent or below four (4) parking spaces, whichever is greater. The fifty (50%) percent limit applies cumulatively to all of the exceptions in this provision:

- Retail Trade spaces of 5,000 square feet or less may reduce the number of spaces required if the retail space includes designated storage areas. For every 150 square feet of storage area, one (1) space may be eliminated up to four spaces total.
- 2. Bicycle parking may substitute for up to four (4) spaces of required parking. For every three (3) bicycle parking spaces, the motor vehicle parking requirement is reduced by one (1) space. Bicycle racks for bicycle parking shall not interfere with vehicular or pedestrian circulation. Existing parking may be converted to take advantage of this stated provision.
- 3. Exceptions for sites where trees are preserved. Minimum parking may be reduced by one (1) parking space for each tree twelve (12") inches in diameter and larger that is so preserved. A maximum of two (2) parking spaces or ten (10%) percent of the total required may be reduced, whichever is greater.
- 4. Motorcycle parking may substitute for up to five (5) spaces or five (5%) percent of required automobile parking, whichever is less. For every four (4) motorcycle parking spaces provided, the automobile parking requirement is reduced by one (1) space. Each motorcycle space must be at least four (4') feet wide and eight (8') feet deep. Existing parking may be converted to take advantage of this provision.
- 3. All other aspects of the Municipal Zoning Ordinance 84-005, and subsequent amendments thereto, shall remain in full force and effect.
- 4. This ordinance shall take effect after second and final reading and publication of due adoption.

ORDAINED on this the day of	, 2015.
MAYOR	
RECOMMENDED BY THE MUNICIPAL REGIONAL, 2015.	PLANNING COMMISSION ON
SUBMITTED TO PUBLIC HEARING ON THE DAY P.M., AFTER PUBLICATION ON NEWSPAPER, A NEWSPAPER OF GENERAL CIRCULA	OF, 2015, , 2015, IN THE ADVOCATE TION.
PASSED FIRST READING: PASSED SECOND READING:	
ATTEST:	
DEBBIE FINCH, CITY RECORDER	
APPROVED AS TO FORM AND LEGALITY: LARRY D. CRAIG, CITY ATTORNEY	

THIS AMENDMENT RELATES TO A STAND ALONE, NON-CODIFIED ORDINANCE, ONLY TO WHICH REFERENCE IS MADE IN THE MUNICIPAL CODE OF ORDINANCES.



KINGSTON SPRINGS REGIONAL PLANNING REZONE PROCESSES

AS TO REQUESTS AND FUTURE SUBDIVISION OF LAND IN UGB

The Town of Kingston Springs has heretofore been granted Regional Planning Authority for land outside its municipal limits and within the Urban Growth Boundaries (UGB) of the Town pursuant to the Cheatham County Urban Growth Plan. Such authority was granted by the State Planning Office and the Kingston Springs Planning Commission became the Kingston Springs Municipal-Regional Planning Commission (KSMRPC).

TCA 13-7-105 governs amendments to county's zoning ordinance (referred to as zoning resolution by Cheatham County) requiring it "be first submitted for approval or disapproval or suggestions to the regional planning commission of the region in which the territory covered by the ordinance is located..."

Any rezone request filed with Cheatham County Building Commission should then be transmitted to the municipality for consideration by the KSMRPC, so as to come before that body for it to make the recommendation to apply the County's zoning resolution, text and zoning mapping, i.e. bulk standards (set-backs, minimum lot land area, etc.) as to the particular zone district(s). The transmittal of the zone request filed with the county should be accompanied by the current duly adopted county zoning resolution and any applicable amendment(s) thereto. The action taken by the KSMRPC is then transmitted back to the County for its Legislative Body, County Commission, to act upon the rezone request taking into account the recommendation from the planning body (KSMRPC), preceded by requisite published notice for public hearing to formally rezone the property.

Once a property is rezoned by the County Commission, the subdivision plat shall then be brought before the KSMRPC as an agenda item in accordance with its duly adopted subdivision regulations for planning review, bonding, etc., just the same as any property being subdivided had it been situated within the city limits.