

**KINGSTON SPRINGS PLANNING COMMISSION AGENDA  
MARCH 12, 2015  
7:00 P.M. A. BECK MEETING HALL**

**1. Call to Order:**

The meeting was called to order by \_\_\_\_\_ at \_\_\_\_\_ p.m.

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

Donna Boggs \_\_\_\_\_ Tony Campbell \_\_\_\_\_ Gary Corlew \_\_\_\_\_

Hillary Craig \_\_\_\_\_ Tom Cullen \_\_\_\_\_ Tony Gross \_\_\_\_\_

Carolyn Hall \_\_\_\_\_ Mike Patenaude \_\_\_\_\_ Chuck Sleighter \_\_\_\_\_

**B. Non-Voting Staff:**

Mike McClanahan \_\_\_\_\_ Larry Craig \_\_\_\_\_ David Risner \_\_\_\_\_ Mary Vavra \_\_\_\_\_

**C. Declaration of Quorum by Chair.**

**2. Approval of Minutes:**

Minutes of the January 8, 2015 meeting have been circulated.

Corrections \_\_\_\_\_

Motion to approve \_\_\_\_\_ Second \_\_\_\_\_

**A. Confirmation of the Agenda.**

Corrections \_\_\_\_\_

Motion to approve \_\_\_\_\_ Second \_\_\_\_\_

**SUBMITTAL DEADLINE DATE: JANUARY 29, 2015**

**3. Dollar General Store – Site Plan Amendment.**

**4. Other (For Discussion Only):**

**5. Adjourn:**

The meeting was adjourned at \_\_\_\_\_ p.m. by \_\_\_\_\_.



## **PLANNING COMMISSION MEETING MINUTES**

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**MARCH 12, 2015**

### **1. Call to Order:**

Chair Carolyn Hall called the meeting to order at 7:01 p.m.

#### **A. Roll Call of Voting Members**

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

#### **B. Non-Voting Staff**

Mike McClanahan, Assistant City Manager	Present
Larry Craig, City Attorney	Present
Mary Varva, City Planner	Present

#### **C. Declaration of Quorum by Chair**

### **2. Approval of Minutes**

A motion to approve the minutes of the January 8, 2015 meeting was made by Member Campbell. Chair Hall seconded the motion, which carried unanimously.

#### **A. Confirmation of the Agenda**

A motion to approve the agenda was made by Member Campbell. The motion was seconded by Chair Hall, and carried unanimously.

### **3. Dollar General Store - Site Plan Amendment**

An amendment to a site plan previously approved was presented. The amendment featured a relocation of the building, new access drive, and new landscape/parking plans. Planner Varva presented her comments:

- Stamped and signed copies of plans needed to be provided.
- Utility easements must be shown on the landscape plan.



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- A variance must be granted for the reduction of 2 parking spaces. A reasoning or hardship for the variance must be proven.

Member Campbell asked about the access drive and its proximity to a nearby intersection.

Tony Campbell asked if water oaks can substitute the weeping willows on the landscape plan.

Member Hall asked about the availability of parking and how many spaces would be shared with an adjacent property.

Chair Hall asked if sight distances were in compliance with City standards.

A motion was made by Member Boggs to approve a variance for parking and approve the amended site plan pending Planner Varva's comments. Secretary Sleighter seconded the motion, which passed unanimously.

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The Planning Commission meeting recessed for a Design Review Commission meeting.

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### **4. Other Items**

A. City Attorney Craig led a discussion about the need for a revision in the City's parking regulations. Listed options included a maximum parking requirement, reductions in required spaces based on square footage of storage space, and other means of basing required spaces.

Member Boggs explained the importance of not having too many parking spaces for a particular business.

Member Craig explained that employee parking should be a consideration.

A motion was made to direct staff to prepare an amendment to the City's parking regulations by Member Campbell. The motion was seconded by Secretary Sleighter and carried unanimously.

B. City Attorney Craig informed Planning Commission members about upcoming issues to be addressed by both the City and Planning Commissions.



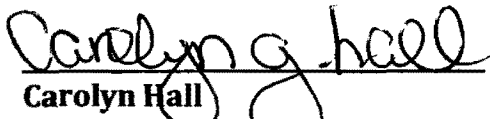
**PLANNING COMMISSION  
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These include; changes in the permitted uses for C-1, and C-2 zones, text changes to the allowance of non-conforming uses, and text changes to subdivision regulations.

5. **Adjournment**

The meeting was adjourned at 8:07 p.m.

  
\_\_\_\_\_  
Carolyn Hall  
Chair

  
\_\_\_\_\_  
Debbie Finch  
City Recorder