



**Kingston Springs Regional Planning Commission**  
**Meeting Minutes**  
February 13, 2020

The meeting was called to order by Mike Patenaude at 7 pm.

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

Keith Allgood	Present
Tony Campbell	Absent
Tom Cullen	Present
Tony Gross	Present
Brian McCain	Present
Mike Patenaude	Present
Glenn Remick	Present
Chuck Sleighter	Present
Bob Stohler	Present

**2. Non-Voting Staff:**

Sharon Armstrong	Present
John Lawless	Present
Jennifer Noe	Present
Brittney Stanley	Present

**3. Declaration of Quorum by Chairperson**

Mike Patenaude

**4. Chair Patenaude turns meeting over to City Manager Lawless for Election of KS Regional Planning Commission Chair.**

City Manager Lawless opened the floor to nominations for Chair of the Kingston Springs Regional Planning Commission. Keith Allgood nominated Mike Patenaude, nomination seconded by Bob Stohler. Hearing no other nominations Tom Cullen made a motion for nominations to close, motion seconded by Tony Gross. Vote for Mike Patenaude as Planning Commission Chair was unanimous. City Manager Lawless then turned to floor over to Chair Patenaude.

5. **City Manager turns meeting over to KS Regional Planning Commission Chair for election of Vice-Chair and Secretary.**

Chair Patenaude opened the floor to nominations Vice-Chair of the Kingston Springs Regional Planning Commission. Motion was made by Chuck Sleighter to nominate Tony Campbell as the Vice Chair, 2<sup>nd</sup> by Tony Gross. Tom Cullen made a motion the nominations be closed, seconded by Keith Allgood. Vote for Tony Campbell as Vice-Chair of the Kingston Springs Regional Planning Commission was unanimous.

Chair Patenaude opened the floor to nominations Secretary of the Kingston Springs Regional Planning Commission. Brian McCain nominated Chuck Sleighter, 2<sup>nd</sup> by Glenn Remick. Keith Allgood made a motion to close nominations, 2<sup>nd</sup> by Bob Stohler. Vote for Chuck Sleighter as Secretary of the Kingston Springs Regional Planning Commission was unanimous.

6. **Motion to approve December 12, 2019 Planning Commission meeting minutes.**

Motion to approve December 12, 2019 Planning Commission meeting minutes made by Chuck Sleighter, 2<sup>nd</sup> by Keith Allgood and passed unanimously.

7. **Motion to approve February 13, 2020 Planning Commission meeting agenda.**

Motion to approve the February 13, 2020 Planning Commission meeting agenda made by Chuck Sleighter, 2<sup>nd</sup> by Keith Allgood and passed unanimously

8. **Old Business**

A. **Comprehensive Plan, Zoning Ordinance and Subdivision Regulations Update.**

City Planner Armstrong stated that she will be meeting with City Manager Lawless on February 27, 2020 current Kingston Springs zoning ordinances. Some of the issues are revisions to the Comprehensive Plan, Zoning Ordinance and Subdivision Regulations, with a few new topics such as discussion about VRBO's, traffic studies and revisions that would be easy to read, interpret and understand.

**New Business**

A. **Cede development and permitting authority to Cheatham County Building Department for the Dunvegan property, Map 99 Parcel 189.00, Old Brush Creek Rd. Planning Commission recommendation to City Commission.**

City Planner Armstrong explained that part of this property is in the Kingston Springs town Limits and part of the property is in Cheatham County. Applicant would like to construct a residence on the part of the property inside Kingston Springs Town Limits. City Planner Armstrong expressed concerns as the overall parcel contains flood area, and future farm and livestock development would not be allowed in the current zoning of R1. This is an item that will be brought before the Kingston Springs Board of Commissioners and has been brought before the Planning Commission as information only.

**B. Preliminary Plat, development plans, easement agreement, McPherson Property, East Kingston Springs Rd, Kingston Springs, TN. - Map 96K Parcels 33, 35, 36.01.**

City Planner Armstrong has received a revised plat that Mr. McPherson has submitted showing where Mr. McPherson and Mrs. Downs have come to an agreement on the easement to Mrs. Downs' property. Armstrong indicated the revised plat shows this easement. A motion to approve the revised plans for the McPherson property was made by Chuck Sleighter, 2<sup>nd</sup> by Tony Gross and motion passed unanimously.

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

**A. Certificates and Certification of required Planning Commission Training**

City Planner Armstrong passed out 2020 training certificates to all board members and City Manager Lawless.

**B. New FIRM map timeline and process**

City Planner Armstrong is in communication with Tennessee Mapping Partners (FEMA, TEMA, State GIS, and TDOT, etc.). Data related to current FEMA flood maps is being reviewed with potential proposed new maps being presented later this year.

**C. Ingram Property Acquisition**

City Planner Armstrong stated a meeting had taken place between Town Staff and Mr. Ingram's associates concerning a potential project on property owned by Mr. Ingram adjacent to the Golf Club of Tennessee. Armstrong has suggested that the applicant submit to the KS Planning Commission application a PUD, as well as a master plan of what they are planning to develop, so that the Commission will have some insight on the applicant's intent. City Planner Armstrong has spoken with the engineering firm on submitting a preliminary concept review, and PUD overlay. Commissioner Cullen expressed his concerns about the intent, and potential future development, of this property as well as surrounding properties.

**D. Community Transportation Planning Grant Application (TDOT Corridor Study)**

City Manager Lawless stated that a grant application has been submitted to TDOT for a Community Transportation Planning Grant related to a corridor study of I40 exit 188 and Luyben Hills Road. TDOT is now reviewing these applications and Lawless will keep the Planning Commission apprised of the results.

Motion to adjourn was made at 7:37 pm by Glenn Remick 2<sup>nd</sup> by Chuck Sleighter  
Passed unanimously

**10. Motion to Adjourn**

Motion to adjourn was made at 7:37 pm by Glenn Remick, 2<sup>nd</sup> by Chuck Sleighter, and passed unanimously.

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Mike Patenaude  
Chair

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Debbie Finch  
Assistant City Manager / Recorder