



**Kingston Springs Regional Planning Commission
Meeting Minutes
August 12, 2021**

The meeting was called to order by Mike Patenaude at 7:03 pm.

1. Roll Call of Voting Members:

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

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Martha Brooke Perry	Present
Brittney Stanley	Present

3. Declaration of Quorum by Chairperson.

Declaration of quorum by Chair Mike Patenaude

4. Motion to approve June 10, 2021 Planning Commission meeting minutes.

Chair Patenaude stated the date of training listed in the meeting minutes should be changed to June 17, 2021. Planner Armstrong stated item eight under new business should be changed to “Grading Plan with a TDEC Permit” rather than “TDEC Certificate” and include “SWPP”. Motion to approve July 10, 2021 Meeting Minutes as amended made by Tony Campbell 2nd by Bob Stohler. Motion passes unanimously.

5. **Motion to approve August 12, 2021 Planning Commission meeting agenda.**

Motion to approve the August 12, 2021 Planning Commission meeting agenda by Tony Campbell 2nd by Tony Gross. Passed unanimously.

6. **Community Input**

Jeff Royals
Laura Street
Lindsey Clark

7. **Old Business**

A. **None**

8. **New Business**

A. **Consideration of recommendation to the Kingston Springs Board of Commissioners Ordinance 21-007 – Amending Article VIII of the Town of Kingston springs Zoning Ordinance - Notice Requirements to PC and BZA.**

Motion by Tom Cullen 2nd by Tony Gross to approve recommendation to the Kingston Springs Board of Commissioners of Ordinance 21-007 - update of public notifications. Motion passes unanimously.

B. **Consideration and Recommendation to the Kingston Springs City Commission for the update to the Joint Cheatham County Growth Plan.**

Motion by Tom Cullen 2nd by Tony Gross to send update of the Joint Cheatham County Growth Plan to the Kingston Springs Board of Commissioners. Motion passed unanimously.

C. **Rezone/Change of Use Request - 172 Luyben Hills Road. Request to amend the C-2 Highway Commercial District to allow residential occupation of commercial buildings.**

A motion was made by Tony Campbell to deny the request of rezone/change of use 2nd by Tony Gross.

Roll Call Vote: Keith Allgood no, Tony Campbell no, Tom Cullen no, Josh Eatherly no, Tony Gross no, Brian McCain no, Mike Patenaude no, Chuck Sleighter absent, Bob Stohler no. Motion for rezone/change of use denied.

D. **Preliminary Plat – 601 Mt. Pleasant Road - Resubdivision of an existing parcel into 3 lots. Map 96O, Grp. A, Parcel 14. Property lies in the R-1A Low Density Residential – Agricultural Zoning District.**

Brian McCain presented to the Planning Commission the preliminary plat to split 601 Mt. Pleasant Road into 3 lots. City Planner has reservations on the lots availability to perk and city sewer not being an option at this location.

Motion by Tony Campbell 2nd by Tom Cullen approve the preliminary plat contingent on a perk sign off by TDEC. Brian McCain recused from the vote. Motion passed unanimously.

E. Final Plat – McPherson - combining three parcels for the purposes of development of an approved Preliminary Master Plan Multi-Family Apartment Complex containing 40 units, 115 E. Kingston Spring Rd. Map 96K Group C Parcels 33, 35, 36.01. Zoned R-3 PUD.

Motion by Tony Campbell 2nd by Tony Gross to combine 3 parcels for the purpose of development. Motion passed unanimously.

F. Concept Review – Consideration of a proposed Glamping Campsite located at 1071 Simms Heights Rd. 23.99 Acre site located in the R-1A Zoning District. Adjacent to Watkins Heights Subdivision on Simms Heights Rd.

Applicant was not present at the Planning Commission meeting to present the concept review. However, discussion on the proposal was held by the Planning Commission and concern of the need for commercial zoning in a residential area was made.

G. Ellersly Subdivision, Ron Merville – Notice of Violation for Erosion and Sediment Control – PUD approval lapse, Code Enforcement Complaints; and HOA documents:

- **Soil and Erosion occurring on the lot causing damage to the road surface, curbing, adjacent lots and water intrusion into adjacent structures. Enforcement actions taken and staff recommendation will include consideration of As Built Performance Bonding in favor of the city, a revised Grading Plan, street, curb, guttering, and detention areas for the currently vacant lots, and Phase 2 & 3 undeveloped areas.**
- **Expired PUD - consideration of staff recommendations requiring**
- **reapplication for PUD approval for Phase 2 & 3 undeveloped areas.**
- **HOA transfer to property owners - HOA transfers occurred without Planning Commission input and approval. Consideration of staff recommendations to rescind the HOA agreements in favor of approved HOA documents and conditions recommended to the City Commission.**
- **PUD Agreement addressing Grading, soil and erosion, streets, curb, gutters, stormwater retention, and infrastructure maintenance requirements for all private and public improvements to the built environment and undeveloped Phase 2 & 3 of the property.**
- **Consideration of Construction Bond requirement, Phase 2 and 3 development plan requirements.**

City Planner Armstrong recommends The Planning Commission direction to staff:

Motion was made by Tony Campbell, 2nd by Josh Eatherly pass unanimously as listed

1. Require the developer to produce an updated Soil & Erosion Plan, Grading Plan, and Master Development Plan for the Subdivision.
2. Require the developer to provide an As-Built Performance Bond in favor of the Town of Kingston Springs in an amount sufficient to cover all infrastructure improvements for the site.
3. Require the developer to submit a new PUD Application for Phase 2 and 3 of the development.
4. Require the developer to provide all HOA documents.

9. Other (For Discussion Only).

A. Flood Study – ESP Endangered Species data.

City Planer Armstrong stated that staff is still waiting on the endangered species study from the Golf Club of TN. In addition, after a recent site visit it was discovered a building in the flood area was being used without authorization and a notice of violation was issued.

B. Expansion of Sewer – Luyben Hills Road Consideration of recommendation to City Council to expand city sewer service on Luyben Hills road. Economic development impact, costs, and future growth.

City Planner Armstrong suggest Recommendation to consider growth of the city sewer with potential to go down Luyben hills road beyond Petro, this growth could be completed at a low cost to the city.

C. Luyben Hills Transportation Planning Report – Staff recommendation for response to draft report.

Staff received an initial draft the traffic study and City Planner Armstrong and City Manager Lawless reviewed and supplied feedback. An updated version has just been received and will be reviewed again to assure all outstanding items have been addressed.

10. Motion to Adjourn.

Motion to adjourn by Tony Campbell 2nd Tom Cullen. The meeting was adjourned by Chair Patenaude at 8:15 pm

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder