



**Kingston Springs Regional Planning Commission
Meeting Agenda
August 8, 2019**

**Planning Commission Meeting Minutes
August 8, 2019**

The meeting was called to order by Chair Patenaude at 7:00 pm.

1. Roll Call of Voting Members:

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

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Jennifer Noe	Present

3. Declaration of Quorum by Chairperson:

Chair Patenaude declared a quorum was present.

4. Motion to approve July 11, 2019 Planning Commission meeting minutes

Motion to approve the July 11, 2019 Planning Commission meeting minutes made by Chuck Sleighter, seconded by Tony Campbell, and passed unanimously.

5. **Motion to approve August 8, 2019 Planning Commission meeting agenda**

Motion to approve the August 8, 2019 Planning Commission meeting agenda made by Chuck Sleighter, seconded by Tony Gross, and passed unanimously.

6. **Old Business**

A. **BP – 121 Luyben Hills Rd., Kingston Springs, TN. Map 96 Parcel 51.02**

ROW Discussion.

City Planner Armstrong stated she held a meeting attended by the Patels, the Law-Garrisons, a member of the KS Planning Commission, and a KS City Commissioner to discuss the Right of Way (ROW) easement between the Patel and Law-Garrison properties. Armstrong gave an overview of that meeting, discussed a drainage catchment located in the easement, as well as an agreement between the Patels and Law-Garrisons concerning use of the easement. Armstrong then discussed the abandoned sign mast located in the easement. Armstrong stated that while the sign mast is not on the Patel's property, there was a lease agreement between the Patels and the Law-Garrisons for the use of the sign. Armstrong stated that while who removed the sign was between the Patels and the Law-Garrisons, the structure was an impediment in the right of way and staff was unable to issue a Certificate of Occupancy (CO) for the 121 Luyben Hills Road project until that impediment was removed. Armstrong stated she was seeking direction from the Planning Commission on withholding the CO for the 121 Luyben Hills Road project until the sign mast is removed. Motion to withhold the Certificate of Occupation for the project at 121 Luyben Hills Road until the abandoned sign mast is removed from the shared Right of Way easement made by Tony Campbell and seconded by Tony Gross. Chairman Patenaude then recognized Sammy Patel, property owner at 121 Luyben Hills Road. Mr. Patel stated that when they had initially leased the property from the Law-Garrisons prior to purchasing the property they were not given access to that sign and he did not think the removal of the sign mast should be related to the issuance of a CO for his project. Tom Cullen asked if this motion to withhold the CO was open ended and Armstrong stated it was, reiterating that the sign mast was an impediment in the shared right of way and needed to be removed. After additional discussion by the Commission, Chair Patenaude asked City Attorney Noe for a legal perspective. City Attorney Noe stated she was unable to offer an opinion with the information at hand but would review and respond to the Commission. Tony Campbell then withdrew his motion and Tony Gross rescinded his second. Chair Pattenaude stated that as the issue currently stands, the sign mast is an impediment in the shared right of way and must be removed before a Certificate of Occupancy is issued for this project. However, the City Attorney will conduct a legal review to determine if there is another answer.

B. **Permitting and Zoning Review Process and Zoning Ordinance Administration, Article VIII – Consideration of recommendation to Kingston Springs, TN Mayor and Board of Commissioners of amendment to Zoning Ordinance to include County Development Tax implementation.**

City Attorney Noe stated this recommendation had initially been approved in the July Planning Commission meeting, however, Cheatham County is changing the implementation of their updated development tax and she would like to change the wording of "Section C", stating that Kingston Springs will not be responsible for

collecting the tax but will ensure that the tax is collected. Kingston Springs will be responsible for having the applicant bring any receipts for any county fees collected before a building permit or CO is issued. Motion to approve recommendation as amended by City Attorney made by Keith Allgood, seconded by Chuck Sleighter, and passed unanimously.

C. Sudden Service Shell Station – 129 Luyben Hills Rd., Kingston Springs, TN. Map 96 Parcel 52.01– Cooler Addition.

City Planner Armstrong stated she had reviewed the plans and initially had a concern with the cooler location. Armstrong stated the concern was location of the structure close to a service road that runs behind the Sudden Service Shell station. Armstrong has spoken with the contractor and the service road in question will be restriped and closed as a thru road. Armstrong stated the addition meets the building code and falls within the site plan requirements if the Commission wishes to approve it. Motion to approve Sudden Service Shell Station – 129 Luyben Hills Rd., Kingston Springs, TN. Map 96 Parcel 52.01– Cooler Addition made by Tony Campbell, seconded by Chuck Sleighter, and passed unanimously.

7. New Business

A. McPherson Property: Map 96K Parcels 33, 35, 36.01 Proposed R-3 – RPUD Development. Consideration of Concept Plans, including Revised Site, Grading and Utility Plans, Traffic Study.

City Planner Armstrong stated this was a discussion item only. Armstrong congratulated Mr. McPherson on the recent progress made on the property. Armstrong stated the applicant has requested to install additional fill on the project. She explained the request was denied because until the development project is approved, material cannot be brought onto the lot to assist with that development. Armstrong stated there was also a request by the applicant to begin work on the rear parcel of the property, and similarly, the request was denied because until the development project is approved, material cannot be brought onto the lot to assist with that development. Armstrong stated phase 1 of the project is almost complete, and the required core drill samples will soon be gathered. Mr. McPherson has been advised the cost for this core sampling will be a pass-thru charge and he will be responsible for the payment. The next steps for this project will be potential approval on rezoning of this property by the KS Board of Commissioners. Seconding reading of this Ordinance (19-003) will take place at the August 2019 meeting. If approved the next step for the applicant will be to come back to the Planning Commission to begin the process of approval for the development.

Armstrong then asked Mr. McPherson to give the Planning Commission an idea of how he sees his development planning out. Mr. McPherson expressed to the Commission his feeling of a lack of communication from town staff of requirements needed to move forward with his project, but did not supply any specific project updates.

8. Other (For Discussion Only)

City Planner Armstrong stated Mr. Collins, owner of the Econo Lodge on Luyben Hills Road, was in the audience and she asked him to discuss his plans to remodel the Econo Lodge Hotel as well as the mobile home park at the rear of the property within the next 6 months. Mr. Collins stated that he is in the process of doing a complete remodel of the hotel including new bathrooms, and new furniture in hopes to improve the company that is staying at the hotel. Mr. Collins has also stopped accepting cash payments as well as not allowing weekly stays in attempt to deter some of the negative tenants that have stayed in his hotel in the past. Mr. Collins also briefed the Commission that he would be presenting plans to demo the mobile home park in the rear of the property that is approx. 4 acres. His future plans are to build an RV/Bus park, offering several concrete pad parking areas, with underground utilities, a commissary, a swimming pool, as well as some sort of athletic court. Mr. Collins says that he is targeting bigger 25-35 ft RVs/bus “half million-dollar rigs” traffic that are coming to visit Nashville and need a place to park. There will still be no cash payment, and no permeant residency allowed.

Chair Patenaude reminded the group of a Planning and Zoning meeting on Saturday at 5:00pm. Planner Armstrong stated the meeting would be about growth and development. Tony Gross stated that it seem many people care about the growth and development that is happening in Kingston Springs but when it comes to a meeting where the public can learn facts and have an opinion, the public doesn’t seem to be interested in attending, so he asked the Planning Commission as well as the audience to pass word around about the meeting. Armstrong mentioned she would be bringing several maps of vacant land to discuss future sales of land, and proactive growth.

9. Motion to adjourn made by Tony Campbell, seconded by Chuck Sleighter, and the meeting was adjourned by Chair Patenaude at 8:06pm.

Mike Patenaude
Chair

Debbie Finch
Assistant City Manager / Recorder