

KINGSTON SPRINGS PLANNING COMMISSION MINUTES

SEPTEMBER 11, 2008
7:00 P.M. A. BECK MEETING HALL

1. Call to Order:

Dianna Shew called the meeting to order at 7:00 p.m.

A. Commissioners in Attendance:

Sam Butts, Member	Absent
Gary Corlew, Member	Present
Marion Fowlkes, Secretary	Present
Carolyn Hall, Member	Present
Pete Hiett, Vice Chairperson	Present
John McLeroy, Mayor	Present
David Risner, Member	Present
Paul Rucker, Member	Present
Dianna Shew, Chairperson	Present

B. In Attendance not Voting:

Sharon Caton, County Planner	Present
Laurie Cooper, City Manager	Present
Larry Craig, City Attorney	Present

C. Declaration of Quorum By Chair.

Dianna Shew declared a Quorum.

2. Approval of Minutes:

John McLeroy made the motion to approve August 14, 2008 minutes. Pete Hiett seconded the motion and it carried unanimously.

A. Approval of the Agenda.

John McLeroy made the motion to approve the Agenda. Pete Hiett seconded the motion and it carried unanimously.

3. Westview Baptist Church – Site Plan.

Tony Reasons presented the plan. Westview Baptist will have to go to the Board of Zoning Appeals to be approved as a special exception. The Board of Zoning Appeals meeting is on September 18, 2008 at 6:00 pm.

John McLeroy made the motion to approve the site plan, contingent on the Board of Zoning Appeals approval as a special exception. Gary Corlew seconded the motion and it carried unanimously.

4. Will Andrews – Final Subdivision Plat – South Harpeth Road.

Mr. Andrews presented the proposed subdivision: 560 acres divided into 8 parcels as “mini-farms” – large tracts.

Mr. Craig explained the staff’s review of the subdivision and staff’s recommendations to achieve an approval as a concept plan, not a final plat as submitted.

Ms. Caton addressed and explained the flood plain issue which is minor but needs to be addressed on the drawing.

The Commission voted on separate waivers before approving as a Concept Plan.

David Risner abstained from the following votes:

1. Marion Fowlkes made the motion that the submittal be treated as a conceptual plan for approval with conditions, waivers and variances hereinafter stated. John McLeroy seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hiett (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).
2. Marion Fowlkes made the motion to approve waiver as to certain procedures within 2-105, Conceptual Plan Procedures, 2-105.202 thru 205. John McLeroy seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hiett (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).
3. Marion Fowlkes made the motion to approve the plan if it meets the concept of conservation design standards based on the large sized tracts with approved covenants and restrictions in accordance with the regulations. John McLeroy seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hiett (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).

4. Paul Rucker made the motion for approval with the consideration of a waiver as to sidewalks, 4-104.4 and 4-104.5. Carolyn Hall seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hielt (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).
5. Marion Fowlkes made the motion that the proposed private street, per 4-108.3, is a private street in a rural area. John McLeroy seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hielt (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).
6. Commission will consider waiving fire hydrants upon receiving additional future plans and water company requirements. Dianna Shew made the motion to amend the consideration as to a waiver of fire hydrant installation at 4-108.3 (7). Pete Hielt seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hielt (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).

Dianna Shew made the motion to approve as a waiver. Pete Hielt seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hielt (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).

7. Paul Rucker made the motion to approve the requirements at 2-102.4(1) and (2). Pete Hielt seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hielt (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).
8. Marion Fowlkes made the motion to approve a waiver as to the applicable provisions of 5-102.102. Gary Corlew seconded the motion and the vote went as follows: Corlew (Y), Fowlkes (Y), Hall (Y), Hielt (Y), McLeroy (Y), Risner (Abstained), Rucker (Y) and Shew(Y).
9. A confirmation finding that no public sewers are available and that the proposed lots for future building sites would be by subsurface septic systems approved by TDEC. Pass until development plan.

5. **Land Use Plan – (Sharon Caton).**

The Planner recommended that the Commission review their AIA report for the next meeting.

6. **Home Occupations.**

Defer to next month's meeting.

7. **Kingston Springs United Methodist Church – Discussion Only – Carla Chester.**

Request to defer by Betty Blair Daniel.

8. Other (Discussion only):

- Mr. Craig addressed the Planning Commission regarding a couple of changes in the state law.
- Mr. Risner submitted his resignation due to possible future conflict of interest as assistant City Attorney.
- Mr. McLeroy requested that Design Standards be added to the agenda as a monthly item.

9. Adjourn:

Dianna Shew adjourned the meeting at 8:40 p.m.

Dianna Shew, Chairperson

Debbie K. Finch, Recorder