

REVISED
SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 22, 2014
5:00 P.M.

SUMNER COUNTY ADMINISTRATION BUILDING
355 N. BELVEDERE DRIVE
COMMISSION CHAMBERS
GALLATIN, TN 37066

MEMBERS PRESENT:

LUTHER BRATTON, CHAIRMAN
BILLY GEMINDEN
CHRIS HUGHES
MIKE HONEYCUTT
JERRY KIRBY
JOE MATTHEWS, VICE CHAIRMAN
TOM TUCKER
JIM WILLIAMS

MEMBERS ABSENT:

STAFF PRESENT:

RODNEY JOYNER, COUNTY PLANNER
RACHEL IVIE, REGIONAL PLANNER-GNRC
LEAH MAY DENNEN, LAW DIRECTOR
ERIKA PORTER, STAFF ATTORNEY
SANDRA HESSON, ADMINISTRATIVE ASSISTANT

CHAIRMAN BRATTON CALLED THE MEETING TO ORDER AT 5:00 P.M.

MOTION FOR APPROVAL OF THE MARCH 2014 MINUTES BY MR. WILLIAMS, SECONDED BY MR. MATTHEWS. MOTION PASSED UNANIMOUSLY.

Chairman Bratton announced that since there were several residents present as it relates to **Item I - Dr. Baites Property**, to let those who want to speak individually, we will have to suspend the rules and allow them to sign up and speak. Mr. Tucker **motioned** to suspend the rules. **Seconded** by Mr. Geminden. **Motion passed** unanimously. **Motion** to move the agenda around to deal with the non-controversial items first and hold what is basically a Public Hearing last, **seconded** by Mr. Hughes. **Motion passed** unanimously. Anyone present to speak on the **Dr. Baites Rezoning** was asked to sign-up at this time.

Chairman Bratton asked if there was anyone present to speak for or against **Somerset Downs, Phase 5**? One person, the Engineer.

**Item II – State of Tennessee Forestry Rep
Bob Brown, Project Manager**

Mr. Brown requested approval of replacing a 250' self-supporting tower. This site plan has been approved and recommended to the Planning Commission by the ZBA. It does not fall in any urban growth boundary or planning region. It is located on Jones road, contains .73 AC. and is zoned RA. There was discussion. **Motion** for approval by Mr. Honeycutt, **seconded** by Mr. Matthews. **Motion passed** unanimously.

Item III – Charles Lawrence Subdivision

Represented by: Richard Graves, Land Surveyor. This is a 4 lot, Residential, 6 AC. tract, on Vantrease Lane, Zoned R1A. It is not located in any urban growth boundary or planning region. All comments issued have been addressed. There was discussion. **Motion** for approval by Mr. Kirby, **seconded** by Mr. Hughes. **Motion passed** unanimously.

Item IV – Judy Graves Subdivision

Represented by: Richard Graves, Land Surveyor. This is a 3 lot, Residential, 6.6 AC. tract, on Harve Brown Road, Zoned AG. It is not located in any urban growth boundary or planning region. All comments issued have been addressed. There was discussion. **Motion** for approval by Mr. Honeycutt, **seconded** by Mr. Tucker. **Motion passed** unanimously.

Item V – Somerset Downs, Ph. 5 & 6

Project Rep: George Wells with Ragan & Smith Associates. This subdivision will be built out with these last two phases. It is part of a larger subdivision (about 300 lots total). There was a preliminary plat and engineering drawings previously submitted, that was approved. This is a PUD. It is not located in any urban growth boundary or planning region. All comments issued have been addressed. There was discussion. **Motion** for approval by Mr. Hughes. **Seconded** by Mr. Honeycutt. **Motion passed** unanimously.

**Item I – Dr. John Baites Property Rezoning
Island Brook Drive**

John Baites is requesting to have his property rezoned from RA to a low Density Residential Planned Unit Development and for approval of the Preliminary Master Development Plan. Subject property is located at 794 New Shackle Island, Hendersonville, TN., containing 27 lots which are located on Tax Map 138, Parcel 53, property contains 14.03 acres, and is currently zoned RA. The adjoining property owners were notified by certified mail. The public notice was advertised in the Gallatin News Examiner on March 14, 2014. Dr. Baites had met and wrote what he thought was a fair compromise with his neighbors. He has 5 children. His oldest daughter and her husband want to build. So for now, he will limit his subdivision to 5 houses, one for each of his children. Before a 6th house would be built, there would be an alternate exit out of the development. There was discussion.

Public Hearing

Against

Beth Vaughn
John Delaney

For

Sarah Ezell
Brian Ezell

There was discussion.

Motion to deny approval – too many “what ifs” by Mr. Hughes, **seconded** by Mr. Tucker.

For: Geminden, Tucker, Hughes

Against: Honeycutt, Williams, Kirby, Matthews, Bratton

Dr. Baites was asked to pick out the 5 lots he wants approval for at this time for Phase 1.

Dr. Baites narrowed it down to Lots: 1, 2, 3, 26, and 27

...and stated he would probably renumber them.

There was discussion.

Motion by Mr. Matthews to approve first 5 lots as Phase 1, as discussed tonight, anything beyond that, Dr. Baites has to come back for approval, and on the sixth house he has to have another entrance to New Shackle or another road, **seconded** by Mr. Honeycutt.

Motion passed with Mr. Geminden, Mr. Williams, Mr. Kirby, Mr. Matthews, Mr. Bratton, and Mr. Honeycutt voting for; and Mr. Hughes and Mr. Tucker voting against.

Motion to Adjourn: Mr. Hughes

Seconded By: Mr. Tucker

Adjourned: 6:00 P.M.

