

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JULY 23, 2013  
5:00 P.M.**

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

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**STAFF PRESENT:**

**RODNEY JOYNER, COUNTY PLANNER  
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT  
RACHAEL IVIE, REGIONAL PLANNER-GNRC  
LEAH MAY DENNEN, COUNTY ATTORNEY**

**MOTION FOR APPROVAL OF THE JUNE MINUTES BY MR. HONEYCUTT, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

CHAIRMAN BRATTON STATED THAT COMMISSIONER PAIGE BROWN WAS PRESENT TO ASK THE COMMISSION TO ADD AN ITEM FOR DISCUSSION TO THE AGENDA.

**Motion by Mr. Matthews, seconded by Mr. Hughes to add item to agenda requested by Ms. Paige Brown. Motion passed unanimously.**

Ms. Brown came forward to speak and to bring an item to this board's attention about there not being any language in the Agricultural zone to allow for breweries and wineries, etc., and she would like to see such an amendment made to this zone.

**1. LOCKETT-PRELIMINARY MASTER DEVELOPMENT PLAN (PUD)-REPRESENTED BY REISMAN/SOROKAC-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)** - Applicant was requesting a five (5) year extension of the Preliminary Master Development Plan (PUD). (Original approval was granted by the Sumner County Commission on August 18, 2008). Subject property is located at 1429 Harsh Lane, Castalian Springs, TN., is on Tax Map 151, Parcels 21.01 and 22.00, contains 527.63 acres, contains 750 lots and is zoned Mixed Use Residential/Commercial PUD.

Mr. Joyner explained that the request you have before you tonight is for a five year extension.

Michael Cartwright came forward to explain and represent the request. We would like to buy the property, build a nice subdivision on the river. We do not have the final plans tonight. We will probably scale this down a bit, it has too much density. We will come back to you with a scaled down version within the next year.

There was discussion.

**Motion for approval by Mr. Hughes, seconded by Mr. Honeycutt for a five year extension, Motion passed unanimously.**

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Mr. Joyner explained what Ms. Paige Brown would like to see amended in the Zoning Resolution. There is an increase in the last 10 years of people wanting to work from their homes in newer type uses. Recently, we had applications for a micro-brewery and a winery, and neither of these is mentioned in the Zoning Resolution. I am in the process of overhauling the Zoning Resolution which will take a year or two to complete. This body needs to decide whether we need to come up with new districts or amend the type districts we currently have. I would like to hear some feedback from this body on amending a zoning district to allow for breweries, wineries, etc.

Chairman Bratton stated he would like to see these uses added under appeal, this would allow the body to have more control over these operations.

There was discussion.

**There was discussion**

**Motion by Mr. Hughes to amend the Agricultural zoned district to permit particular uses as a Conditional Use or Use on Appeal, seconded by Mr. Geminden. Motion passed unanimously.**

Mr. Joyner stated that we need to be specific on what those uses are. Mr. Joyner asked Ms. Paige Brown to speak on what particular description that this amendment needs to include.

Ms. Paige came forward and stated that she would like to see some language which would include breweries, wineries, bed and breakfast and some verbiage of other uses complimentary to the character of the district including but not limited to; recreational type, bread baking, etc.

Chairman Bratton asked Mr. Joyner to present something to this body next month.

Mr. Joyner told Ms. Brown that he would work on language and get it to her well before the next meeting.

**Motion by Mr. Hughes, seconded by Mr. Geminden to add Commissioner Moe Taylor to the agenda. Motion passed unanimously.**

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**Other Business:**

Planning Commission to discuss amendment proposed by County Commissioner Frank Freels to amend Section 2; Item 3 of the Design Review Guidelines of the Sumner County

Mr. Frank Freels was unable to attend the meeting to represent this request. In his absence, Mr. Joyner explained his request.

The following changes were requested by Mr. Frank Freels, 1) Members shall be compensated at the same rate of pay as members of the planning commission for meetings 2) Will be limited to a maximum of (4) meetings per year with pay, and 3) No term limit on how long a member can serve.

There was discussion.

**Motion by Mr. Hughes for approval of number one (1), and to deny numbers two (2) and three (3), seconded by Mr. Geminden. Motion carried.**

**6 ayes Hughes, Geminden, Honeycutt, Kirby, Matthews and Tucker**  
**1 abstention: Williams**

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Mr. Moe Taylor, County Commissioner, came forward to request a sign be placed on the property when it is being rezoned.

There was discussion.

Mr. Joyner explained that a rezoning sign is placed on the parcel when a request is made for properties to be rezoned. The reason you don't see many rezoning signs is due the fact there has not been any rezoning in the county recently.

**Meeting adjourned at 6 p.m.**