

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JUNE 25, 2013  
5:00 P.M.**

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

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**LUTHER BRATTON, CHAIRMAN  
TOM TUCKER**

**STAFF PRESENT:**

**GARY L. HAMMOCK, DIRECTOR  
RODNEY JOYNER, COUNTY PLANNER  
RACHAEL IVIE, REGIONAL PLANNER-GNRC  
LEAH MAY DENNEN, COUNTY ATTORNEY**

**MOTION FOR APPROVAL OF THE MAY 28, 2013 PLANNING COMMISSION  
MINUTES BY MR. HONEYCUTT, SECONDED BY MR. MATTHEWS.**

**Due to the absence of the Chairman and the Vice Chairman was late, a motion was made by Mr. Honeycutt for Mr. Hughes to chair the meeting, seconded by Mr. Geminden. Motion passed unanimously.**

**FYI: Mr. Matthews was late, but was present at the meeting.**

**1. TOWER HILL-FINAL PLAT-PHASE THREE-(7th COUNTY COMMISSION DISTRICT)-  
REPRESENTED BY CHERRY LAND SURVEYING-**

**Applicant was requesting final plat approval of 20 lots on Tower Hill Lane and Atherton Court. Subject property is on tax map 123, parcel 46, contains 8.899 acres, and is zoned LDRPUD.**

Mr. Joyner gave a detailed overview presentation. All plat as well as engineering comments have been addressed or agreed to.

There was discussion.

**Motion to approve by Mr. Honeycutt, seconded by Mr. Geminden.  
Motion passed unanimously.**

**2. ALVA GREGORY SUBDIVISION-FINAL PLAT (2<sup>ND</sup> COUNTY COMMISSION DISTRICT)-  
REPRESENTED BY STEVEN ARTZ**-Applicant was requesting preliminary and final plat approval of 3 lots on Highway #259. Subject property is located on tax map 14, parcel 35, contains 3.85 acres and is zoned Agricultural.

Mr. Joyner gave a detailed overview presentation. All staff comments have been addressed.

There was discussion.

**Motion for approval by Mr. Matthews, seconded by Mr. Williams.  
Motion passed unanimously.**

**Other Business:**

**Mr. Hammock to discuss the Planning Regions.**

Mr. Hammock explained that in the past the City of Gallatin has worked with us on enforcing property maintenance issues in their Planning Region. He explained that Hendersonville, Portland and Gallatin have planning regions. Several years ago the County granted those municipalities zoning authority to issue building permits and take care of the property maintenance in their Planning Regions. Recently the Mayor of Gallatin has turned the responsibility of the property maintenance over to Chief Bandy with the City Police Department. After speaking with the Building Official in Gallatin, Chief Bandy informed the County that the police department will not enforce property maintenance outside the city limits in the planning regions. Now we are back to square one. Who enforces the property maintenance in the planning region? But they (City of Gallatin) still issue building permits and do codes enforcement.

Mr. Hammock does not see the sense in it. The County could pull back the Planning Regions, thus leaving the incorporated municipalities to only be responsible for what is within their corporate limits.

Mr. Matthews stated that Chief Bandy does not have jurisdiction outside the city limits. If we repeal this zoning agreement for Gallatin we would also repeal it for Hendersonville and Portland.

Mr. Hammock was asked if it can be done as a blanket agreement or if he just wanted to remove the zoning authority from the City of Gallatin. Mr. Hammock stated that the County would not sit back and let the municipalities collect the fees for the building permits, while not performing the zoning enforcement.

**There was discussion.**

**Motion to put this issue of the planning region in Gallatin and look at it and explore options by Mr. Matthews, seconded by Mr. Honeycutt. Motion passed unanimously.**

Mr. Hughes asked Mr. Hammock if his office would need additional manpower upon the zoning authority being removed from the cities.

Mr. Hammock explained that we will be looking at additional manpower in the property maintenance, especially in the spring, summer and fall. The County may need to talk to Sheriff Weatherford to see if they would provide the same services that the police provide for Gallatin Codes Department. That will put a burden on the Department of Construction and Development. Mr. Hammock explained that he would need to hire a full-time inspector for property maintenance and also would need another vehicle.

Mr. Hughes requested Mr. Hammock to put some numbers together and present this additional cost to the budget committee.

There was discussion.

**Motion to amend the original motion by Mr. Matthews to also include an additional inspector position for the Construction and Development Department, as well as, an additional vehicle, seconded by Mr. Williams. Motion passed unanimously.**

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There was discussion about Mr. Frank Freels, County Commissioner, wanting to amend the Castalian Springs Design Review Guidelines, Article XVII, Section 2A. Membership (2). This will be placed on the July Planning Commission Agenda.

**Meeting Adjourned at 5:45 p.m.**