

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
DECEMBER 17, 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
JERRY KIRBY
BILLY GEMINDEN**

MEMBERS ABSENT:

**CHRIS HUGHES
TOM TUCKER**

STAFF PRESENT:

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

MOTION FOR APPROVAL OF THE NOVEMBER MINUTES BY MR. GEMINDEN, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

1. REZONING-PUBLIC HEARING and Master Development Plan PUD Approval – Represented by Ferlisi Civil Design- (3rd County Commission District)-Jeffery Clark and Earl Clark were requesting to have their property rezoned from Agricultural to Commercial 2 Planned Unit Development and approval of the Master Plan/Preliminary PUD Plan. Subject property is located at 3256 Highway 31-E, Bethpage, Tn., is on Tax Map 84, Parcel 7, contains 1.47 acres. This is a public hearing and was advertised in the Gallatin News Examiner on November 27, 2014. The adjoining property owners were notified by certified mail.

Chairman Bratton opened the floor for the public hearing.
There was no one present to speak for or against.
Chairman Bratton closed the public hearing.

Mr. Joyner gave a presentation of this request. He explained that the applicant is requesting approval of a rezoning from Agricultural to Commercial 2 Planned Unit Development and for a Master Development Plan/Preliminary PUD Plan. He explained that they are requesting a variance from Chapter 4, Section 4-107 of the Subdivision Regulations to permit a potential off-site septic location to serve this property. They are also requesting a fifteen (15) foot setback variance from the required thirty (30) foot setback along Old Highway 31-E to the South. This section of that road is now classified as a dead end road. There are other parcels in this vicinity that are currently zoned Commercial.

Mr. Ferlisi was present to explain this request.

There was discussion.

Motion for approval for this to move forward to the County Commission for review and possible vote by Mr. Williams, seconded by Mr. Honeycutt. Motion passed unanimously.

2. SOMERSET DOWNS-PHASES 4, 5 AND 6-OVERALL FINAL MASTER DEVELOPMENT PLAN AMENDMENT-REPRESENTED BY RAGAN-SMITH-(7TH COUNTY COMMISSION DISTRICT)

Applicant is requesting an amendment to the Final Master Development Plan. They are requesting to add a residential lot across the street from lot 1. Subject property is located off of Long Hollow Pike, is on Tax Map 123, Parcel 35, being 37 lots, contains 57.12 acres and is zoned LDRPUD.

Mr. Joyner gave an overall presentation of this property. This amendment is to add a residential lot. This would make it a 37-lot subdivision.

Mr. Joyner explained that the applicant has addressed all of the staff comments. There was an issue about the connection to the existing phase in the preliminary stages which had to do with slope of the road. The applicant agreed to lower the slope. The applicant took measures to slow the traffic in the area down and to make it safer. The County also asked the applicant to relocate the driveway entrances on those lots that would be affected by that connection. Site visibility was the biggest concern. The Stormwater Department will monitor drainage throughout this development.

Mr. Matthews stated he was concerned about the limited site visibility.

George Welch, Engineer with Ragan-Smith, responded to Mr. Matthews by stating that they have moved the driveways off of this road to the most advantageous places. He stated that they are putting in a detention pond that should alleviate any drainage issues.

Mr. Joyner stated that the applicant submitted Engineer Drawings during the Preliminary Plat stage and those were approved.

Mr. Joyner stated that to this point, there have not been any additional drainage issues that he is aware of.

Mr. Matthews reiterated that our concerns have been addressed. He also said he appreciated them addressing these issues and for choosing Sumner County to build in. He also complimented this development.

There was discussion.

Motion for approval by Mr. Geminden, seconded by Mr. Matthews. Motion passed unanimously.

3. SOMERSET DOWNS –PHASE 4-FINAL PLAT-REPRESENTED BY RAGAN-SMITH-(7TH COUNTY COMMISSION DISTRICT)-Applicant is requesting final plat approval of 37 lots on Long Hollow Pike, is on Tax Map 123 Parcel 35 and 35.02, contains- 22.43 acres, and is zoned LDRPUD.

Mr. Joyner gave an overall presentation of this development.

There was discussion.

Motion for approval by Mr. Geminden, seconded by Mr. Matthews. Motion passed unanimously.

MEETING ADJOURNED at 5:20 P.M.