

SPECIAL CALLED

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 16, 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
TOM TUCKER
BILLY GEMINDEN**

STAFF PRESENT:

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

MEMBERS ABSENT:

JERRY KIRBY

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

1. Oak Grove Redevelopment-(1st County Commission District)-Represented by Trestles LLC; Owner Jim Hodges-Applicant was requesting site plan approval of 4.62 acres located at 110 Fairfield Road, Tax map 30, parcel 62, contains 1 lot and is zoned CA. (rezoned from Agricultural to Commercial A on April 21, 1997) Applicant is requesting approval for the construction of a country market, feed store, and fuel island.

Mr. Joyner gave an overall presentation. This property is not located in any urban growth boundary. All of the staff comments have been addressed.

Mr. Hodges was present to represent this request and to answer any questions.

There was discussion.

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

2.Crutcher Station-Final Master Development Plan- (7th County Commission District)
Represented by Bruce Rainey; Applicant was requesting a time extension of the Final Master Development Plan approval of 109 acres located on Jenkins Lane, contains 272 lots, is zoned LDRUP (84.03 acres) & MDRUP (25 acres), and is on tax map 124, parcel 43. This plat is to revise phasing and to obtain extension of approval.

Mr. Joyner gave a very detailed overview presentation. He explained that this Final Master Development Plan was approved approximately six (6) years ago. This plan is close to the original, there are some changes on two (2) of the roads due to the storm water polices that were in place at this time. This subdivision connects to the Creekside Development.

Chairman Bratton asked how long the time extension was for.
Mr. Joyner replied by stating this was for a five year extension.

Chairman Bratton asked what the next step would be for this development.
Mr. Joyner explained that the next step in this process would be for them to submit a preliminary plat.

There was discussion.

Motion for approval of a time extension, by Mr. Honeycutt, seconded by Mr. Geminden. Motion passed unanimously.

Mr. Hughes asked is they knew a time frame on this development.
Mr. Rainey explained that they were expected to begin to turn dirt in June 2013.

3. DEFERRED BY APPLICANT - Wynnwood Storage-Phase 1- Site Plan (3rd County Commission District) Represented by Bruce Rainey; Applicant was requesting site plan approval of 6.15 acres located at 2812 Hartsville Pike, is on tax map 110, parcel 45.10, and is zoned C-2 PUD.

THERE WAS NO ACTION TAKEN SINCE THIS WAS DEFERRED BY THE APPLICANT

4. Somerset Downs- Phases 4, 5 and 6- Final Master Development Plan (7th County Commission District) Represented by Ragan-Smith Associates-Applicant is requesting a time extension for the Final Master Development Plan approval of 105 lots located at 2890 Long Hollow Pike, is on tax map 123, parcel 35.02 and is zoned LDRPUD.

Mr. Joyner gave an overview presentation of this development. This plat was submitted six (6) years ago.

Mr. Joyner explained there was some concern with the slope at the road and instead of having them redesign the road they would allow them to place signage for safety purposes as an alternative.

Mr. Matthews expressed concern regarding the signage and the safety issues involved with the slop of this road.

Chairman Bratton stated that he had been approached by some of the residents in this development about concerns over the existing development not being completed and how the yards were very steep and backed up to power lines.

Mr. Teddy Adams, owner, responded to Chairman Bratton's comment. He stated that the walking trail is the only thing that is not complete.

Chairman Bratton asked Mr. Joyner if he had any issues regarding the drainage. Mr. Joyner replied that he did not have any issues regarding the drainage and has not had any complaints from the neighbors or the homeowners association.

Chairman Bratton also questioned the steep slopes on the homes on the left and wondered if there were any safety issues.

Mr. Joyner commented that what it comes down to is just because this was approved a few years ago, you do not have to approve it again.

Chairman Bratton asked if when a project is submitted we contract our consulting engineer to monitor the development on the citizens or the county's behalf. Mr. Joyner responded to Chairman Bratton's question by saying yes, that this is just an extension to what we pay him.

Mr. Rainey was present to represent and to answer any questions pertaining to this application.

Chairman Bratton stated that he felt that Mr. Joyner should hire a person part time to bird dog the upcoming projects.

There was extensive discussion about hiring an engineer in the future.

Motion for approval for the time extension by Mr. Honeycutt, seconded by Mr. Williams. Motion passed unanimously.

5. Somerset Downs-Phases 4-Preliminary Plat- (7th County Commission District) Represented by Ragan-Smith Associates-Applicant is requesting Preliminary Plat approval of 57.12 acres located on Long Hollow Pike, is on tax map 123, parcel 35.02 and is zoned LDRPUD.

Mr. Joyner gave an overview presentation.

There was discussion.

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

Other Business:

Meeting Adjourned at 6:35 p.m.

SCROLL DOWN FOR MINUTES OF REGULAR MEETING APRIL 23, 2013

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 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
TOM TUCKER
BILLY GEMINDEN**

MEMBERS ABSENT:

**CHRIS HUGHES
JERRY KIRBY**

STAFF PRESENT:

**RODNEY JOYNER, COUNTY PLANNER
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RACHAEL IVIE, REGIONAL PLANNER-GNRC
LEAH MAY DENNEN, COUNTY ATTORNEY**

1. PUBLIC HEARING-THIS PUBLIC HEARING IS TO DISCUSS **THE CASTALIAN SPRINGS HISTORIC OVERLAY DISTRICT** BY THE CITIZENS OF SUMNER COUNTY. This was advertised in the Gallatin News Examiner on April 5, 2013.

Chairman Bratton opened the floor for the public hearing.

Martha Akins, Allyson Simons, Tom Neal and Commissioner Steve Graves came forward to speak in favor of this matter and asked that this body vote in favor of the Castalian Springs Historic Overlay District. They also thanked Mr. Joyner, Mr. Holt and the community for all of their hard work.

Chairman Bratton closed the public hearing.

Mr. Matthews thanked everyone that had anything to do with the preparation of the proposed Historic District.

There was discussion.

Motion to recommend approval by Matthews, seconded by Mr. Geminden. Motion passed unanimously.

Motion to amend previous motion to recommend approval to the county commission, and to also include the approval of the design review guidelines and the overlay district map by Mr. Matthews seconded by Mr. Geminden. Motion passed unanimously.

Ms. Dennen explained that this matter would be on the Legislative Agenda in May and then on the June County Commission Agenda.

2. WYNNWOOD STORAGE-PHASE 1-SITE PLAN-(3RD COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY: OWNER-CHARLES CARTER-Applicant was requesting site plan approval for proposed mini-warehousing. Subject property is located on the south side of Hartsville Pike (Hwy 25), is on tax map 110, parcel 45.10, contains 6.15 acres and is zoned C-2PUD.

Mr. Joyner gave an overview presentation. He elaborated on the staff comments that had not been addressed.

Mr. Matthews asked if Mr. Joyner would read all of the staff comments that have not been addressed.

There was extensive discussion about requiring the driveway to be paved verses the applicant's choice of treated gravel, providing sidewalks, and providing a more detailed landscape detail

Mr. Matthews expressed concern regarding the paving and landscaping issues not being addressed and not addressing the sidewalk issue.

Mr. Rainey stated at this time there is not a need for an office building.

Mr. Rainey explained that his engineer is in California, but he does plan on submitting calculations.

There was extensive discussion about the type of paving this is required and the type that the applicant is proposing.

Mr. Rainey stated that they are requiring him to pave this entrance to the right-of-way, which would be approximately 50 feet. He explained that he did not want to pave phase 1 until which time phase 2 was complete for fear of tearing up the existing pavement.

There was more discussion on the paving.

Chairman Bratton was concerned with all the contingencies, and stated just because a project was submitted we do not have to approve it.

Mr. Joyner explained that when an application comes in the Planning Commission has sixty days to make a decision. He explained that this body can amend a site plan and they also might not agree with all of my staff comments. He reminded the members that his staff comments are items that the Sumner County Zoning Resolution and the Subdivision Regulations require.

Mr. Rainey explained that they were requesting to use PennzSuppress D for the driveway.

Mr. Honeycutt stated he felt that more information should be provided on the PennzSuppress D and more details on the landscaping.

Motion by Mr. Honeycutt for approval subject to approval by the Planner of the outstanding comments, seconded by Mr. Williams.

Chairman Bratton asked Mr. Joyner to explain Mr. Honeycutt's motion.

Mr. Joyner stated that based on this motion the Planning Commission is approving the site plan and comments based on the discussion that we have had tonight concerning an alternative paving instead of the normal paving that was originally approved. I will be receiving specs on the dust free parking and I will look at that and will do the consulting I need to do. I will see if this is something that I feel will work and this will be left up to me.

Motion passed.

4 Ayes: Honeycutt, Williams, Tucker, and Geminden

1 Abstention: Matthews

Chairman Bratton addressed the policy that says this body has to make a decision on a submitted plat/project in sixty (60) days. He feels we need to re-look at this procedure.

3. CRUTCHER STATION-PHASE 1-(7TH COUNTY COMMISSION DISTRICT)-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY- Applicant was requesting preliminary plat approval of 62 lots, is on tax map 124, parcel 43, contains 25.30 acres, and is zoned MDRPUD.

Mr. Joyner gave an overview presentation. He stated that all staff comments have been addressed.

There was discussion.

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

Other Business:

Chairman Bratton asked if when the legislative bill regarding allowing communities to annex is passed, he would like for Ms. Rachael Ivie to get with Mr. Joyner and give this body a presentation and update on this particular bill.

Meeting Adjourned AT 6:20 P.M.