

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JULY 27, 2010
5:00 P.M.**

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

**MEMBERS PRESENT:
LUTHER BRATTON, CHAIRMAN
SHAWN FENNEL, VICE-CHAIRMAN
CECIL RAY
CYNTHIA HALL TEMPLETON
JIM WILLIAMS
BOB HENDRICKS
SAUNDRA BOYD**

**MEMBERS ABSENT:
PAUL GOODE
MIKE HONEYCUTT**

**OTHERS PRESENT:
GARY L. HAMMOCK, DIRECTOR CONSTRUCTION AND DEVELOPMENT DEPARTMENT
MICHAEL BRIGGS, AICP, COUNTY PLANNER
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT**

Vice-Chairman Fennell called the meeting to order.

A. Motion for approval of the June minutes by Mr. Williams, seconded by Mr. Hendricks. Motion passed unanimously.

1. PUBLIC HEARING-Public hearing to discuss the adoption of the Sumner County 2035 Comprehensive Plan.

This was advertised in the Gallatin News Examiner on June 23, 2010.

Vice-Chairman Fennell opened the floor for the public hearing.

Bob Olari, 1598 Wrights Lane, came forward to speak. Mr. Olari stated that he felt Mr. Briggs has done a wonderful job putting this comp plan together. I have been to some of the public hearings and watched him put this plan together and it has been incredible. It is not a good thing for Sumner County that Mr. Briggs is leaving and he will be sorely missed.

Brenda Payne, 1029 N. Sugartree Lane, came forward to speak. Ms. Payne stated that she has served on the committee with Mr. Briggs and has seen the master at work putting this entire plan together. As a result of this activity, the county today will be identified as Three Star Level 3, as a result of the Land Use Plan. This will be an asset for the county's growth.

Jerry Taylor, Portland, Tn., came forward to speak. Mr. Taylor echoed what Ms. Payne said. He went on to say that one thing he has heard from realtors is a concern that the population of Sumner County will grow by 80,000 people over the next twenty (20) to twenty-five (25) years that we are doing too much agricultural not leaving enough space for residential.

Mike Carter, Westmoreland, Tn., came forward to speak. He expressed concern on the identification of the city's urban growth boundary. The city has one copy on hand while the county and the State Planning Office have another copy and they do not match. This is an issue for Westmoreland annexing property.

Chairman Bratton entered the meeting and explained why he was late. Chairman Bratton stated that he received some telephone calls today as it relates to northern Sumner County and the amount of residential. They had expressed similar concerns about the population growth and residential areas. They were comfortable with the large farms.

Mr. Briggs stated at the public workshop and the on line surveys feedback from residents were to preserve some of the rural life style in the county. That is why with the comprehensive plan we pulled together the Natural Resources Element to begin identifying areas for protection or strategies to help conserve areas. This is really the first comment we have had about the number of residential units. One thing to keep in mind is there is still a large amount of land within the cities that have not been developed and you have the urban growth boundaries areas identified as Suburban, which is roughly one acre lots. This allows a little bit of more intense residential growth than what would be allowed in the Rural. Also, the Comprehensive Plan does not change any of the Zoning that is already in place. What needs to be done if this plan is adopted is a comprehensive look at the Zoning Resolution and modify areas so it matches up with the policy in the Comprehensive Plan, and what residents are looking forward to in the future

There was discussion.

Mr. Briggs stated it would be hard for the County Commission when lots are already allowed to go down to an acre throughout most of the county and downzone with larger lots since the existing zoning allows one acre lots. Changes with zoning involving an overlay might ensure that development is more context sensitive in areas like the Ridge or utilize incentives to take a conservation subdivision approach where the natural resources help dictate the type of development that would occur there. This is different than the cluster subdivision developments that allow the same number of lots with smaller lot sizes.

Mr. Briggs elaborated on the Executive Summary that each member had before them. On the back page you will find the next steps of the Comprehensive Plan. This will give the Planning Commission and the next County Planner some of the key elements that need to take place in terms of implementing of the Comprehensive Plan. Mr. Briggs outlined the ten critical strategies or next steps. Mr. Briggs discussed the maps that were located throughout the meeting room.

Mr. Briggs explained the resolution that was before them regarding the 2035 Comprehensive Plan for Sumner County.

Chairman Bratton asked Mr. Briggs to explain the difference in an overlay and a rezoning.

Mr. Briggs explained the difference.

Motion to recommend to the county commission for approval of the Sumner County 2035 Comprehensive Plan by Mr. Fennell, seconded by Mr. Hendricks. Motion approved unanimously.

2. Discuss Annual Program Report and Design- Mr. Briggs explained the report that was put together by himself and Rachel Ivie. This report contains an evaluation of Sumner County's overall planning program. This includes the following information: a record of the Planning Commission's membership with meeting information, information regarding the status of the County's comprehensive planning program, strategic planning efforts, land use controls, and community development services provided by the Local Planning Staff during the past program year.

There was discussion.

Motion for approval by Mr. Fennell, seconded by Ms. Boyd. Motion passed unanimously.

MEETING ADJOURNED AT 5:25 P.M.