

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JANUARY 25, 2011  
5:00 P.M.**

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

**MEMBERS PRESENT:  
MIKE HONEYCUTT, VICE-CHAIRMAN  
CYNTHIA HALL TEMPLETON  
JIM WILLIAMS  
CHRIS HUGHES**

**MEMBERS ABSENT:  
LUTHER BRATTON, CHAIRMAN  
SHAWN UTLEY  
CECIL RAY**

**OTHERS PRESENT:  
GARY HAMMOCK, DIRECTOR OF CONSTRUCTION AND DEVELOPMENT DEPARTMENT  
RODNEY JOYNER, AICP, PLANNER  
RACHAEL IVIE, STATE PLANNER  
LISA DIORIO, ADMINISTRATIVE ASSISTANT**

**Vice –Chairman Honeycutt conducted the meeting due to the absence of Chairman Bratton.**

- A. Vice-Chairman Honeycutt welcomed new member Chris Hughes.**
- B. Motion for approval of the November minutes by Mr. Williams, seconded by Mr. Hughes.  
Motion passed unanimously.**

**1. Vice –Chairman Honeycutt took nominations for a Chairman and a Vice- Chairman.**

**Motion to nominate Luther Bratton for Chairman by Mr. Williams, seconded by Mr. Hughes. Motion passed unanimously.**

**Motion by Mr. Hughes to nominate Shawn Utley for Vice-Chairman seconded by Mr. Hughes. Motion passed unanimously.**

**2. Tower Hill, Revised Master Development Plan-Phases 2 & 3-(7<sup>th</sup> County Commission District)-  
Represented by Perry Engineering, LLC, -Owner Spring Creek Investment LLC, -They were requesting  
revised master development plan approval of phases 2 & 3. Subject property is located off Long Hollow  
Pike, is on tax map 123, parcel 46, contains 40.02 acres and is zoned LDR PUD.**

Mr. Joyner gave an overview presentation reflecting the location, aerial map, area zoning map, flood map, property views, etc. He explained that there have been minor changes to this master development plan having to do with the phase lines between phase 2 and phase 3.

Mr. Joyner stated that they have met all the staff comments with the exception that the proposed cul-de-sac in Phase 3 (not the temporary cul-de-sac) needs to be labeled by name and the proposed stub-street/dead-end (currently Road "A") located between Lots 33 and 34 to be labeled by name.

There was discussion.

Motion by Mr. Hughes for approval subject to the above mentioned outstanding staff comments being addressed seconded by Mr. Williams. Motion passed unanimously.

**3. Tower Hill-Phase Two-Preliminary Plat-Phase Two-(7<sup>th</sup> County Commission District)-Represented by Cherry Land Surveying, Inc.- Owner-Spring Creek Investment, LLC-**They are requesting preliminary plat approval of 20 lots on Del Ray Trail and Tower Hill Lane. Subject property is located on tax map 123, parcel 46, contains 8.972 acres, and is zoned LDR PUD.

There was discussion.

Motion by Mr. Hughes for approval seconded by Mr. Williams. Motion passed unanimously.

**OTHER BUSINESS:**

**A. Gary Hammock** discussed an amendment to resolution # 0801-07 REGULATIONS GOVERNING THE HEALTH AND SAFETY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL PROPERTIES. This amendment pertains to Section II- Property Standards- Subsection 10 " Neglect And Overgrowth Of Vegetation"

Deleting the following language: "however any common property line(s) that adjoin any residential property lines(s) must have a (50) foot interior mowed buffer from said property lines(s) excluding a standing forest and/or subject to topography. Any non-residential, vacant property that exceeds the acreage for platted subdivisions shall be maintained and considered the same as a farm".

This was discussed and will be advertised for a public hearing at next month's planning commission meeting.

Vice-Chairman Honeycutt explained that Mr. Hammock explained this amendment thoroughly in the work study this evening and that this would be advertised in the Gallatin News Examiner for a public hearing in February 2011.

Therefore no action was taken on this item.

**B. Richard Graves** to address this body regarding the **Sumner County 2035 Comprehensive Plan**. He would like to request a change in the Land Use Plan, Section 4, page 21 of the Development Plan section of rural density of 1 dwelling per 5 acres.

There was no one present to represent this request.

There was extensive discussion.

Ms. Dennen stated that there does not necessarily need to be a motion to leave the Comprehensive Plan as is.

There was discussion and no action was taken. Therefore the plan stands as written.

**MEETING ADJOURNED AT 5:25 P.M.**

