

Sumner County Planning Commission

Minutes

August 25, 2009

5:00 P.M.

**Sumner County Administration Building
County Commission Chambers
355 N. Belvedere Drive
Gallatin, TN 37066**

Members Present:

Luther Bratton, Chairman
Saundra Boyd
Cordell Borders
Dan Downs
Shawn Fennell, Vice Chairman
Charles Haynes
Bob Hendricks
Mike Honeycutt
Cecil Ray
Jim Williams
Cynthia Hall Templeton
Norman Tripp
Clif Hutson

Members Absent:

Paul Goode
Charles Lea

Others Present:

Michael Briggs, County Planner
Rob Garrison, State Planner
Gary Hammock, Director of Construction and Development
Sandra Hesson, Administrative Assistant

Deferred Action from Last Month - Moulton

Chairman Bratton asked the will of the body referring to former Planning Director Mike Moulton's question. Commissioner Fennell abstained from any conversation regarding this matter (as a Co. Comm., he felt as if it would not be ethically correct to turn around and sue himself, so he is distancing himself from this conversation. Ditto for Commissioner Boyd. Mr. Haynes recommended the committee address the deferral since everyone had time to think it through and **motioned** to put this matter on the agenda first and deal with it. **Seconded** by Mr. Ray. **Motion passed**. There was discussion. After declaring that Mr. Moulton had a good tenure and did a good job, and that this body works for the County Commission and does not need to be out of step with them; and to remove the cloud hanging over this committee, Mr. Haynes **motioned** to take no action so that we might have peace and harmony. **Seconded** by Mr. Borders. **Motion passed**.

Election of Vice Chairman

Mr. Haynes **motioned** to elect Shawn Fennell as Vice Chairman. **Seconded** by Mr. Ray, and Mr. Borders motioned for all nominations to cease and this committee elect Mr. Fennell by acclamation. **Seconded** by Mr. Williams. Motion passed unanimously.

Approval of Minutes

Mr. Fennell **motioned** to approve the July 2009 minutes. **Seconded** by Mr. Haynes. **Motion passed** unanimously.

1. Dorris Property Subdivision (F/WA Helen L. Dorris and Sherry L. Scott Prop. S/D)

(1st County Commission District) Subject Property is located on Corinth Road, zoned AG, and contains 6.08 Acres. Tax Map 31 – Parcel 19.07 (School District: N. Sumner ES, Portland MS, Portland HS) Planner Briggs reported that this subdivision had come before this body last month as a sketch plat, and is a preliminary and final plat this month for final approval. There are five lots, each containing over 1 acre. All staff comments have been met. Surveyor Richard Graves represents this plat. **Motion** for approval by Mr. Haynes. There was discussion about flag lots. Mr. Graves explained the flag lots were not a part of this subdivision but were on the plat for reference only. **Seconded** by Mr. Fennell. **Motion passed** unanimously.

2. Austin Acres

(1st County Commission District) Subject Property is located on Ray Jent Road, zoned AG, and contains 8.91 Acres. Tax Map 42- Parcel 74.02 (School District: Westmoreland ES, MS, and HS) Planner Briggs commented this is a subdivision they have seen before containing five lots all over 1 ½ Acres for final approval this month. All staff comments have been met. Surveyor Carroll Carmen represents this plat and he explained the restrictions being changed from doublewide homes to 1300 square foot site built homes. **Motion** for approval by Mr. Honeycutt. **Seconded** by Mr. Fennell. **Motion passed** unanimously.

3. Elberta Briley Heirs Property Subdivision – Sketch Plat

(12th County Commission District) Subject Property is located on East Biggs Road, zoned AG, and contains 5.66 Acres. Tax Map 59-Parcel 71 (School District: J. W. Wiseman ES, Portland MS and HS) Planner Briggs states this is the first time the committee has seen this sketch plat containing three lots, each are well within the zoning requirements and is actually correcting a lot that two dwellings on it. Staff comments have been met except for septic system location. Surveyor Richard Graves represents this plat and explains the lots are cut this way to meet the letter of the will and to meet set back requirements. Septic system locations will be met with the preliminary plat comments. There was discussion. **Motion** for approval by Mr. Haynes. **Seconded** by Mr. Honeycutt. **Motion passed** unanimously.

4. Five Coves Trace Revised Master Development Plan

(6th County Commission District) Subject Property is 49 lots located off Cages bend Road and Five Coves Trace, zoned LDR PUD, and contains 8.09 Acres. Tax Map 165 –Parcel 2 (School District: Jack Anderson ES, Knox Doss MS, Station Camp HS) Surveyor Bruce Rainey represents this plat, he explains that Michael is passing out a termination of what he, Michael and Rob decided he needed to do and submit a Revised Master Plan for Five Coves Trace. The only change is to do away with a small amount of common open area in the rear of lots 23-43 and he requests the change be considered a minor change, as it does not affect any of the neighbors. There was discussion. **Motion** to consider it a minor change by Mr. Downs. **Seconded** by Mr. Hendricks. **Motion passed** unanimously. **Motion** for approval by Mr. Downs. **Seconded** by Mr. Hendricks. **Motion passed** unanimously.

5. Five Coves Trace Phase 1 Revised Final Plat – Resub Lots 39-49

(6th County Commission District) Final approval to remove open space of 1.04 Acres located off Cages Bend Road and Five Coves Trace, zoned LDR PUD, and contains 4.27 Acres total. (School District: Jack Anderson ES, Knox Doss MS, Station Camp HS) Planner Briggs commented this Revised Phase 1 Plat is to make it consistent with the Revised Master Development Plan just discussed in Item 4 above and approved. **Motion** to approve by Mr. Haynes. **Seconded** by Mr. Honeycutt. **Motion passed** unanimously.

6. Five Coves Trace Phase 2, Revised Final Plat

(6th County Commission District) Final approval to remove open space of .87 Acres located off Cages Bend Road and Five Coves Trace, zoned LDR PUD, and contains 8.09 Acres total. Tax Map 165 –Parcel 2 (School District: Jack Anderson ES, Knox Doss MS, Station Camp HS) Planner Briggs commented this Revised Phase 2 Plat is to make it consistent with the Revised Master Development Plan just discussed in Item 4 above and approved. Planner Briggs also mentioned this is in Hendersonville's Urban Growth Area and gave them the opportunity to comment on it and their reply back was 'no comment'. **Motion** to approve by Mr. Haynes. **Seconded** by Mr. Honeycutt. **Motion passed** unanimously.

Other Business:**A. Annual Performance Report** (see attached)

State Planner Garrison explained this report as being a summary of the # of subdivisions, lots, site plans, rezoning, etc. you had. The evaluation involves six primary elements of the planning program: long-range planning, land use controls and other regulatory codes, community development services, continuing education, and geographic information systems. (He will have corrected one error on page three – removing Mike Moulton's name as the Planning Director) One item that was deferred due to the current economic situation was new draft Subdivision Regulations, and he would help with the plan. He comes to Sumner County twice a month. He is available daily to answer questions. **Motion to approve** the Annual Performance Report by Mr. Haynes. **Seconded** by Mr. Fennel. **Motion passed** unanimously.

B. Farewell to Dan Downs

The committee wished him well and thanked him for a job well done.

C. Discussion of Workshop on August 31, 2009

Planner Briggs enlightened the committee about the Sumner Planner's Group. They meet each quarter to discuss issues that are going on in our county. Last year we did a training workshop where we organized things that were done locally and showcased them. Ms. Vena Jones had the slides from the Cumberland River compact. This year we brought someone in from the outside to do a training workshop and in order to cover the cost of bringing him here, we got sponsors such as: The Planners Association, Ragan-Smith, Volunteer State Bank, Nashville Area Metro Planning Organization, etc., in addition to the County paying to attend the workshop. There was discussion. Law Director Dennen counseled that she had already checked into it and everything is okay according to ethics. Law Director Dennen counseled that she had already checked into it and everything is okay according to ethics. Mr. Downs **motioned** not to have a vendor pay for this committee to attend who might have a "conflict of interest" with them as a sponsor. There was more discussion. **Seconded** by Mr. Haynes. Mr. Haynes offered to donate the money to cover the cost for the committee members to attend. Mr. Fennell and Mrs. Boyd abstain from voting because they are County Commissioners. Mr. Downs **withdrew his motion**. **Seconded** by Mr. Haynes. Mr. Garrison suggested members of this committee paying a pro-rated share, such as if it would have been \$30, they could pay \$36 instead. Mr. Downs **motioned** for each member to pay a pro-rated share to attend the workshop. **Seconded** by Mr. Haynes. **Motion passed** unanimously.

D. Discussion of Meeting in the Archives Building

Chairman Bratton and some of the members looked at an alternative meeting room in the Archives Building because of a possible conflict with Room 112. Mr. Fennell spoke in favor of continuing meeting in the Commissioner's Chambers, especially if there is a large issue before them for crowds, everyone can turn on their microphones for hearing problems, and the meeting may be taped if necessary.

Motion to Adjourn: Mr. Haynes
Seconded by: Mr. Honeycutt
Adjournment: 6:15 P.M.