

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
NOVEMBER 23, 2010  
5:00 P.M.**

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

**MEMBERS PRESENT:**  
LUTHER BRATTON, CHAIRMAN  
MIKE HONEYCUTT, VICE-CHAIRMAN  
CECIL RAY  
JIM WILLIAMS  
SHAWN UTLEY

**MEMBERS ABSENT:**  
PAUL GOODE  
CYNTHIA HALL TEMPLETON

**OTHERS PRESENT:**  
GARY L. HAMMOCK, CONSTRUCTION AND DEVELOPMENT DIRECTOR  
RODNEY JOYNER, AICP, PLANNER  
RACHAEL IVIE, STATE PLANNER  
LEAH MAY DENNEN, COUNTY ATTORNEY  
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT

CHAIRMAN BRATTON WELCOMED RODNEY JOYNER, SUMNER COUNTY PLANNER.

**A. MOTION FOR APPROVAL OF THE OCTOBER MINUTES BY MR. WILLIAMS, SECONDED BY MR. RAY. MOTION PASSED.  
3 AYES: WILLIAMS, RAY AND HONEYCUTT  
1 ABSTENTION: UTLEY**

**B. CHAIRMAN BRATTON ASKED THAT THIS BODY MAKE A MOTION TO ADD AN ITEM TO THE AGENDA PERTAINING TO SECRETARY OF THE PLANNING COMMISSION SIGNING THE PLATS. MOTION BY MR. UTLEY, SECONDED BY MR. HONEYCUTT FOR RODNEY JOYNER TO SIGN PLATS, AND IN HIS ABSENCE THAT GARY HAMMOCK WOULD BE THE ALTERNATE TO SIGN THE PLATS. MOTION PASSED UNANIMOUSLY.**

CHAIRMAN BRATTON WELCOMED SHAWN UTLEY, COUNTY COMMISSIONER, AND ENGINEER, AS A NEW MEMBER TO THE PLANNING COMMISSION.

**1. PAYNE & ROSE SUBDIVISION- PRELIMINARY AND FINAL PLAT APPROVAL/MOBILE HOME SUBDIVISION-( 1<sup>st</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY HOLLAND LAND SURVEYING-**They were requesting preliminary and final plat approval of a 2 lot **mobile home subdivision** on Follis Road. Subject property is located on tax map 8, parcel 6.04, and is zoned agricultural.

Mr. Holland was present to represent and answer any questions about this plat.

Mr. Joyner gave an overview presentation of subject property. This subdivision is in compliance with the subdivision regulations. There are a few items that need to be corrected and the applicant has agreed to make these changes.

There was discussion.

**Motion for approval by Mr. Ray contingent that all of the staff comments have been addressed, seconded by Mr. Honeycutt. Motion passed unanimously.**

**OTHER BUSINESS:**

Discussion 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 discussion regarding this request to change the Sumner County 2035 Comprehensive Plan and whether if this change was approved by the Planning Commission, would it have to appear before the County Commission.

Chairman Bratton stated he felt that Leah May Dennen, County Attorney, should have time to research the proper procedures for this change and than she could make a recommendation at our next Planning Commission Meeting.

There was discussion.

**Motion to defer any action to allow Leah May Dennen, County Attorney, time to study the procedures to making a change to the Sumner County 2035 Comprehensive Plan by Mr. Ray, seconded by Mr. Honeycutt. Motion passed unanimously.**

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**John Isbell, Tax Assessor**, to discuss Planning Regions.

In the absence of John Isbell, Mr. Hammock explained that there are three Municipalities that currently have planning regions: Gallatin, Portland, and Westmoreland. There is not a problem with Gallatin or Portland enforcing their zoning. Mr. Hammock started that he has spoken with Steve Mills, Director of Codes in Hendersonville, and he stated that the City of Hendersonville will do what ever the county tells them to do about enforcing the zoning.

We have had an issue recently with erosion control in the planning region of Hendersonville. The owner felt like he was getting a run around with the county and then he called me very upset. Then this gentleman called John Isbell for help. For example, if you were to build a house in the planning region of Hendersonville you would get your building permit from the city. If you have a zoning issue or a MS4 issue you would have to call the county. You can not have it piece milled. What we are trying to say is that we would like all three of these municipalities need to do it all. It is in their best interest to do it all, if they refuse to do so, we (county) will.

Then there will be a turf battle. Mr. Hammock stated that if the Planning Commission wanted to they could recommend to the County Commission that they encourage these three municipalities to enforce our rules and regulations in their planning regions.

There was discussion.

Chairman Bratton stated that he would contact the County Executive and we will set up a meeting with the City Mayors, Planners, and Planning Commission. Chairman Bratton asked that Rodney e-mail the planning commission members as to the date of this meeting.

**Motion by Mr. Ray to defer any action on the planning regions until next month's meeting, seconded by Mr. Williams. Motion passed unanimously.**

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Chairman Bratton thanked Rachael Ivie for her hard work during the time that we were between planners and encouraged the County Commission to write a letter on behalf of her hard work.

**Motion by Mr. Utey, seconded by Mr. Williams that the County Commission prepare a letter thanking her for her hard work. Motion passed unanimously.**

**MEETING ADJOURNED AT 6:00 P.M.**