

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
NOVEMBER 25, 2008  
5:00 P.M.**

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

**MEMBERS PRESENT:**

LUTHER BRATTON, VICE-CHAIRMAN  
CHARLES HAYNES  
CORDELL BORDERS  
CECIL RAY  
CYNTHIA HALL TEMPLETON  
JIM WILLIAMS  
SHAWN FENNELL  
BOB HENDRICKS  
SAUNDRA BOYD  
BILL THOMPSON  
DAN DOWNS  
MIKE HONEYCUTT

**MEMBERS ABSENT:**

NORMAN TRIPP  
CHARLES LEA

**OTHERS PRESENT:**

MIKE MOULTON, PLANNING DIRECTOR  
MICHAEL BRIGGS, PLANNER  
ROB GARRISON, STATE PLANNER  
LEAH MAY DENNEN, LAW DIRECTOR  
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

VICE-CHAIRMAN BRATTON CALLED THE MEETING TO ORDER AND DECLARED THAT WE HAVE A QUORUM.

**MOTION BY MR. HAYNES, SECONDED BY MR. HONEYCUTT FOR APPROVAL OF OCTOBER MINUTES.  
MOTION PASSED  
10 AYES: HAYNES, HONEYCUTT, BORDERS, RAY, TEMPLETON, WILLIAMS, HENDRICKS, BOYD,  
THOMPSON, DOWN  
1 ABSTENTION: FENNELL**

MR. MOULTON EXPLAINED THAT WE HAVE A REQUEST TO BE ADDED TO THE AGENDA THAT DID NOT MEET THE PLAT CUT OFF DEADLINE. THIS IS A ONE LOT MINOR. MR. MOULTON STATED THAT HE DID REVIEW THIS PLAT. STAFF IS REQUESTING THAT THIS PLAT BE ADDED UNDER OTHER BUSINESS.

**MOTION BY MR. HAYNES, SECONDED BY MR. HONEYCUTT TO ADD THIS MINOR PLAT TO THE AGENDA. MOTION PASSED UNANIMOUSLY.**

#### **ELECTION OF A CHAIRMAN AND VICE-CHAIRMAN**

MR. MOULTON STATED THAT WE HAVE ON THE AGENDA TO ELECT A CHAIRMAN AND VICE-CHAIRMAN DUE TO THE FACT CHAIRMAN HOLT WAS ELECTED COUNTY EXECUTIVE AND HAS STEPPED DOWN AS BEING A MEMBER OF THE PLANNING COMMISSION. BECAUSE OF VICE-CHAIRMAN BRATTON'S BUSINESS RESPONSIBILITIES THERE IS ALWAYS A POSSIBILITY HE MIGHT NOT BE ABLE TO BE HERE IN DECEMBER. IF THIS BODY WISHES TO ADDRESS THIS ELECTION TONIGHT, WE WILL HAVE TO READDRESS THIS ELECTION AGAIN IN JANUARY 2009 FOR A ONE YEAR TERM.

**MOTION BY MR. HAYNES TO ELECT LUTHER BRATTON CHAIRMAN AND BILL THOMPSON FOR VICE-CHAIRMAN FOR THE NEXT TWO MONTHS, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

**(FYI: THERE WERE NO OTHER NOMINATIONS FOR CHAIRMAN AND VICE-CHAIRMAN)**

1. **DESHA HILLS-PRELIMINARY & FINAL PLAT-RESUB. LOTS 16, 17, 18, 20 AND 21-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-THEY ARE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 3 LOTS ON DESHA CREEK ROAD, FOXGLEN, AND HUNTERS HORN. SUBJECT PROPERTY IS ON TAX MAP 91, PARCEL 65, 66, 67 AND 69, IS ZONED RA AND CONTAINS 9.31 ACRES. (SCHOOL DISTRICT-BENNY BILLS ES, SHAFER MS, GALLATIN HS)**

MR. RAINEY CAME FORWARD TO EXPLAIN AND REPRESENT THIS REQUEST. MR. RAINEY EXPLAINED THAT THE OWNER IS TRYING TO CREATE A LOT FOR HIS DAUGHTER BY CHANGING THE PROPERTY LINE.

MR. MOULTON STATED THAT THIS MEETS ALL OF THE STAFF COMMENTS.

MR. BORDERS QUESTIONED THE RESTRICTIONS AND WOULD LIKE TO SEE STICK BUILT HOMES ONLY AND THAT THIS STIPULATION BE PLACED ON THE PLAT.

MR. RAINEY STATED THAT THERE ARE RESTRICTIONS FOR DESHA HILLS, BUT HE COULD NOT RECITE THEM. MR. RAINEY DISAGREED WITH THAT STIPULATION REQUIRING STICK BUILT HOMES BEING PLACED ON THE PLAT, BECAUSE THERE MAY BE SOME RESTRICTIONS ON IT CURRENTLY. MR. RAINEY STATED THAT HE WOULD PASS THIS INFORMATION ALONG TO THE OWNER.

**MOTION FOR APPROVAL SUBJECT TO OBTAINING ALL SIGNATURES BY MR. HAYNES, SECONDED BY MR. FENNELL. MOTION PASSED.**

**10 AYES: HAYNES, HONEYCUTT, FENNELL, RAY, TEMPLETON, WILLIAMS, HENDRICKS, BOYD, THOMPSON, AND DOWNS**

**1 NAY: BORDERS**

**2-DEFERRED-REZONING-DOUGLAS BEND OAKS-(6<sup>TH</sup> COUNTY COMMISSION DISTRICT)- HIGHERS, KOONCE AND ASSOCIATES ARE REQUESTING A REZONING AND A PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL. SUBJECT PROPERTY IS LOCATED AT 502 DOUGLAS BEND ROAD AND 504 DOUGLAS BEND ROAD, GALLATIN, TN. IS ON TAX MAP 147, PARCELS 13 AND 14, AND IS ZONED RESIDENTIAL A AND CONTAINS 51.4 ACRES. THEY REQUESTING TO HAVE THESE PROPERTIES REZONED FROM RESIDENTIAL A TO A MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND FOR PRELIMINARY MASTER PLAN APPROVAL. (SCHOOL DISTRICT-JACK ANDERSON ES, OLD KNOX DOSS MS & STATION CAMP HS)**

LEONARD W. AND GENEVA BALLOU ARE REQUESTING TO HAVE THEIR PROPERTY LOCATED AT 504 DOUGLAS BEND ROAD, GALLATIN, TN, REZONED FROM RA TO A MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. THIS PROPERTY CONTAINS 71 PROPOSED LOTS AND IS ON TAX MAP 147, PARCEL 14.00.

CAROLYN M. C. CARMACK, TRUSTEE, IS ALSO REQUESTING TO HAVE HER PROPERTY LOCATED AT 502 DOUGLAS BEND ROAD, GALLATIN, TN. REZONED FROM RA TO A MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. THIS PROPERTY CONTAINS 51 LOTS AND IS ON TAX MAP 147, PARCEL 13.00.

THIS IS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON **SEPTEMBER 12, 2008**. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

**THIS WAS DEFERRED BY THE HIGHERS, KOONCE AND ASSOCIATES AT THE SEPTEMBER 23, 2008, AND THE OCTOBER 21, 2008 PLANNING COMMISSION MEETING.**

**OTHER BUSINESS:**

PLAT ADDED TO THE AGENDA:

**HOMER DICKERSON SINGLE WIDE MOBILE HOME SUBDIVISION-FINAL PLAT-REPRESENTED BY RICHARD GRAVES-** THEY WERE REQUESTING APPROVAL OF FINAL PLAT APPROVAL OF 1 LOT ON HIGHWAY 174 AND KEYTOWN ROAD. SUBJECT PROPERTY IS ON TAX MAP 71, PARCEL 67 AND 68, IS ZONED AG AND CONTAINS 1.65 ACRES.

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST AND HANDED EACH MEMBER A COPY OF THIS PLAT.

MR. MOULTON EXPLAINED THAT THIS IS A 3 LOT BEING COMBINED INTO A 1 LOT. THIS ALLOWS US TO CLEAN UP A NON-CONFORMING LOT OF RECORD. THERE IS AN EXISTING MOBILE HOME THAT THE DICKERSON'S WANT TO REPLACE WITH A NEWER HOME. THIS MEETS ALL OF STAFF COMMENTS.

THERE WAS DISCUSSION.

**MOTION TO APPROVE BY MR. FENNELL, SECONDED BY MR. HAYNES, MOTION PASSED UNANIMOUSLY.**

## **DISCUSS PLACEMENT OF MAILBOXES**

MR. MOULTON PROVIDED A HANDOUT FOR EACH MEMBER PERTAINING TO MAILBOX PLACEMENT. AFTER SOME THOUGHT MR. MOULTON FELT THIS AMENDMENT SHOULD BE ADDED TO THE ZONING RESOLUTION. HE ALSO STATED THAT HE RECOMMENDS EXEMPTING P.U.D. ZONING FROM THESE REGULATIONS. THE PLANNING COMMISSION/COUNTY COMMISSION HAS OVERSIGHT OF THE MAILBOX PLACEMENT THROUGH THE FINAL MASTER PLAN OF A P.U.D.

MR. MOULTON READ THE PROPOSED ADDITION TO THE SUMNER COUNTY ZONING RESOLUTION. "PLACEMENT OF MAILBOXES AND OTHER STRUCTURES ON A COUNTY OR STATE RIGHT-OF-WAY SHALL BE NO LARGER THAN A SINGLE 4 INCH WOOD POST OR A SINGLE 2 INCH DIAMETER METAL POST EMBEDDED NO MORE THAN 24 INCHES INTO THE GROUND AND SHALL MEET UNITED STATES POSTAL SERVICE REGULATIONS REGARDING HEIGHT AND SETBACK. THESE REGULATIONS SHALL APPLY TO ALL RESIDENTIAL ZONING WITH THE EXCEPTION OF PLANNED UNIT DEVELOPMENT." AFTER THIS BODY, THIS WOULD MOVE TO THE HIGHWAY COMMITTEE FOR CONCURRENCE, THEN LEGISLATIVE COMMITTEE TO BE PLACED ON THE FULL COMMISSION AGENDA.

MS. DENNEN QUESTIONED WHETHER EXISTING MAILBOXES WOULD BE GRANDFATHERED IN. ALSO RECOGNIZING THE LIABILITY FOR THESE MAILBOXES IF WE SAY WE ARE GOING TO POLICE THEM AND *WE DON'T* AND THEN SOMEONE GETS HURT.

MR. HENDRICKS ASKED MS. DENNEN IF WE GRANDFATHER THE EXISTING MAILBOXES IN AND SOMEONE HITS ONE OF THEM ARE WE LIABLE?

MS. DENNEN REPLIED TO MR. HENDRICKS STATING THAT THIS WOULD BE A POTENTIAL PROBLEM.

THERE WAS DISCUSSION.

**MOTION TO MOVE THIS ON TO THE APPROPRIATE COMMITTEES WITHOUT OUR RECOMMENDATION BY MR. HAYNES, SECONDED BY MR. DOWNS. MOTION PASSED UNANIMOUSLY.**

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MR. MOULTON REMINDED EVERYONE THAT THE DECEMBER PLANNING COMMISSION MEETING WILL BE HELD ON DECEMBER 16, 2008 AT 5:00 P.M. THERE WILL BE A WORK STUDY ON DECEMBER 11, 2008 AT 3:30 P.M. IN ROOM 112 TO DISCUSS SUBDIVISION REGULATIONS.

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