

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
AUGUST 24, 2010  
5:00 P.M.**

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

**MEMBERS PRESENT:  
LUTHER BRATTON, CHAIRMAN  
CECIL RAY  
CYNTHIA HALL TEMPLETON  
JIM WILLIAMS  
BOB HENDRICKS  
SAUNDRA BOYD  
MIKE HONEYCUTT**

**MEMBERS ABSENT:  
SHAWN FENNELL, VICE-CHAIRMAN  
PAUL GOODE**

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

**A. MOTION FOR APPROVAL OF THE JULY MINUTES BY MR. WILLIAMS, SECONDED BY MS. BOYD.  
MOTION PASSED UNANIMOUSLY.**

**1. Tuttle Single Wide Mobile Home Subdivisions-Final Plat- ( 1<sup>st</sup> County Commission District)  
Represented by Richard Graves: Owner; Connie Tuttle-**They were requesting final plat approval of one (1) lot on Dutch Creek Road. Subject property is located on tax map 29, parcel 10.01, contains 1.67 acres and is zoned agricultural.

Ms. Ivie discussed this item and stated that the singlewide is currently on this property.

Mr. Hammock came forward to explain this request. Mr. Graves stated that this mobile home was currently approved for this property due to the fact they received a hardship variance. The hardship is no longer needed; therefore they want to subdivide the property so the mobile home can remain on this property permanently.

Chairman Bratton reminded everyone that some time back we passed a rule that if you place a mobile home on less than 5.01 acres, that it would have to be brought before us and deemed a mobile home subdivision.

Ms. Ivie stated that there was one comment outstanding on the submitted plat; which is that they need to move the western lot line slightly, because the remaining acreage was going to put the remaining portion just under 40,000 square feet, which would be a non-conforming lot.

Mr. Graves stated that this is a new mobile home and that the lot line has been moved.

There was discussion.

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

**2. PUBLIC HEARING-REZONING AND PRELIMINARY MASTER DEVELOPMENT-(3<sup>rd</sup> COUNTY COMMISSION DISTRICT) REPRESENTED BY BRUCE RAINEY: Owner Charles Randall Carter-** He was requesting to have a portion of his property rezoned from R1A to a Commercial 2 Planned Unit Development and for Preliminary Master Development Plan approval. Subject property is located at 2812 Hartsville Pike, Castalian Springs, Tn., is on tax map 110, parcel 45.10 p/o, contains 6.15 acres and is zoned R1A.

This was a public hearing and was advertised in the Gallatin News Examiner on August 13, 2010. The adjoining property owners were notified by certified mail.

Chairman Bratton opened the floor for the public hearing.

Martha Akins with State of Tennessee Historical District and a Castalian Springs resident came forward to outline the reasons why she was opposed to this rezoning. If this rezoning is allowed it would contradict what they want for this area and it does not comply to the goals of the 2035 comp plan.

Rodney Jones 2880 Hartsville Pike, whose property adjoins the subject property, explained why he was opposed to this rezoning. He stated that he bought this property because it was rural. There are four or five other mini-storages currently in this area.

Brenda Jenkins Carter explained the history behind the subject property and how this property was once owned by her family. Her father developed the subdivision next to this property. This property did not have any restrictions placed on it; therefore, my dad left it (subject property) to be a commercial piece of property. She explained why she was in favor of this rezoning and does respect someone who is trying to make a living.

David Satterfield, 3<sup>rd</sup> District County Commissioner, explained that he had received several telephone calls of people that were opposed to this rezoning. He asked this body not to rezone this to a commercial property to allow mini-storage buildings.

Chairman Bratton closed the public hearing.

Rachael Ivie gave her over view presentation. A portion of the office space will eventually be used for as a residential site for an onsite manager (approximately 600 square feet). A pond is shown on the GIS, but is not clearly shown on the plans. The proposed fence on the east side does not meet the screening requirement. The landscaping should *not* be phased in.

Sidewalks are required in PUDs and there are not any shown on the plan, which should be addressed before the final development plan is submitted. They need to indicate the type of signage and dimensions. This plan needs to meet the Sumner County Stormwater and Illicit Discharge Resolutions. The constructions plans, erosion control plans and drainage calculations must be submitted and approved by a licensed engineer before the final development plan is submitted.

Mr. Rainey came forward and explained the details, landscaping, buffering, etc. of the proposed mini-storage and discussed the pond. We are required by the state to leave a buffer around the pond, which we did. We took the historical site into consideration; we will not have any doors facing Hartsville Pike. We are leaning toward a manufactured stone veneer on both sides. The side facing Mr. Jones' home will be in stone and there will be no doors facing his property. We are going with earth tones for the roof and sides of the building to minimize the overall appearance. This site lies below the road, you will only see roof tops of the first two buildings. This will look more like barns. He explained that he did not know the date of the build out of this, but will start with two buildings and as they are leased we would build two more. We did heaving screening as it approaches Mr. Jones' side, on the west side there is already substantial screening and we will add to it if necessary. My client owns 20 acres adjacent to this property and we really did not want to spend money screening it, instead we would rather spend money screening somewhere else, where it would be more effective.

Mr. Rainey explained where the closest commercial properties are located.

Mr. Rainey said he set aside about an acre or two for outside storage.

Mr. Hendricks stated that all of Castalian Springs is in a historical area and if that is the case will they not allow anyone to build there at all?

There was extensive discussion.

Chairman Bratton stated that he was not aware this would be such a great concern to the community and he felt that this should be deferred for a month which would give this body time to visit the site.

**Motion by Mr. Ray to defer until next month's planning commission until which time we could visit the site, seconded by Ms. Templeton. Motion passed unanimously.**

OTHER BUSINESS:

Gary Hammock **to discuss requiring road signs/stop signs in new residential developments** per a letter dated 8/6/10 from Judy Hardin, Sumner County Highway Assistant Superintendent.

Mr. Hammock agreed with what the letter dated 8/6/10 which referred to concerns that have been raised by some commissioners about roads in new residential developments *not* having stop signs nor road name signs. The highway committee suggested that future developments road signage be in place by the developer, prior to any letters of occupancy being issued by the office of C & D. Although the road department holds the development bonds, they have no way of knowing when occupancy takes place requiring road signage.

There was discussion about the lack of road name signs also creating problems for emergency vehicle responses.

Motion by Mr. Honeycutt that the surveyors are to be responsible to show the location of street signs and stop signs on the plat, no certificate of occupancy will be issued unless road signage is in place, and that the developer will be responsible for both purchasing and the placement of the street signs and road name signs, seconded by Mr. Williams. Motion passed unanimously.

**MEETING ADJOURNED AT 5:50 P.M.**