

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JANUARY 22, 2008
5:00 P.M.**

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

MEMBERS PRESENT:

**ANTHONY HOLT, CHAIRMAN
RAGAN HALL, VICE CHAIRMAN
CHARLES HAYNES
CORDELL BORDERS
CECIL RAY
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD
BILL THOMPSON
CHARLES LEA
MIKE HONEYCUTT**

MEMBERS ABSENT:

OTHERS PRESENT:

**MIKE MOULTON, PLANNING DIRECTOR
MICHAEL BRIGGS, PLANNER
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT**

CHAIRMAN HOLT WELCOMED NEW PLANNER, MICHAEL BRIGGS

MOTION FOR APPROVAL OF DECEMBER MINUTES BY MR. HALL, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

- 1. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN: MOTION BY MR. FENNELL TO NOMINATE MR. HOLT FOR CHAIRMAN, SECONDED BY MS. BOYD. MOTION BY MR. HAYNES TO ELECT ANTHONY HOLT FOR CHAIRMAN BY ACCLAMATION. MOTION PASSED UNANIMOUSLY. (THERE WERE NO OTHER NOMINATIONS FOR CHAIRMAN)**

MOTION BY MR. HALL TO NOMINATE LUTHER BRATTON FOR VICE-CHAIRMAN, SECONDED BY MR. THOMPSON. MOTION PASSED UNANIMOUSLY. (THERE WERE NO OTHER NOMINATIONS FOR VICE-CHAIRMAN)

- 2. LEARLAND SUBDIVISION, SECTION IV, PRELIMINARY PLAT-(2ND COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES:-OWNERS: THOMAS E. GROVE, AND WINNIE K. GROVE REVOCABLE LIVING TRUST- THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 8 LOTS OFF LEAR ROAD. SUBJECT PROPERTY IS ON TAX MAP 3, PARCEL 28 P/O, CONTAINS 17.50 ACRES, AND IS ZONED AGRICULTURAL. (SCHOOL DISTRICT: (WATT HARDISON ES, PORTLAND MS, AND PORTLAND HS)
MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.**

MR. MOULTON STATED THAT ALL OF THE STAFF COMMENTS HAVE BEEN ADDRESSED.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HALL, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.

3. NEW SHACKLE ISLAND VOLUNTEER FIRE DEPARTMENT-SITE PLAN-(11TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-OWNER, SUMNER COUNTY-THEY WERE REQUESTING SITE PLAN APPROVAL FOR NEW SHACKLE ISLAND VOLUNTEER FIRE DEPARTMENT LOCATED ON LONG HOLLOW PIKE.-SUBJECT PROPERTY IS ON TAX MAP 122, PARCEL 70.01, CONTAINS 7.3 ACRES, AND IS ZONED RA.

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST. CHAIRMAN HOLT ASKED MR. RAINEY IF THERE HAD BEEN ANY DISCUSSION ABOUT DEMOLITION OF THE EXISTING OLD BUILDING. MR. RAINEY STATED HE HAD HEARD A LITTLE BIT ABOUT THE DEMOLITION, BUT THIS ISSUE WAS NOT PART OF THE SITE PLAN.

CHAIRMAN HOLT ASKED THAT THIS BODY SUSPEND THE RULES SO HE COULD ADDRESS THE COMMISSIONER FOR THIS AREA REGARDING DEMOLITION OF THE OLD BUILDING.

MOTION TO SUSPEND THE RULES BY MR. HAYNES, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

COMMISSIONER JERRY STONE STATED THAT HE UNDERSTOOD THAT THERE WOULD BE MONEY FROM THE NEXT TWO BUDGET CYCLES TO DESTROY THE OLD BUILDING. THEY WILL KEEP THE GYM FLOOR TO USE FOR A HELICOPTER PAD.

CHAIRMAN HOLT STATED THAT ONE OF THE REASONS HE WAS INQUIRING ABOUT THE DEMOLITION IS THAT WE NEED TO APPROVE THIS IN OUR SITE PLAN. THIS WAY IT DOES NOT GET LEFT OUT.

MR. HAYNES SUGGESTED FOR MR. RAINEY TO ADD TO THE SITE PLAN THAT THIS BUILDING WILL BE REMOVED, NOT SPECIFY A DATE, AND THAT THE EXISTING GYM FLOOR WILL BE CONVERTED TO A HELICOPTER PAD.

MR. HAYNES STATED THAT HE FELT IT WOULD BE GOOD PLANNING FOR US TO REQUIRE THEM TO PAVE THE GRAVEL PARKING LOT.

MR. STONE STATED THAT WE DO NOT HAVE THE FUNDS CURRENTLY, BUT WE DO HOPE TO PAVE THIS IN THE FUTURE.

MR. BRATTON STATED WE COULD INCLUDE IN THE MOTION THAT THEY WILL HAVE TWENTY FOUR (24) MONTHS TO PAVE THIS.

MR. RAINEY STATED THAT HE WOULD BE GLAD TO ADD THIS LANGUAGE TO THE SITE PLAN REGARDING PAVING COMPLETED WITHIN TWENTY FOUR (24) MONTHS.

CHAIRMAN HOLT STATED THAT MR. RAINEY MIGHT WANT TO ADD THE PROPOSED SIGNAGE TO THIS SITE PLAN SO HE WOULD NOT HAVE TO COME BACK AT A LATER DATE.

MR. RAINEY STATED THAT HE WOULD SHOW THE TYPE OF SIGNAGE THAT WILL BE USED.

MOTION FOR APPROVAL BY MR. FENNELL CONTINGENT THAT LANGUAGE BE ADDED TO THE PLAT THAT THE EXISTING BUILDING WILL BE DEMOLISHED IN TWENTY FOUR (24) MONTHS AND THERE BE SOME LANGUAGE REGARDING THE TYPE OF PROPOSED SIGNAGE, SECONDED BY MR. HENDRICKS. MOTION PASSED.

**12 AYES: HAYNES, BORDERS, RAY, TEMPLETON, WILLIAMS, FENNELL, HENDRICKS, BOYD, THOMPSON, LEA, BRATTON, AND HONEYCUTT
1 ABSTENTION: HALL**

4. PAUL R. WEBB-FINAL MASTER DEVELOPMENT PLAN-(1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-OWNER, PAUL R. WEBB- THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN APPROVAL OF 3.76 ACRES ON HARVE BROWN ROAD AND NEW HIGHWAY 52. SUBJECT PROPERTY IS ON TAX MAP 29, PARCEL 62.01 AND IS ZONED C2-WITH COMMERCIAL P.U.D. OVERLAY.

MR. CARMAN CAME FORWARD TO PRESENT THIS REQUEST.

MR. MOULTON EXPLAINED THAT THIS HAS BEEN BEFORE THIS BODY SEVERAL TIMES AND HAS GONE THROUGH THE REZONING PROCESS, THIS IS JUST FORMALITY TONIGHT. THE ONLY STAFF COMMENT WAS THAT MR. CARMAN REFERENCE THE COUNTY RESOLUTION THAT DID APPROVE THIS REZONING; WHICH IS NOW SO NOTED ON THE PLAT.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HALL, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.

MR. CARMAN STATED THAT THERE WAS MUCH DISCUSSION ABOUT THE STORE FRONT. MR. CARMAN STATED THAT MR. WEBB WOULD LIKE TO USE SPLIT FACE BLOCK ON THE FRONT INSTEAD OF ALL BRICK.

CHAIRMAN HOLT STATED THAT THIS BODY HAD AGREED TO LET MR. WEBB USE COMBINATION PART BLOCK AND PART BRICK. CHAIRMAN HOLT EXPLAINED THAT MR. WEBB AGREED TO THAT AND SINCE IT HAS GONE TO THE COUNTY COMMISSION FOR REZONING WE NEED TO KEEP THE DEAL AS STRUCK.

5. CRUTCHER STATION-FINAL MASTER DEVELOPMENT PLAN-(7 TH COUNTY COMMISSION DISTRICT) REPRESENTED BY BRUCE RAINEY- OWNER RAINEY PROPERTIES-THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN APPROVAL OF 272 LOTS OFF JENKINS LANE. SUBJECT PROPERTY CONTAINS 109 ACRES, IS ON TAX MAP 124, PARCEL 43 P/O, AND IS ZONED MDR PUD AND LDR PUD. (SCHOOL DISTRICT- BEECH ES, OLD KNOX DOSS MS, STATION CAMP HS)

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST. MR. RAINEY EXPLAINED WHY THE FINAL MASTER DEVELOPMENT PLAN DOES NOT AGREE WITH THE REZONING REQUEST AND THE PRELIMINARY MASTER DEVELOPMENT PLAN. MR. RAINEY STATED UPON COMPLETING THE BOUNDARY SURVEY HE FOUND A 100 FOOT ERROR IN THE WARRANTY DEED RUNNING NORTH AND SOUTH. WHAT THIS AMOUNTED TO IS WE HAD TO SHIFT OUR WESTERN PROPERTY LINE OVER ENOUGH TO ACCOMMODATE THIS ERROR IN THE DEED. WHAT I ENDED UP DOING IS INTERNALLY SHIFTING SOME OF THE ROADWAYS. THE LOT COUNT REMAINS THE SAME, BUT THE INTERNAL LOT LAY OUT DID CHANGE SOMEWHAT. THE ONLY OTHER CHANGE THAT WAS MADE WAS I TRIED TO SHOW THE PRIMARY ENTRANCE INTO THE PROPERTY. WE ARE NOW SHOWING A MEDIAN IN THE ENTRANCE. MR. RAINEY EXPLAINED THAT HE DISCOVERED THAT THE HOUSE ON LOT # 10 IS ONLY 24 FEET OFF THE PROPERTY LINE. WHAT I AM PROPOSING TO DO IS BRINGING A SIDEWALK JUST SHY OF THE HOUSE ON LOT # 10, DOING A 45 ACROSS THE ROAD AND THE MEDIAN AND THEN CONTINUE THE SIDEWALK ON DOWN TO JENKINS LANE. THE HOUSE ON THE OTHER SIDE OF THE STREET IS FAR ENOUGH AWAY THAT IT IS NOT A PROBLEM FOR THE SIDEWALK. IN LIEU OF SIDEWALK AT THIS LOCATION, I AM GOING TO GET WITH THE PROPERTY OWNERS AND COME UP WITH A LANDSCAPING PLAN THAT WILL OFF SET HOW THIS WILL LOOK.

MR. MOULTON EXPLAINED THAT WHAT HAS BEEN SUBMITTED IS DIFFERENT FROM WHAT WAS APPROVED AT THE COUNTY COMMISSION FOR REZONING. THE LOTS NUMBERS DO REMAIN THE SAME. WHAT HE HAD ACTUALLY DONE IS REDUCING THE AMOUNT OF ROAD SURFACE. THE ONLY OTHER DIFFERENCE IS ACTUALLY THE ACREAGE TO THE EAST THAT LABELED OPEN SPACE, THIS APPEARS TO BE LARGER ON THIS LATEST SUBMITTAL. THIS BODY NEEDS TO DECIDE IF THIS IS A MAJOR OR MINOR CHANGE. IF YOU DECIDE THIS IS A MAJOR CHANGE THIS BODY WILL HAVE TO TAKE THIS BACK BEFORE THE COUNTY COMMISSION FOR APPROVAL. MR. MOULTON FELT THAT THIS WOULD BE A MINOR CHANGE.

THERE WAS DISCUSSION.

MOTION BY MR. HAYNES THAT THIS IS A MINOR CHANGE ON THE FINAL MASTER DEVELOPMENT, SECONDED BY MR. FENNELL. MOTION PASSED.

**12 AYES: HAYNES, BORDERS, RAY, TEMPLETON, BRATTON, WILLIAMS, FENNELL, HENDRICKS, BOYD, THOMPSON, LEA AND HONEYCUTT
1 ABSTENTION: HALL**

MR. MOULTON ASKED MR. RAINEY WHY THE OPEN SPACE IS A DIFFERENT SIZE. MR. RAINEY STATED THAT WE HAVE ACTUALLY ADDED SOME OPEN SPACE AND TAKEN SOME OPEN SPACE OUT. THERE IS A NET INCREASE OF ABOUT A 1/10 OF AN ACRE OVER ALL OF OPEN SPACE.

CHAIRMAN HOLT ASKED MR. RAINEY HOW MANY ACRES DID YOU SUBMIT TO THE COUNTY AT THE COUNTY COMMISSION MEETING THAT YOU WERE GOING TO SUBMIT TO THE GREENWAY.

MR. RAINEY STATED THAT THE AMOUNT OF ACREAGE HAS NOT BEEN DETERMINED AT THIS TIME; IT WILL BE ANY WHERE FROM TWO TO FOUR ACRES.

THERE WAS EXTENSIVE DISCUSSION ABOUT THE GREENWAY.

CHAIRMAN HOLT STATED THAT HE DID NOT WANT TO THROW A MONKEY WRENCH IN THE PLAN, BUT I DO THINK WE NEED TO CONSIDER THE IMPLICATIONS OF WHAT WILL BE IN THE GREENWAY.

MR. RAINEY STATED IF THIS NEEDS TO BE DEFERRED FOR THIRTY DAYS THAT IS FINE. MR. RAINEY ASKED IF THIS WAS DEFERRED FOR THIRTY DAYS THAT YOU HEAR THE PRELIMINARY PLAT AT THE SAME TIME AS THIS FINAL MASTER DEVELOPMENT PLAN.

MOTION BY MR. HAYNES TO DEFER FOR THIRTY DAYS TO GIVE CHAIRMAN HOLT THE OPPORTUNITY TO FURNISH MR. RAINEY A COPY OF THE GREENWAY SO MR. RAINEY CAN IMPLEMENT HIS PLAN, SECONDED BY MR. FENNELL. MOTION PASSED.

12 AYES: HAYNES, BORDERS, RAY, TEMPLETON, BRATTON, WILLIAMS, FENNELL, HENDRICKS, BODY, THOMPSON, LEA AND HONEYCUTT
1 ABSTENTION: HALL

CHAIRMAN HOLT STATED IF WE HAVE TO HAVE A MEETING JUST TO DEAL WITH THE GREENWAY ISSUE WE WILL.

MR. MOULTON TOLD MR. RAINEY THAT HE NEEDS HIM TO RESUBMIT THIS PLAN TO SHOW WHAT WE TALKED ABOUT TONIGHT REGARDING SIDEWALKS AND LANDSCAPING FEATURES.

6. REZONING-SUMNER 2000 LLC IS REQUESTING TO HAVE THEIR PROPERTY 'HUNTER'S CROSSING-LOCATED ON THE CORNER OF LONG HOLLOW PIKE AND TYREE SPRINGS ROAD REZONED FROM R1A TO COMMERCIAL C-3 WITH PUD OVERLAY AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL.- REPRESENTED BY RAGAN-SMITH: OWNERS-SUMNER 2000 LLC -(7TH COUNTY COMMISSION DISTRICT) SUBJECT PROPERTY IS LOCATED ON LONG HOLLOW PIKE AND NEW HOPE ROAD, CONTAINS 44.9 ACRES, IS ON TAX MAP 123, PARCEL 45, AND IS ZONED R1A. (SCHOOL DISTRICT-BEECH ES, T W HUNTER MS, BEECH HS)
CHARLIE LOWE WITH RAGAN-SMITH WAS PRESENT TO STATE THEY WOULD LIKE DEFERRAL SO THEY MIGHT DEAL WITH THE COMMENTS ON THE TRAFFIC STUDY PROVIDED BY RPM TRANSPORTATION CONSULTANTS, THEREFORE NO ACTION WAS TAKEN.

MR. MOULTON STATED THAT STAFF WILL BE HAVING MEETINGS WITH RAGAN SMITH AND THE DEVELOPER AND WE WILL PROBABLY BRING MPO INTO THIS PROCESS. WE MAY NEED TO HAVE SOME WORK STUDIES SPECIFICALLY DEALING WITH THE INTERSECTION AND TRAFFIC AS IT RELATES TO THIS PROJECT AND THE WHOLE END OF THE COUNTY.

**7.REZONING & PUBLIC HEARING-(REPRESENTED BY GEORGE JOHNSON)
CUMBERLAND LAND HOLDING, LLC, OWNER, IS REQUESTING TO HAVE THEIR
PROPERTY "LOCKETT" LOCATED AT 1429 HARSH LANE, CASTALIAN SPRINGS, TN.
REZONED FROM AGRICULTURAL TO A LOW DENSITY RESIDENTIAL PLANNED
UNIT DEVELOPMENT AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN
APPROVAL.(3RD COUNTY COMMISSION DISTRICT) SUBJECT PROPERTY CONTAINS
527.63 ACRES, CONTAINS APPROXIMATELY 700 LOTS, IS ON TAX MAP 151, PARCELS
21.01 AND 22.00, AND IS ZONED AGRICULTURAL.(SCHOOL DISTRICT: BENNY BILLS ES,
OLD SHAFER MS, AND GALLATIN HS)
THIS WAS DEFERRED BY GEORGE JOHNSON. HOWEVER MR. JOHNSON WAS PRESENT
AND WANTED TO HAVE A TEN MINUTES POWER POINT PRESENTATION. MR. JOHNSON
HANDED OUT THE BINDERS FOR THE LOCKETT.**

**FYI: EACH MEMBER WILL BE RESPONSIBLE FOR THESE BINDERS THROUGHOUT
THIS REZONING PROCESS.**

MR. HAYNES STATED HE WOULD LIKE TO WAIT UNTIL THIS HAS BEEN PUBLICALLY
ADVERTISED AND THE PUBLIC WILL ALSO BE ABLE TO SEE THIS POWER POINT
PRESENTATION THE SAME TIME WE DO.

MR. MOULTON EXPLAINED THAT WE WILL BE SCHEDULING SOME WORK STUDIES
CONCERNING THIS DEVELOPMENT AND HUNTERS CROSSING.

MR. MOULTON STATED THAT WE WILL HAVE A WORK STUDY NEXT MONTH PRIOR TO
THE MEETING AND PART OF THIS WORK STUDY WE WILL PUT FORTH A SUGGESTIVE
WORK STUDY SCHEDULE.

MR. HAYNES COMPLIMENTED LISA WILLIAMS FOR GETTING IN CONTACT WITH THE
PLANNING COMMISSION MEMBERS REGARDING MEETINGS AND WORK STUDIES. MR.
HAYNES STATED THAT HE SERVES ON OTHER BOARDS AND YOU DO NOT KNOW HOW
LUCKY YOU ARE TO HAVE THE COMMUNICATION THAT IS PROVIDED BY LISA
WILLIAMS AND MIKE MOULTON FOR THIS BOARD. MR. HAYNES SAID IF YOU GO ON
ANOTHER BOARD YOU WILL BE TREATED LIKE A STEP CHILD. MR. HAYNES STATED
HE SERVES ON OTHER BOARDS AND FORGETS HIS MEETINGS BECAUSE HE IS USE TO
LISA WILLIAMS KIND AND COURTESY CALLS. MR. HAYNES STATED HE WANTED TO
BE ON RECORD THANKING LISA WILLIAMS. MR. HAYNES TOLD MR. MOULTON THAT
HE WOULD NOT HAVE A QUORUM IF HE DID NOT HAVE LISA CALLING THE MEMBERS.

CHAIRMAN HOLT CONCURRED WITH MR. HAYNES COMMENTS.

THERE WAS EXTENSIVE DISCUSSION ABOUT THE UPCOMING WORK STUDIES TIMES
AND DATES.

CHAIRMAN HOLT STATED THAT HE FELT WE NEEDED AT LEAST TWO WORK STUDY
SESSIONS A MONTH.

OTHER BUSINESS:

DISCUSSION OF THE HENDERSONVILLE URBAN GROWTH BOUNDARY-

MR. HAYNES STATED THAT HE FELT THAT THIS SHOULD BE ADVERTISED.

MR. MOULTON STATED THAT WE WILL TAKE THIS REVISION AND INCORPORATE THIS INTO THE BINDER AND THEN WE WILL BRING IT BACK TO THIS BODY, THEN IF WE ARE COMFORTABLE WITH THIS WE WILL THEN PUBLICALLY NOTICE THIS. MR. MOULTON STATED IN THE WORK STUDY THIS EVENING THAT WE RESOLVED EVERYTHING BUT ONE ISSUE DEALING WITH POLICIES FOR PARKS AND GREENWAYS. MR. MOULTON READ THE RECOMMENDATION MADE BY LEAH MAY DENNEN UNDER POLICIES FOR PARKS ND GREENWAYS- "SUCH AREA MAY BE INCLUDED AS PART OF REQUIRED OPEN SPACE AND PRESERVATION OF NATURAL FEATURES IS ENCOURAGED.

CHAIRMAN HOLT ASKED THAT SINCE WE ARE NOT TAKING OFFICIAL ACTION TONIGHT IS THIS ACCEPTABLE WITH THIS BODY.

MR. MOULTON ASKED MR. BRIGGS TO READ THE CHANGES THAT HAD BEEN AGREED UPON.

MR. BRIGGS OUTLINED THE CHANGES THAT WERE AGREED UPON 1) WE AGREED UPON THE WORD "ENCOURAGE" THE HENDERSONVILLE'S VERSION UNDER PURPOSES OF THE PLAN 2) UNDER PURPOSES OF THE PLAN WE AGREED UPON THE WORD "REDUCE" 3) UNDER UTILITIES " 1000 GALLONS PER MINUTE", 4): UNDER POLICIES FOR UTILITIES "1000 GPM FLOW CAPACITY" 5) UNDER POLICIES FOR SCHOOLS WE ARE INCLUDING THE LANGUAGE THAT WE HAD, THEY DID NOT HAVE THIS IN THE HENDERSONVILLE VERSION, 6) UNDER POLICIES FOR SCHOOLS -WE ARE NOT INCLUDING THE PARAGRAPH FROM THE HENDERSONVILLE VERSION, 7) APPROVED AS WRITTEN 8)UNDER FIRE PROTECTION -HYDRANT 250 FEET TO LOT MEASURED BY ROAD 9) UNDER POLICIES FOR FIRE PROTECTION-250 FEET TO LOT BY ROAD AND 1000 GALLONS PER MINUTE 10) UNDER POLICIES FOR PARKS AND GREENWAYS-"SUCH AREA MAY BE INCLUDED AS PART OF REQUIRED OPEN SPACE AND PRESERVATION OF NATURAL FEATURES IS ENCOURAGED". 11) UNDER POLICIES FOR PARKS AND GREENWAYS- "10 FOOT EASEMENT" AND 12) UNDER POLICIES FOR TRANSPORTATION- LEAVE LANGUAGE OUT, CURRENTLY DOES NOT PERTAIN.

MR. MOULTON EXPLAINED TO THE MEMBERS THAT MR. BRIGGS WOULD INCORPORATE THESE CHANGES AND FURNISH THEM WITH A COPY AND HAVE IT ON THE AGENDA NEXT MONTH POSSIBLY.

MEETING ADJOURNED AT 6: 15 P.M.

