

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
MARCH 28, 2006
5:00 P.M.**

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

MEMBERS PRESENT:

CHARLES HAYNES, CHAIRMAN
ANTHONY HOLT, VICE CHAIRMAN
TOM GROVE
NANCY CORLEY
BOBBY LEON THOMPSON
RALPH COLLIER
CORDELL BORDERS
CECIL RAY
ROY HIXSON
LUTHER BRATTON
JIM WILLIAMS
RAGAN HALL

MEMBERS ABSENT:

LEON STRONG
CYNTHIA TEMPLETON
DAVID SATTERFIELD

- **MOTION TO APPROVE THE FEBRUARY MINUTES BY MR. GROVE, SECONDED BY MR. WILLIAMS. MOTION PASSED.
8 AYES: HOLT, GROVE, COLLIER, BORDERS, RAY, HIXSON, BRATTON, & WILLIAMS
3 ABSTENTIONS: CORLEY, THOMPSON AND HALL**

1. **HUNTER'S TRACE SUBDIVISION-PRELIMINARY PLAT – (1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY TOMMY WALKER: OWNERS-ENNIS MCGUFFIE-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 9 LOTS OFF MT. VERNON ROAD ON MOSSBERG DRIVE. SUBJECT PROPERTY CONTAINS 11.624 ACRES, IS ON TAX MAP 42, PARCELS 46.03 & 46.09, AND IS ZONED AGRICULTURAL.**

MR. WALKER CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST. MR. WALKER ADDED THAT THESE HOMES WOULD BE STICK BUILT.

MR. MOULTON STATED THAT THEY HAVE MET ALL OF THE STAFF COMMENTS, BUT THERE WAS ONE THING THAT HE WANTED TO POINT OUT. THAT THIS DESIGN WOULD CREATE TWO ROAD FRONTAGES. THIS IS NOT AGAINST ANY OF OUR RULES OR REGULATIONS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HOLT, SECONDED BY MR. THOMPSON. MOTION PASSED UNANIMOUSLY.

2. **STATION CAMP RUN-PRELIMINARY & FINAL PLAT- (4TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY ANDERSON, DELK, EPPS AND ASSOCIATES, INC.: OWNERS- WINDSTAR BAY, LLC.-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 5 LOTS ON UPPER STATION CAMP CREEK ROAD. SUBJECT PROPERTY IS ON TAX 115, PARCEL 19.02, IS ZONED ESTATE A, AND CONTAINS 12.581 ACRES.**

MR. WAYNE MEADOWS CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY HAD MET ALL OF THE STAFF COMMENTS.

MR. HOLT QUESTIONED, SINCE THIS WAS IN HIS COMMISSION DISTRICT, WHAT TYPE OF HOUSING WOULD BE IN THIS DEVELOPMENT AND WOULD THERE BE ANY RESTRICTIONS.

MR. MEADOWS EXPLAINED THAT THE HOMES WOULD BE ANYWHERE FROM 3,200 SQUARE FEET TO 4,000 SQUARE FEET, ATTACHED GARAGES, AND WOULD BE 100 % BRICK. THE RESTRICTIONS ARE BEING DRAWN UP AT THIS TIME.

MR. HOLT ASKED IF HE WOULD OBJECT TO HAVING THE RESTRICTIONS BEING RECORDED ALONG WITH THIS PLAT.

MR. MEADOWS STATED HE WOULD HAVE NO OBJECTION TO THAT.

THERE WAS DISCUSSION.

MOTION FOR PRELIMINARY AND FINAL APPROVAL BY MR. HOLT, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

3. **EMERALD POINT-PHASE V, AND RESUB OF LOT TWENTY-PHASE FOUR-FINAL PLAT-(6TH COUNTY COMMISSION DISTRICT)- REPRESENTED BY STEVE BRIDGES: OWNER/DEVELOPER-KIP CAUDILL-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 13 LOTS ON DILLON DRIVE AND KENDRA'S RUN. SUBJECT PROPERTY CONTAINS 6.25 ACRES, IS ON TAX MAP 158, PARCEL 19, AND IS ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

MR. BRIDGES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY HAD MET ALL STAFF COMMENTS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. COLLIER, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

4. **RIVERMONT-SECTION ONE RESUBDIVISION OF LOT FIVE-PRELIMINARY PLAT (6TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY STEVE BRIDGES: OWNER/DEVELOPER-DANNY C. ROARK- THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 4 LOTS ON DOUGLAS BEND ROAD AND MEADOW WAY SUBJECT PROPERTY CONTAINS 5.10 ACRES, IS ON TAX MAP 157G, GROUP A, PARCEL 5.0, AND IS ZONED RESIDENTIAL A.**

MR. BRIDGES WAS PRESENT TO REPRESENT THIS REQUEST.

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

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. BRATTON, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

5. **SERENITY BAY-PRELIMINARY PLAT-(3RD COUNTY COMMISSION DISTRICT)- REPRESENTED BY CARROLL CARMAN: OWNERS: HOMER, EUGENE & HERSHEL BRADLEY-THEY WERE REQUESTING APPROVAL 14 LOTS ON SHIMMERING WAY AND ZIEGLER'S FORT ROAD. SUBJECT PROPERTY CONTAINS 15.02 ACRES, IS ON TAX MAP 133, PARCEL 58.03 AND IS ZONED R1A.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY HAVE MET STAFF COMMENTS. WE ARE GOING TO ASK THAT SINCE SOME OF THE PROPERTY IS IN THE FLOOD PLAIN, WE WILL REQUIRE A PLAT NOTE THAT A ELEVATION CERTIFICATE WILL BE REQUIRED. MR. MOULTON ALSO ADDED THAT BETWEEN LOTS 9 & 10, HE WOULD LIKE FOR HIM TO PUT A UTILITY EASEMENT ALONG THAT PROPERTY LINE.

MR. CARMAN REPLIED TO MR. MOULTON THAT IT REALLY SHOULD GO BETWEEN LOTS 10 & 11.

MR. MOULTON STATED JUST REFLECT THIS UTILITY EASEMENT ON THE PLAT.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL CONTINGENT UPON PUTTING A UTILITY EASEMENT BETWEEN LOT 10 & 11, BY MR. HOLT, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

6. **AUTUMN RIDGE-FINAL-(1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN: OWNER: ROGER SIMPSON-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 6 LOTS ON MT. VERNON CHURCH ROAD. SUBJECT PROPERTY CONTAINS 5.526 ACRES, IS ON TAX MAP 49, PARCEL 18, AND IS ZONED AGRICULTURAL.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY HAVE MET ALL OF THE STAFF COMMENTS.

MOTION FOR APPROVAL CONTINGENT UPON OBTAINING ALL SIGNATURES BY MR. GROVE, SECONDED MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

7. **CARELLTON-PHASES 1A & 1B-PRELIMINARY PLAT/FINAL MASTER DEVELOPMENT PLAN-REPRESENTED BY RAGAN SMITH(4TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT/FINAL MASTER DEVELOPMENT PLAT APPROVAL 83 LOTS OFF UPPER STATION CAMP CREEK ROAD. SUBJECT PROPERTY CONTAINS 112.555 ACRES, IS ON TAX MAP 124, PARCELS 6.08, 6.09, 7.00 AND 7.01, AND IS ZONED LDRPUD, MDRPUD AND HDRPUD.**

MR. ALLEN THOMPSON CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THIS PLAT WAS DEFERRED AT THE DECEMBER 2005 MEETING.

MR. MOULTON STATED THAT THE BOUNDARY SURVEY AND THE ATTACHED MASTER DEVELOPMENT PLAN WILL NEED TO BE RECORDED BEFORE HE WILL SIGN THE PLAT.

MR. THOMPSON REPLIED THAT THIS HAS NOT BEEN RECORDED, BUT WILL BE RECORDED.

MR. TOM FOUTCH CAME FORWARD TO EXPLAIN THE PHASING AND BONDING.

THERE WAS EXTENSIVE DISCUSSION.

SEE MOTION IN ITEM # 8, SINCE THIS WAS PLAT WAS COMBINED WITH THE FINAL MASTER DEVELOPMENT PLAN-PHASES 1 & 2.

8. **CARELLTON-FINAL MASTER DEVELOPMENT PLAN- PHASES 1 & 2 (4TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY ALAN THOMPSON: OWNER: ACHIEVER DEVELOPMENT-THEY WERE REQUESTING FINAL MASTER DEVELOPMENT. SUBJECT PROPERTY IS ON LOCATED ON LONG HOLLOW PIKE, IS ON TAX MAP 124, PARCELS 6.08, 6.09, 6.10, 7.00, 7.01 AND MAP 115, PARCEL 39 AND IS ZONED LDRPUD, MDRPUD & HDRPUD, AND CONTAINS 417.17 ACRES.**

MR. THOMPSON WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON ASKED MR. THOMPSON TO EXPLAIN STAFF NOTE # 2: STAFF NOTES THAT ALIGNMENT OF ROAD AT LIBERTY LANE IS CHANGED FROM ZONING APPROVAL VERSION OF PRELIMINARY MASTER DEVELOPMENT PLAN & NOTE # 3: STAFF NOTES THAT LAYOUT FOR NORTH SECTION, i.e. HUNTERS RUNS, HAS CHANGED FROM ZONING APPROVAL VERSION OF PRELIMINARY MASTER DEVELOPMENT PLAN. THEY ARE NOW PROPOSING THAT THESE BE GATED SECTIONS. DUE TO THE VEGETATION, THEY ARE ASKING THAT WE CONSIDER IN THIS GATED SECTION TO ALLOW SIDE WALKS ON ONE SIDE OF THE ROAD ONLY.

MR. ALLEN THOMPSON EXPLAINED THAT THE NORTH SECTION OF CARELLTON, WHICH IS LOCATED IN THE VEGETATED HILLSIDE, HAS CHANGED IN LAYOUT. THE ROAD PROPOSED FOR THIS SECTION WILL BE PRIVATE AND GATED AT IT'S TWO ENTRANCES. WE ARE ALSO PROPOSING SIDEWALKS ONLY TO ONE SIDE OF THIS ROAD IN ORDER TO REDUCE EXCESSIVE GRADING IN THIS VEGETATED AREA.

MS. CORLEY STATED THAT SHE HAD A PROBLEM WITH SIDEWALKS BEING ON ONE SIDE OF THE STREET IN THE GATED AREA, SINCE THIS WAS NOT APPROVED AT THE COUNTY COMMISSION LEVEL DURING THE REZONING APPROVAL.

CHAIRMAN HAYNES STATED THAT THIS CHANGE IN SIDEWALKS SHOULD GO BACK BEFORE THE COUNTY COMMISSION FOR APPROVAL.

THERE WAS EXTENSIVE DISCUSSION REGARDING THE SIDEWALK REQUEST.

MR. MOULTON STATED THAT HE UNDERSTANDS AFTER THIS LENGHTY DISCUSSION THIS EVENING THAT THEY HAVE DECIDED TO KEEP THE SIDEWALKS ON BOTH SIDES OF THE STREET, BUT TWEAK THE CONFIGURATION A LITTLE BIT. THEN HE EXPLAINED THAT THIS BODY SHOULD STATE WHETHER THEY VIEW THE GATED ENTRANCES TO PRIVATE ROADS IN THE NORTHERN SECTION AS AN ACCEPTABLE CHANGE, BECAUSE THIS IS DIFFERENT.

MR. MOULTON STATED THAT THEY HAVE NOT CHANGED THE NUMBER OF LOTS, IT IS STILL 869 LOTS AND HAVE FAR EXCEEDED THE AMOUNT OF OPEN SPACE.

MR. COOPER SUGGESTED TAKING THE WALKWAY ON THROUGH LOTS B66 AND LOTS A39 & A 40.

MR. THOMPSON STATED THAT THIS WOULD NOT BE HARD TO DO AND WOULD BE A GOOD IDEA. MR. THOMPSON STATED WE WILL GO BACK AND MAKE THIS A REVISION TO THE DEVELOPMENT.

MS. CORLEY STATED IF YOU DO THIS IT WOULD ALLOW EVERYONE IN THE SUBDIVISION ACCESS TO THE GATED PART OF THE COMMUNITY BY A WALKING TRAIL.

MR. MOULTON STATED HE WANTED TO RECAP WHERE WE ARE ON THE AGENDA AND WHAT WE ARE DEALING WITH AT THIS MOMENT. WE ARE DEALING WITH THE MASTER DEVELOPMENT PLAN, THE FINAL THAT INCLUDED THE MASTER PLAN THAT WAS PRESENTED IN DECEMBER 2005, WHICH WAS REVIEWED. WHAT WE ARE LOOKING FOR NOW IS A MOTION ON THE AGENDA JUST FOR THE FINAL MASTER PLAN ON ITEM # 7, THIS IS NOW COMBINED WITH THE FINAL MASTER PLAN-PHASES 1 & 2 ITEM # 8.

MOTION FOR APPROVAL BY MR. HOLT CONTINGENT UPON THE ROADWAYS IN THIS SECTION (NORTHERN SECTION) BEING DEEMED PRIVATE ROADS AND BE A GATED COMMUNITY, THAT THE WALKING TRAIL BE EXTENDED FROM GREG'S PASS TO JAKE'S PASS, AND THAT THE HIGHWAY COMMITTEE REVIEW THE PRIVATE DRIVE IN THAT AREA, AND AS OUR CHAIRMAN RECOMMENDED THAT YOU SUPPLY THE HIGHWAY COMMITTEE THE ENGINEERING SPECS OF THAT ROADWAY FROM YOUR ENGINEER, SECONDED BY MR. BRATTON. MOTION PASSED UNANIMOUSLY.

FOR THE RECORD, MR. HALL AND MR. BORDERS LEFT THE MEETING PRIOR TO THE VOTE BEING TAKEN.

9. **CARELLTON-PRELIMINARY PLAT-PHASE 1C-1,1C-2,1E-1,1E-2,1E-3,1F-1,1F-2,2A-1,2A-2,2A-3, & 2A-4-(4TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY ALAN THOMPSON: OWNER: ACHIEVER DEVELOPMENT-THEY WERE REQUESTING PRELIMINARY PLAT, PHASE 1 APPROVAL 341 LOTS. SUBJECT PROPERTY IS LOCATED ON LONG HOLLOW PIKE, IS ON TAX MAP 124, PARCELS 6.08, 6.09, 6.10, 7.00, 7.01 AND MAP 115, PARCEL 39 AND IS ZONED LDRPUD, HDRPUD & MDRPUD, AND 300.99 ACRES.**

MR. THOMPSON WAS PRESENT TO DISCUSS THIS REQUEST.

MR. MOULTON STATED THAT THE T.D.E.C. PERMIT HAS BEEN AGREED TO VERBALLY, THEY HAVE DECIDED THERE WILL NOT BE A NEED FOR A PUBLIC HEARING. THE PERMIT IS NOT IN HAND AT THIS TIME. MR. MOULTON STATED THAT IF THEY RECEIVE PRELIMINARY APPROVAL TONIGHT, THIS MEANS THEY CAN MOVE DIRT AND BEGIN WORK ON THE INFRASTRUCTURE. MR. MOULTON STATED HE WOULD RECOMMEND TO MR. CARELLTON THAT THEY NOT MOVE ANY DIRT UNTIL THEY HAVE THE T.D.E.C. PERMIT.

THERE WAS DISCUSSION ABOUT A CONTINGENCY MOTION.

MR. MOULTON DISCUSSED THE STAFF COMMENTS. MR. MOULTON STATED THAT THEY NEED TO SHOW SETBACKS AND HAVE MET ALL OF THE STAFF COMMENTS.

MOTION FOR APPROVAL SUBJECT TO STAFF COMMENTS WITH THE ADDITIONAL CONTINGENCY THAT THIS IS CONTINGENT UPON THEM PRESENTING TO THE COUNTY PLANNING DIRECTOR A PAPER THAT SHOWS THE APPROVAL OF T.D.E.C. BY MS. CORLEY, SECONDED BY MR. HIXSON. MOTION PASSED.

9 AYES: CORLEY, HIXSON, COLLIER, HOLT, GROVE, THOMPSON, RAY, BRATTON & WILLIAMS

1 NAY: HAYNES

FYI: BORDERS AND HALL WERE NOT PRESENT AT TIME OF VOTE

OTHER BUSINESS:

DISCUSS SIGN REGULATIONS –REFERRED FROM COUNTY COMMISSION

MR. MOULTON STATED WE DISCUSSED IN THE WORK STUDY THIS EVENING THAT THE COUNTY COMMISSION REFERRED BACK TO THE BODY TO TAKE SOME TYPE OF CONSIDERATION OF REVISED LANGUAGE TO ADDRESS POLITICAL SIGNS BEING PLACED IN THE COUNTY. AFTER THE WORK STUDY WE NEED TO REFER THIS BACK FOR FURTHER STUDY BY THIS BODY.

MOTION BY MR. COLLIER TO TAKE THIS UNDER ADVISEMENT, SECONDED BY MS. CORLEY. MOTION PASSED UNANIMOUSLY.

➤ **MR. MOULTON ADDED ANOTHER ITEM TO THE AGENDA:**

ROLLING GREEN SUBDIVISION-SECTION 1-PRELIMINARY PLAT REPRESENTED BY RICHARD GRAVES -5 LOTS ON PARKER ROAD, ON TAX MAP 31, PARCEL 6.01, CONTAINS 44.67 ACRES AND IS ZONED AGRICULTURAL.

THERE WAS DISCUSSION OF AN EXISTING SINK HOLE ON THIS PROPERTY AT THE FEBRUARY 28, 2006 MEETING.

MR. MOULTON EXPLAINED THAT AT THE FEBRUARY 28, 2006 WE APPROVED PRELIMINARY & FINAL PLAT OF LOTS 1-5 WITH A CONTINGENCY ON LOT # 1 NOT BEING APPROVED UNTIL IT MEETS STAFF'S MINIMUM REQUIREMENTS AND THEN LOT # 1 WOULD BE APPROVED.

MR. MOULTON STATED THAT HE HAS FURTHER MET WITH THE GEO TECH ENGINEER THIS MORNING FOR 2 HOURS. LOOKING AT THE TOPO ON LOT # 1 MR. GRAVES ASSURED ME THAT THERE ARE NO "ENCLOSED SIGNATURES" THAT INDICATE A SINK HOLE ON THAT LOT. MR. MOULTON STATED HE FELT COMFORTABLE THAT WE APPROVE LOT # 1 AT THIS TIME.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. THOMPSON, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 6:50 P.M.

