

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
SEPTEMBER 22, 2009
5:00 P.M.**

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

MEMBERS PRESENT:

LUTHER BRATTON, CHAIRMAN
SHAWN FENNELL, VICE-CHAIRMAN
CHARLES HAYNES
CORDELL BORDERS
CECIL RAY
CYNTHIA HALL TEMPLETON
JIM WILLIAMS
BOB HENDRICKS
SAUNDRA BOYD
CHARLES LEA
NORMAN TRIPP
MIKE HONEYCUTT
PAUL GOODE
CLIF HUTSON

MEMBERS ABSENT:

OTHERS PRESENT:

GARY HAMMOCK, C&D DIRECTOR
MICHAEL BRIGGS, AICP, PLANNER
LEAH MAY DENNEN, COUNTY ATTORNEY
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT
ROB GARRISON, STATE PLANNER

A) August Minutes

Motion for approval of the August minutes by Mr. Fennell also changing minutes to reflect Clif Hutson on the attendance list, seconded by Mr. Tripp. Motion passed.

12 AYES: FENNELL, HAYNES, BORDERS, RAY, TEMPLETON, WILLIAMS, HENDRICKS, BOYD, LEA, TRIPP, HONEYCUTT, AND HUTSON

1 ABSTENTION: GOODE

B) Discussion of Possible Planning Commission Member Changes

Chairman Bratton turned the floor over to County Executive Anthony Holt to discuss an upcoming proposal involving the Planning Commission.

Executive Holt explained and discussed with the members the realignment proposal of the Planning Commission. Executive Holt explained that due to budget cuts and lack of growth confronting the County Commission, we are re-evaluating the make-up of the committees and offices throughout the County. Executive Holt explained that he was here tonight to get input from the members on their thoughts of this proposal for next month.

There was extensive discussion.

Mr. Goode suggested that the members e-mail to Chairman Bratton any suggestions that they had on this proposal.

Chairman Bratton concurred on Mr. Goode's idea and said he would gather the suggestions and e-mail them to the proper entity.

1. PINNACLE FARMS-RESUBDIVISION OF LOTS 112-115 OF PHASE 3-PRELIMINARY AND FINAL PLAT-(3RD COUNTY COMMISSION DISTRICT) REPRESENTED BY CARROLL CARMAN-They were requesting preliminary and final plat approval of 4 lots on Peak Drive. Subject property is located on Peak Drive, is on Tax Map 89-0-Group B- Parcels 37, 38, 39 and 40, contains 3.968 acres, and is zoned Agricultural. (School district-Benny Bills ES, Shafer MS, and Gallatin HS)

Mr. Carman came forward to represent and explain this request. Mr. Carman stated that these homes would be stick built. Mr. Carman explained that they were moving lot lines to correct an existing home that was built too close to a property line.

Mr. Briggs presented an overview of the subject property. He indicated that the issue here was correcting the lot lines for the existing home. The small lot created will be deeded over to Lot 116 and that is noted on the plat. Mr. Briggs stated that all the staff comments had been satisfied.

There was discussion.

Motion for approval by Mr. Fennell, seconded by Mr. Williams. Motion passed unanimously.

2. ELBERTA BRILEY HEIRS-PRELIMINARY PLAT-(12TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-They were requesting preliminary plat approval of 3 lots on E. Biggs Road. Subject property is located on E. Biggs Road, is on Tax Map 59, Parcel 71, contains 5.55 acres, and is zoned Agricultural. (School district- J. W. Wiseman ES, Portland MS, Portland HS)

Mr. Graves came forward to represent and explain this request.

Mr. Briggs presented an overview of the subject property. The property came before the Planning Commission last month as a sketch plat. Mr. Graves has addressed all staff comments provided.

There was discussion.

Motion for approval by Mr. Lea, seconded by Mr. Honeycutt. Motion passed unanimously.

3. PUBLIC HEARING AND REZONING-(3RD COUNTY COMMISSION DISTRICT) REPRESENTED BY CARROLL CARMAN-WAYNE LACKEY AND KATHY LACKEY ARE REQUESTING TO HAVE THEIR PROPERTY REZONED FROM R1A TO COMMERCIAL 1 AND FOR SITE PLAN APPROVAL. Subject property is located at 3106 Hartsville Pike, Castalian Springs, TN., Contains 3.51 acres, is on Tax Map 110, Parcel 33, and zoned R1A. (School district-Benny Bills, Shafer MS, and Gallatin HS)
THIS WAS A PUBLIC HEARING AND THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL. THIS WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON SEPTEMBER 11, 2009.

Chairman Bratton opened the floor for the public hearing and there was no one present to speak for or against this request.

Mr. Carman came forward to represent and explain this request.

Mr. Briggs presented an overview of the subject property. He reported the uses that would be allowed in the Commercial 1 zoning and the anticipated schedule for this to be rezoned. Staff commented that the property could be rezoned to a Commercial 2 PUD and restrict uses to Commercial 1 uses. If they choose Commercial 2 PUD, we would like to see building materials and sidewalks since this area could be utilized as a village center for Castalian Springs. It is not staff's opinion that this should be a PUD, but some commissioners have expressed concern about commercial rezonings not being PUDs. Commercial 1 cannot be used with a PUD overlay.

Mr. Carman stated that they should not deem this rendering tonight as the site plan. He will bring the site plan back to the Planning Commission for approval. Mr. Garrison informed the body that the plan tonight for rezoning is more flexible than the site plan shown. A follow-up site plan will assist in an actual commercial use being proposed.

Mr. Haynes asked what type of building materials do you propose to use? Mr. Carman reported that the front of the buildings would be brick and glass, with sidewalks in the front of the building, asphalt parking and as much greenery as required by this body. We would like to move forward with the rezoning in order for something very logical to locate on this property.

Mr. Fennell would like to see screening around the existing homes since those are on both sides of the property as indicated in the overview. Mr. Carman stated that Mr. Fennell could consider this done. He stated that he would come back before this body with a site plan before anything goes on the property.

Mr. Briggs also explained that the submittal is a good example of how having a comprehensive plan might shape the look and character of a development. This property is located in a traditional village center for Sumner County, Castalian Springs. A comprehensive plan will help highlight those areas where our zoning could be flexible to implement best practices we see in other communities that allow for sidewalks, multi-story buildings, on-street parking, etc. at logical community nodes. We currently don't have a guiding vision to inform developers of how we want the area to look and function.

There was discussion.

Motion to recommend approval and forward to the County Commission for review and a vote by Mr. Haynes, seconded by Mr. Fennell. Motion passed unanimously.

OTHER BUSINESS:

Mr. Rob Garrison told the commissioners that his last day would be October 16, 2009, due to the health of his family. He thanked everyone for a job well done and stated that he enjoyed being a part of this Planning Commission.

Chairman Bratton and Mr. Haynes thanked Rob for a job well done.

MEETING ADJOURNED AT 6:15 P.M.