

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JANUARY 26, 2010  
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  
CECIL RAY  
CYNTHIA HALL TEMPLETON  
JIM WILLIAMS  
SAUNDRA BOYD  
MIKE HONEYCUTT

**MEMBERS ABSENT:**  
BOB HENDRICKS  
CHARLES HAYNES  
PAUL GOODE  
NORMAN TRIPP

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

**A. MOTION FOR APPROVAL OF DECEMBER MINUTES BY MR. HONEYCUTT, SECONDED BY MS. BOYD.  
MOTION PASSED.**

**5 AYES: RAY, TEMPLETON, WILLIAMS, BOYD, AND HONEYCUTT  
1 ABSTENTION: FENNELL**

**B. ELECTION OF A CHAIRMAN AND VICE-CHAIRMAN-**

CHAIRMAN BRATTON TURNED THE MEETING OVER TO VICE-CHAIRMAN FENNELL TO CONDUCT THE ELECTION OF A CHAIRMAN.

**MOTION BY MR. FENNELL TO NOMINATE MR. BRATTON FOR CHAIRMAN, SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY. (FYI: THERE WERE NO OTHER NOMINATIONS FOR CHAIRMAN)**

VICE-CHAIRMAN FENNELL TURNED THE MEETING BACK OVER TO CHAIRMAN BRATTON. CHAIRMAN BRATTON OPENED THE FLOOR FOR NOMINATIONS FOR VICE-CHAIRMAN.

**MOTION BY MR. RAY TO NOMINATE MR. FENNELL FOR VICE-CHAIRMAN, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY. (THERE WERE NO OTHER NOMINATIONS FOR VICE-CHAIRMAN)**

**1. PUBLIC HEARING AND REZONING-REPRESENTED BY CARROLL CARMAN-WAYNE AND KATHY LACKEY**  
WERE REQUESTING TO HAVE THEIR PROPERTY REZONED FROM COMMERCIAL 1 TO COMMERCIAL 2  
PLANNED UNIT DEVELOPMENT AND FOR PRELIMINARY SITE PLAN APPROVAL.

SUBJECT PROPERTY IS LOCATED AT 3106 HARTSVILLE PIKE, CASTALIAN SPRINGS, TN., IS ON TAX MAP 110, PARCEL 33, CONTAINS 2.00 ACRES AND IS ZONED COMMERCIAL 1.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON JANUARY 13, 2010. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

MR. FENNELL ASKED HOW THIS PROPOSED STORE COMPARED WITH THE NEW WESTMORELAND DOLLAR STORE.

MONTY TURNER, REALTOR AND DEVELOPER, CAME FORWARD TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS REGARDING THE PROPOSED DOLLAR GENERAL STORE. MR. TURNER EXPLAINED THAT MR. DAVID FERLISI WAS PRESENT TO ANSWER ANY QUESTIONS. MR. TURNER STATED THAT THE PROPOSED DOLLAR GENERAL STORE WILL BE A 12, 480 SQUARE FOOT FREE STANDING BUILDING WITH NO OTHER SHOPS INCLUDED.

MR. BRIGGS GAVE AN OVERVIEW OF THIS PROJECT AND EXPLAINED WHY THEY ARE HAVING TO REZONE THIS PARCEL TO ALLOW FOR THE PROPOSED DOLLAR GENERAL STORE. IF THIS IS APPROVED TONIGHT THIS WILL APPEAR BEFORE THE LEGISLATIVE COMMITTEE IN FEBRUARY, AND THE COUNTY COMMISSION IN MARCH FOR THE FINAL VOTE ON THE REZONING. THE FINAL MASTER DEVELOPMENT PLAN CAN APPEAR BEFORE THE PLANNING COMMISSION IN MARCH IF THIS IS APPROVED BY THE COUNTY COMMISSION IN MARCH.

MR. CARMAN STATED THAT ON THE FINAL MASTER DEVELOPMENT PLAN THEY WOULD SHOW THE PEDESTAL SIGN BEING 12' TALL BUILT ON A PEDESTAL WHICH DEVIATES FROM WHAT IS SHOWN ON THE PRELIMINARY MASTER DEVELOPMENT PLAN. MR. BRIGGS ALSO POINTED OUT THAT THEY HAVE SHOWN A 7 INCH THICK CONCRETE PAD FOR THE DUMPSTER AND THE COUNTY CURRENTLY REQUIRES 12 INCHES. THEY ALSO HAVE NOT SHOWN A LANDSCAPING BUFFER ON THE SOUTH, SO THAT IS UP TO THE PLANNING COMMISSION TO DECIDE TO NOT ALLOW THE LANDSCAPING BUFFER. THERE IS ALREADY A NATURAL BUFFER ALONG THE CREEK.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL TO FORWARD THIS TO COUNTY COMMISSION FOR REVIEW AND VOTE BY MR. FENNELL, WITH THE FOLLOWING CONTINGENCIES THAT THIS WILL BE BUFFERED ON THE EAST AND WEST WITH A WAIVER FOR THE SCREENING ALONG THE SOUTHERN BOUNDARY, AND THE ALTERNATE DUMPSTER PAD WILL HAVE TO 12" THICK, SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY.**

**OTHER BUSINESS:**

**A. MPO CALL FOR TRANSPORTATION PROJECTS-**MR. BRIGGS REPORTED THAT THE MPO IS DOING A CALL FOR PROJECTS ON THE LONG RANGE TRANSPORTATION PLAN. THE SHEET YOU HAVE IN FRONT OF YOU REFLECTS PROJECTS THAT WE HAVE SUGGESTED FOR THE COUNTY BASED UPON THE MAJOR THOROUGHFARE PLAN ADOPTED IN 1996. PLEASE LET ME KNOW IF YOU HAVE ANY OTHER REQUESTS.

**B. COMPREHENSIVE PLAN STATUS-**MR. BRIGGS REPORTED THAT ON FEBRUARY 2, 2010, AT 2 P.M. THE WORKING GROUP WILL BE MEETING AT THE ARCHIVES BUILDING. PLANNING COMMISSIONERS ARE INVITED TO ATTEND.

**MEETING ADJOURNED AT 6:30 P.M.**