## SUMNER COUNTY PLANNING COMMISSION MINUTES NOVEMBER 22, 2011 5:00 P.M.

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

MEMBERS PRESENT:
LUTHER BRATTON, CHAIRMAN
CECIL RAY
SHAWN UTLEY, VICE-CHAIRMAN
MIKE HONEYCUTT
JOE MATTHEWS

MEMBERS ABSENT:
CECIL RAY
CHRIS HUGHES
JERRY KIRBY

JIM WILLIAMS STAFF PRESENT:

GARY L. HAMMOCK, DIRECTOR OF CONSTRUCTION AND DEVELOPMENT DEPARTMENT RODNEY JOYNER, COUNTY PLANNER LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT RACHAEL IVIE, PLANNER - GNRC

Vice-Chairman Utley chaired the meeting due to Chairman Bratton's previous engagements. Mr. Bratton arrived after the Planning Commission meeting had begun.

MOTION FOR APPROVAL OF THE OCTOBER MINUTES BY MR. HONEYCUTT, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

1. EMERALD POINT-FINAL PLAT –PHASE VII-SECTION ONE AND RESUB OF LOT TWENTY-ONE-PHASE IV-(6<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY L. STEVEN BRIDGES JR: OWNER-CREEKSIDE HOMES LLC: -They were requesting final plat approval of 7 lots on Kendra's Run and Dillon Lane. Subject property contains 3.45 acres, is on tax map 158, parcels 19.04 and part of 19.06, and is zoned RPUD.

Mr. Joyner gave an overview of this property. Mr. Joyner explained that all of the staff comments have been addressed and stated that Mr. Bridges, surveyor is present if there are any questions regarding this subdivision. Mr. Joyner explained that if a motion is made it would be for both sections of Phase VII that are presented tonight. The lots lines have not changed, just one section contains 7 lots and the other section contains 3 lots.

There was discussion.

Motion for approval by Mr. Matthews, seconded by Mr. Honeycutt. Motion Passed unanimously.

 EMERALD POINT-FINAL PLAT-PHASE VII-SECTION TWO-(6<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY L. STEVEN BRIDGES; OWNER-LEONARD BALLOU: They were requesting Final Plat approval of 3 lots on Kendra's Run. Subject property contains 1.377 acres, is on tax map 158, parcel 19.06, and 19.07, and is zoned RPUD.

Mr. Joyner gave an overview presentation of this plat. He stated that all of the staff comments had been addressed.

There was discussion.

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

3. OAK GROVE COMMUNITY CENTER SUBDIVISION-FINAL PLAT-(1<sup>st</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES; OWNER-JAMES G. HODGES-They were requesting to create a two (2) lot minor subdivision on a commercial lot. They were requesting a septic field line easement. Subject property contains 6.15 acres, is on tax map 30, parcels 62.00 and 62.01 and is zoned Commercial A.

Mr. Joyner gave an overview presentation of this subdivision. This request is for a septic field easement on lot 2. The Planning Commission can grant this easement based on an amendment adopted a few years ago. This septic field line easement, if granted, will need to be a part of the motion. This is per the Sumner County Subdivision regulations, Section 4-107.3.

The staff comments have been addressed. He stated that his recommendation would be approval contingent upon water line being extended to this site. There was a meeting scheduled tonight in Portland, Tn. to address the water line issue.

## There was extensive discussion.

Chairman Bratton stated that he thought in the future it would be appropriate that when we deal with a septic easement on a lot that it would be nice to look at everything that is going on with that lot. It would just make more sense to the body and it should be contingent upon Sumner County approving this easement.

Motion for approval by Mr. Matthews, contingent upon the water line being extended to this site, seconded by Mr. Honeycutt. Motion passed.

4 Ayes: Matthews, Honeycutt, Williams, & Utley

1 Abstention: Bratton

4. **DOLLAR GENERAL STORE-SITE PLAN-(** 1<sup>ST</sup> **COUNTY COMMISSION DISTRICT)- REPRESENTED BY FERLISI CIVIL DESIGN**-They were requesting site plan approval for a Dollar General Store to be located at 2716 Highway 52-E, Bethpage, Tn. Subject property is on tax map 30, part of parcels 62, and 62.01, contains 1.54 acres and is zoned Commercial A.

Mr. Joyner gave an overview presentation. The staff comments have been addressed. If you have any questions Mr. Ferlisi is present tonight. I do have some recommendations if the commission grants approval: 1) Any and all existing trees located on the east boundary line, within the property line for Lot 2, are preserved for adequate screening from the adjacent property zone "A" (this is required in our Zoning Resolution). For areas along the east property line not properly screened from the adjacent property, Article IV, Section 11 of the Sumner County Zoning Resolution shall apply: 2) All engineering comments must be complied with prior to issuance of a building permit, (applicant has agreed to comply with engineering comments as resubmitted on November 15, 2011), approval to be contingent upon area water supplies being accessible to the property, and any conditions set forth by the Sumner County Planning Commission, in addition to conditions 1 & 2 above.

There was extensive discussion.

Motion for approval by Mr. Williams, contingent upon any outstanding staff comments being addressed, and conditions # 1 and 2 (which as listed above) being addressed, and water being available at this site, seconded by Mr. Matthews. Motion passed unanimously.

5. PUBLIC HEARING AND REZONING- SITE DEVELOPMENT PLAN-REPRESENTED BY BRIAN GOODWIN, P.E.: OWNERS-WAYNE AND ROBBIE BANDY, T. WAYNE BANDY AND TIMOTHY W. AND LAURA BANDY-They were requesting to have

their property rezoned from Agricultural to a Commercial 3 - Planned Unit Development.

Subject property is located at 101 Sunshine Lane, Portland, Tn., contains 5.06 acres, is on tax map 80, parcels 12.01, 14.02, 13.01, and 10.01, and is zoned agricultural. This is a public hearing and was advertised in the Gallatin News Examiner November 11, 2011. The adjoining property owners were notified by certified mail.

Vice-Chairman Utley opened the floor for the public hearing. The public hearing was closed due to the fact no one was present to speak for or against.

Mr. Joyner gave an overview presentation of subject property. It is the Staff understands that Sunshine Lane will be improved and brought up to Sumner County's specifications by mid 2012. Points to consider prior to the rezoning of this property: Functionality of the site: Are utilities available or reasonably accessible to the site (i.e. electric, water, gas, sewer, septic area, etc.)? Will the development negatively or positively affect existing traffic conditions? Is the proposed P.U.D. consistent with neighboring development and properties, and does it conform to future development patterns identified in the 2035 Comprehensive Plan? What affects will the proposed P.U.D. have on the general welfare of the neighboring properties? Is the proposed P.U.D. economically feasible and does it provide a quality service to the surrounding community? What long-term impacts will the proposed P.U.D. have on future land uses in the area? If the Planning Commission recommends approval of this request; Staff recommends the approval be contingent upon the following: A request to amend the 2035 Comprehensive Plan accordingly must accompany the Sumner County Planning Commission's approved Re-zoning request and be forwarded to the County Commission with no less than 30-days notification prior to the County Commission meeting.

## There was discussion.

Motion to approve this request and forward this to the County Commission for review and vote and contingent that the 2035 Comprehensive Plan be amended to reflect this rezoning if approved by Mr. Matthews, seconded by Mr. Bratton. Motion passed unanimously.

## **OTHER BUSINESS:**

Rachel Ivie- Requesting approval of the Community Planning Work Program.

Mr. Joyner began by explaining that this work program is between GNRC, Planning Commission and Staff. This reflects the services and assistance that they are going to provide. If this is approved, the Chairman will have to sign the document on the back page. There is an amendment on Page 3, Item 2a. This should be removed as a result of the grant not being awarded to the MPO.

Motion for approval of the Community Planning Work Program contingent that on page 3, item 2a be removed by Mr. Honeycutt, seconded by Mr. Williams. Motion passed unanimously.

Ms. Ivie stated that there was to be a joint Sumner County training session on Tuesday, December 6<sup>th</sup> from 5 p.m. to 8 p.m. This will cover your four (4) hour training that you are required to have each year. This will be in Goodlettsville and the plans are being finalized.

**MEETING ADJOURNED AT 6:15 P.M.**