

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
FEBRUARY 24, 2009
5:00 P.M.**

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS PRESENT:

MIKE MOULTON, PLANNING DIRECTOR
MICHAEL BRIGGS, PLANNER
ROB GARRISON, STATE PLANNER
LEAH MAY DENNEN, COUNTY ATTORNEY
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT
NICK STRONG, COUNTY ENGINEER

CHAIRMAN BRATTON WELCOMED NEW MEMBER PAUL GOODE

A. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

CHAIRMAN BRATTON TURNED THE MEETING OVER TO VICE CHAIRMAN THOMPSON TO CONDUCT THE ELECTION OF CHAIRMAN.

VICE-CHAIRMAN THOMPSON OPENED THE FLOOR FOR NOMINATIONS FOR CHAIRMAN.

NOMINATION FOR LUTHER BRATTON FOR CHAIRMAN BY MR. RAY, SECONDED BY MR. WILLIAMS.

NOMINATION FOR CHARLES HAYNES FOR CHAIRMAN BY MS. BOYD, THIS MOTION DIED FOR LACK OF A SECOND.

BY ACCLAMATION VICE-CHAIRMAN THOMPSON DECLARED LUTHER BRATTON CHAIRMAN OF THE PLANNING COMMISSION.

VICE CHAIRMAN THOMPSON THEN TURNED THE MEETING OVER TO CHAIRMAN BRATTON.
CHAIRMAN BRATTON STATED THAT HE WOULD LIKE NOMINATIONS FOR VICE-CHAIRMAN.

NOMINATION FOR BILL THOMPSON FOR VICE-CHAIRMAN BY MR. RAY AND SECONDED BY MR.
WILLIAMS.

THERE WERE NO OTHER NOMINATIONS FOR THE VICE-CHAIRMAN.

MR. THOMPSON EXPLAINED THAT HE APPRECIATED THE NOMINATION, BUT HE WANTED
EVERYONE TO KNOW HE MAY NOT HAVE BUT A COUPLE MORE MONTHS TO BE ON THE PLANNING
COMMISSION.

CHAIRMAN BRATTON RESPONDED TO MR. THOMPSON BY SAYING NO ONE KNOWS WHAT
WILL HAPPEN IN THE FUTURE.

**AMENDMENT TO THE MOTION FOR VICE-CHAIRMAN BY MR. DOWNS TO REMISE AT MR.
THOMPSON'S DEPARTURE.**

BY ACCLAMATION CHAIRMAN BRATTON DECLARED BILL THOMPSON VICE-CHAIRMAN.

FOR THE RECORD, MR. TRIPP LEFT THE MEETING.

**B. MOTION FOR APPROVAL OF THE JANUARY MINUTES BY MR. LEA, SECONDED BY MR.
HONEYCUTT. MOTION PASSED.**

**13 AYES: BRATTON, THOMPSON, HAYNES, BORDERS, RAY, TEMPLETON, FENNELL, HENDRICKS,
BOYD, LEA, DOWNS, TRIPP AND HONEYCUTT
1 ABSTENTION: GOODE**

**1.AUTUMN GLEN- PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(1ST COUNTY
COMMISSION DISTRICT)-THEY ARE REQUESTING PRELIMINARY PLAT OF 14 LOTS ON MT. VERNON
ROAD. SUBJECT PROPERTY IS ON TAX MAP 49, PARCEL 11, CONTAINS 13.57 ACRES, AND IS ZONED
AGRICULTURAL. (BETHPAGE ES, WESTMORELAND MS & HS)**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST. MR. CARMAN STATED THAT THESE WILL BE
SITE BUILT HOMES AND WOULD BE APPROXIMATELY 1,300 SQUARE FEET AND DOES NOT KNOW ANY OF
THE
OTHER PARTICULARS.

MR. MOULTON STATED THAT ALL STAFF COMMENTS HAVE BEEN MET.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. THOMPSON, SECONDED BY MR. HENDRICKS. MOTION PASSED
UNANIMOUSLY.**

2. RIVERMONT-SECTION ONE-RESUBDIVISION OF LOT FIVE-FINAL PLAT-REPRESENTED BY STEVE BRIDGES-(6TH COUNTY COMMISSION DISTRICT)-THEY ARE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 3 LOTS ON BEACON COURT. SUBJECT PROPERTY IS LOCATED ON TAX MAP 157G, GROUP A, PARCELS 5.0, 5.01, 5.02 AND 5.03, CONTAINS 3.60 ACRES AND IS ZONED RA. (JACK ANDERSON ES, KNOX DOSS MS AND STATION CAMP HS)

MR. BRIDGES CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

MR. MOULTON STATED THAT WHAT THIS AMOUNTS TO IS THAT THEY HAVE MOVED PROPERTY LINES AND ALL OF THE STAFF COMMENTS HAD BEEN MET.

THERE WAS DISCUSSION.

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

3. DEFERRED-REZONING-(6TH COUNTY COMMISSION DISTRICT)- HIGHERS, KOONCE AND ASSOCIATES ARE REQUESTING A REZONING AND A PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL FOR DOUGLAS BEND OAKS. SUBJECT PROPERTY IS LOCATED AT 502 DOUGLAS BEND ROAD AND 504 DOUGLAS BEND ROAD, GALLATIN, TN. IS ON TAX MAP 147, PARCELS 13 AND 14, AND IS ZONED RESIDENTIAL A AND CONTAINS 51.4 ACRES. THEY REQUESTING TO HAVE THESE PROPERTIES REZONED FROM RESIDENTIAL A TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND FOR PRELIMINARY MASTER PLAN APPROVAL. (SCHOOL DISTRICT- JACK ANDERSON ES, OLD KNOX DOSS MS & STATION CAMP HS)

LEONARD W. AND GENEVA BALLOU ARE REQUESTING TO HAVE THEIR PROPERTY LOCATED AT 504 DOUGLAS BEND ROAD, GALLATIN, TN, REZONED FROM RA TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. THIS PROPERTY CONTAINS 71 PROPOSED LOTS AND IS ON TAX MAP 147, PARCEL 14.00.

CAROLYN M. C. CARMACK, TRUSTEE, IS ALSO REQUESTING TO HAVE HER PROPERTY LOCATED AT 502 DOUGLAS BEND ROAD, GALLATIN, TN. REZONED FROM RA TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. THIS PROPERTY CONTAINS 51 LOTS AND IS ON TAX MAP 147, PARCEL 13.00.

THIS IS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON **SEPTEMBER 12, 2008**. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

THIS WAS DEFERRED BY THE HIGHERS, KOONCE AND ASSOCIATES IN SEPTEMBER, OCTOBER, NOVEMBER AND DECEMBER 2008, JANUARY AND FEBRUARY 2009.

MR. MOULTON UPDATED THE MEMBERS ON THE PROGRESS OF THIS DEVELOPMENT. MR. MOULTON EXPLAINED THAT HE FELT THE REASON FOR THE DEFERRALS IS THAT THEY HAVE NOT YET PROVIDED A TRAFFIC STUDY AND A CERTIFIED AUDIT OF THE DEVELOPERS.

FOR THE RECORD, MS. TEMPLETON ARRIVED AT THE MEETING.

OTHER BUSINESS:

PERMIT BONDING DISCUSSION

CHAIRMAN BRATTON STATED THAT THEY WILL REFER THIS ISSUE REGARDING PERMIT BONDING BACK TO THE COUNTY COMMISSION WITH A CONSENSUS THAT THIS BODY DOES NOT RECOMMEND IT.

MR. MOULTON EXPLAINED TO EVERYONE THAT MR. STRONG WILL BE E-MAILING THEM THE STORM WATER RESOLUTION WITH THE PROPOSED CHANGES HIGHLIGHTED REGARDING THE CUT AND FILL ISSUE.

MR. BRIGGS REMINDED EVERYONE ABOUT THE BICYCLE AND PEDESTRIAN PLAN MEETING AT THE HENDERSONVILLE LIBRARY FEBRUARY 26, 2009, AT 5:30 P.M. HE URGED EVERYONE TO ATTEND.

MR. GOODE REITERATED WHAT MR. BRIGGS SAID ABOUT THE UPCOMING MEETING AND STRESSED IT'S IMPORTANCE.

MR. BRIGGS ALSO MENTIONED THAT THE PLANNING STAFF HAS BEEN WORKING ON A WHITE PAPER DETAILING THE PURPOSE AND NEED FOR A COUNTY-WIDE COMPREHENSIVE PLAN. HE SAID THAT INFORMATION WILL BE AVAILABLE SOON AND PART OF AN UPCOMING WORK STUDY.

MEETING ADJOURNED AT 5:30 P.M.