

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JULY 22, 2008
5:00 P.M.**

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS PRESENT:

**MIKE MOULTON, PLANNING DIRECTOR
MICHAEL BRIGGS, PLANNER
LEAH MAY DENNEN
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT**

- **MOTION FOR APPROVAL OF THE JUNE MINUTES BY MR. HAYNES,
SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY.**

1. **J. B. RYAN MOBILE HOME SUBDIVISION-PRELIMINARY AND FINAL PLAT-
REPRESENTED BY RICHARD GRAVES-(3RD COUNTY COMMISSION DISTRICT)-
THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 2 LOTS
ON ROCK BRIDGE ROAD. SUBJECT PROPERTY CONTAINS 4.68± ACRES, IS ON TAX
MAP 69, PARCEL 2, AND IS ZONED AG. (SCHOOL DISTRICT- BETHPAGE ES, OLD
SHAFFER MS, & GALLATIN HS)**

MR. GRAVES CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.
MR. GRAVES STATED THAT THESE LOTS ARE SERVICED BY PUBLIC WATER.
MR. GRAVES EXPLAINED THAT LOT 3 WOULD NOT PERK , SO WE ARE
COMBINING LOTS 2 & 3. THERE ARE CURRENTLY TWO (2) EXISTING MOBILE
HOMES ON THIS PROPERTY. THE SIZE OF THE EXISTING MOBILE HOMES ARE 12'
X 36' AND 14' X 62'.

CHAIRMAN HOLT ASKED HOW ONE LOT OF RECORD ENDED UP WITH TWO
MOBILE HOMES ON IT.

MR. MOULTON RESPONDED TO CHAIRMAN HOLT THAT ONE OF THE HOMES (THE NEWER HOME) WAS PUT THERE BACK IN 1993, AND ACTUALLY THIS PLAT WILL CORRECT THE CURRENT ZONING VIOLATION (2 HOMES ON ONE TRACT).

MR. MOULTON READ ALOUD FROM THE SUMNER COUNTY ZONING RESOLUTION UNDER AGRICULTURAL DISTRICTS-ARTICLE IX-2-**SPECIAL PROVISIONS FOR MOBILE HOMES.**

CHAIRMAN HOLT STATED THAT THERE WERE FIVE (5) PEOPLE WHO WANTED TO SPEAK CONCERNING THIS SUBDIVISION. IN ORDER TO LET THESE PEOPLE SPEAK THIS BODY MUST SUSPEND THE RULES.

MOTION BY MR. FENNELL, SECONDED BY MR. HONEYCUTT TO SUSPEND THE RULES TO ALLOW THESE PEOPLE TO SPEAK. MOTION PASSED UNANIMOUSLY.

CHAIRMAN HOLT OPENED THE FLOOR FOR THE PUBLIC HEARING.

CLINT BRYAN, PROPERTY OWNER DIRECTLY ACROSS FROM THIS SUBDIVISION CAME FORWARD TO SPEAK. MR. BRYAN STATED THAT THE SECOND TRAILER SHOWN ON LOT 1 IS ACTUALLY A CAMPING TRAILER, WHICH WAS INSTALLED PERMANENTLY. THIS HAS NOT BEEN USED AS A HOME SINCE 1993 AT WHICH TIME J. B. RYAN MOVED OUT AND INTO THE NEW TRAILER ON THIS SAME PROPERTY. MR. BRYAN STATED THAT HE JUST BUILT A HOME WHICH IS VALUED OVER \$200,000.00, AND THERE ARE FOUR (4) OTHER HOMES JUST RECENTLY BUILT THAT AVERAGE OVER \$400,000.00 IN THIS AREA. MR. BRYAN STATED THAT NONE OF YOU WOULD WANT A TRAILER PARK ACROSS FROM YOUR PLACE.

RANDY MOSS, OWNER OF THE PROPERTY NEXT DOOR TO SUBJECT PROPERTY, CAME FORWARD TO SPEAK. MR. MOSS STATED THAT HE HAS SPENT SOMEWHERE IN THE NEIGHBORHOOD OF \$60,000.00 REMODELING IT AND FELT THAT A TRAILER PARK NEXT TO HIS PROPERTY WILL AFFECT THE PROPERTY VALUE.

FLOYD ROBERTS, LIVED IN THIS AREA FOR 25 YEARS, CAME FORWARD TO SPEAK ABOUT THIS PROPOSED SUBDIVISION. THESE PROPOSED MOBILE HOMES WILL HURT HIS PROPERTY VALUES IN THE ENTIRE NEIGHBORHOOD. MR. ROBERTS STATED THAT DUE TO THE DEMOGRAPHICS OF THIS PROPERTY THAT THE MOBILE HOMES WOULD HAVE TO BE PLACED TOO CLOSE TO THE ROAD.

THOMAS WILLIAMS CAME FORWARD TO SPEAK FOR HIS FATHER, WHO OWNS PROPERTY ACROSS THE ROAD FROM THIS SUBDIVISION. THESE PROPOSED MOBILE HOMES WILL DEVALUE THE PROPERTIES IN THIS AREA. MR. WILLIAMS STATED THAT HE WAS PRESENT TO SPEAK IN PROTEST OF THIS SUBDIVISION.

GENEVA WILLIAMS, OWNS LAND ACROSS THE ROAD FROM THIS SUBDIVISION, CAME FORWARD TO SPEAK IN OPPOSITION TO THIS REQUEST. THIS WILL DEVALUE THE PROPERTIES IN THIS AREA.

MR. FENNELL ASKED MR. GRAVES IF THEY WERE GOING TO TAKE OFF THE SMALLER HOME (CAMPER) AND REPLACE WITH A NEWER HOME.

MR. GRAVES RESPONDED TO MR. FENNELL BY SAYING THAT HE IS ASSUMING THAT THEY WILL REMOVE THE OLDER HOME.

MR. GRAVES STATED THAT THE 12'X36' MOBILE HOME WAS PLACED THERE IN 1979, AND THE 14'X62' MOBILE HOME WAS PLACED THERE IN 1997.

THERE ARE 3 MOBILES HOMES WITHIN A 1/2 MILE EITHER DIRECTION OF THIS SUBDIVISION.

MR. RAY ASKED IF THERE WAS ANY PROVISIONS THAT WE COULD MAKE THEM REMOVE THE DILAPIDATED CAMPER.

MR. MOULTON RESPONDED TO MR. RAY BY SAYING YES WE CAN USE ZONING ENFORCEMENT TO MAKE THEM MOVE THE DILAPIDATED CAMPER.

MR. HAYNES EXPLAINED THAT EVERYONE CAN NOT LIVE IN A STICK BUILT HOME, AND IT WOULD BE A REAL STRETCH FOR US TO DENY THIS PROPOSED SUBDIVISION. MR. HAYNES REFERRED THIS MATTER TO MS. LEAH MAY DENNEN.

MS. DENNEN RESPONDED TO MR. HAYNES BY SAYING THAT YOU ARE WALKING A CLOSE LINE.

THERE WAS EXTENSIVE DISCUSSION.

MR. MOULTON EXPLAINED THAT THIS BODY CAN NOT CHANGE THE PART OF THE ZONING RESOLUTION THAT SPECIFIES IF A SUBDIVISION IS APPROVED AND RECORDED AS A MOBILE HOME SUBDIVISION, NO CONVENTIONAL HOUSING UNITS SHALL BE CONSTRUCTED THEREIN IN ORDER TO PREVENT A MIXTURE OF THE TWO TYPES OF STRUCTURE. THERE WOULD HAVE TO BE A PUBLIC HEARING BEFORE THIS BODY, AS WELL AS, THE COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION.

MR. BRATTON STATED THAT THIS BODY SHOULD BE ABLE TO APPROVE A REQUEST TO CHANGE THEIR MOBILE HOME SUBDIVISION TO A CONVENTIONAL TYPE HOUSING.

MOTION TO APPROVE CONTINGENT THAT THE PROPERTY IS IN COMPLIANCE WITH ALL COUNTY ORDINANCES AND STANDARDS AND TO RECONCILE THE CURRENT ZONING VIOLATION BY MR. DOWNS, SECONDED BY MR. HAYNES. MOTION PASSED

9 AYES: BRATTON, HAYNES, DOWNS, WILLIAMS, HENDRICKS, BOYD, THOMPSON, HONEYCUTT AND TRIPP

5 NAYS: LEA, RAY, TEMPLETON, FENNELL AND BORDERS

2. WALLACE GREGORY-MOBILE HOME SUBDIVISION-FINAL PLAT- REPRESENTED BY RICHARD GRAVES-(1ST COUNTY COMMISSION)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 1 LOT ON SWITCHBOARD ROAD. SUBJECT PROPERTY CONTAINS 1.38 ±ACRES, IS ON TAX MAP 50, PARCEL 24.01 AND IS ZONED AGRICULTURAL. (SCHOOL DISTRICT-N. SUMNER ES, WESTMORELAND MS,& WESTMORELAND HS)

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST. MR. GRAVES EXPLAINED THAT MR. GREGORY WAS SELLING THIS FARM AND WANTED TO SELL THIS LOT TO HIS TENANT FARMER.

MR. MOULTON EXPLAINED THAT THE SAME THING HE READ FROM THE ZONING RESOLUTION FOR THE PREVIOUS SUBDIVISION ALSO APPLIES TO THIS SUBDIVISION. MR. MOULTON STATED THAT THIS EXISTING MOBILE HOME WAS ALLOWED TO BE PUT IN WITHOUT MEETING SETBACKS AS NOTED ON THE PLAT. THIS EXISTING MOBILE HOME HAS AN APPROXIMATE 25 FOOT INTRUSION IN THE 40 FOOT SETBACK THAT IS REQUIRED. MR. MOULTON STATED THAT WE HAVE MANY SETBACK VARIANCES THAT APPEAR BEFORE THE ZONING BOARD OF APPEALS. MR. MOULTON STATED IF THIS IS APPROVED THAT BEFORE THIS IS RECORDED THAT THE ZONING BOARD OF APPEALS NEEDS TO GRANT THEM A FRONT SETBACK VARIANCE.

CHAIRMAN HOLT SUGGESTED THAT THIS PLAT APPEAR BEFORE THE ZONING BOARD OF APPEALS BEFORE THEY ARE GRANTED SUBDIVISION APPROVAL.

THERE WAS DISCUSSION.

MOTION TO DEFER BY MR. THOMPSON TO ALLOW THIS LOT TO RECEIVE A FRONT YARD SETBACK VARIANCE FROM THE ZONING BOARD OF APPEALS, SECONDED BY MR. HAYNES. MOTION PASSED

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

3. AUTUMN RIDGE-PHASE 2-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(1ST COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 8 LOTS ON MT. VERNON ROAD AND MT. VERNON CHURCH ROAD. SUBJECT PROPERTY CONTAINS 8.67 ±ACRES, IS ON TAX MAP 49, PARCEL 18, AND ZONED AG. (SCHOOL DISTRICT-N. SUMNER ES, WESTMORELAND MS & WESTMORELAND HS)

MR. CARMAN CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST. MR. CARMAN STATED THAT THESE HOMES WILL BE RESTRICTED TO SITE BUILT HOMES, 1300 SQUARE FEET AND THERE IS FIRE PROTECTION.

THERE WAS DISCUSSION.

MR. MOULTON STATED THAT THIS MET ALL STAFF COMMENTS.

MOTION TO APPROVE BY MR. BRATTON, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

MR. MOULTON REMINDED EVERYONE THAT IN THE WORK STUDY THIS BODY NOMINATED MR. CHARLES LEA TO BE OUR REPRESENTATIVE FOR THE ROAD FEE APPEAL COMMITTEE. MR. MOULTON STATED HE HOPED THAT MR. LEA HAS GRACIOUSLY ACCEPTED THIS POSITION.

MEETING ADJOURNED AT 6:00 P.M.

