

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
NOVEMBER 22, 2005
5:00 P.M.**

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

MEMBERS PRESENT:

CHARLES HAYNES, CHAIRMAN
ANTHONY HOLT, VICE CHAIRMAN
TOM GROVE
NANCY CORLEY
BOBBY LEON THOMPSON
RALPH COLLIER
CECIL RAY
DAVID SATTERFIELD
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
RAGAN HALL

MEMBERS ABSENT:

LEON STRONG
CORDELL BORDERS

OTHERS PRESENT:

MIKE MOULTON, PLANNING DIRECTOR
ROB GARRISON, STATE PLANNER
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

- **MOTION FOR APPROVAL OF THE OCTOBER MINUTES BY MR. SATTERFIELD, SECONDED BY MR. HOLT. MOTION PASSED.**

**11 AYES: HOLT, GROVE, CORLEY, THOMPSON, RAY, SATTERFIELD, HIXSON, TEMPLETON, BRATTON, WILLIAMS AND HALL
1 ABSTENTION: COLLIER**

- 1. MARY RYE PROPERTY-PRELIMINARY PLAT-REPRESENTED BY RAY COLE-(12TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 4 LOTS ON LEE ROAD. SUBJECT PROPERTY CONTAINS 6.022 ACRES, IS ON TAX MAP 75, PARCEL 31, AND IS ZONED AGRICULTURAL.**

MR. COLE WAS PRESENT TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT ALL OF THE STAFF COMMENTS HAD BEEN ADDRESSED.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. COLLIER, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

2. **MARY RYE PROPERTY- FINAL PLAT-REPRESENTED BY RAY COLE-(12TH COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 4 LOTS ON LEE ROAD. SUBJECT PROPERTY CONTAINS 6.022 ACRES, IS ON TAX MAP 75, PARCEL 31, AND IS ZONED AGRICULTURAL.

MR. COLE WAS PRESENT TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY NEEDED TO OBTAIN ALL THE SIGNATURES, AND THE 911 ADDRESSES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL, SUBJECT TO OBTAINING ALL OF THE SIGNATURES AND THE 911 ADDRESSES, BY MR. SATTERFIELD, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

3. **ISLAND BROOK SUBDIVISION-PHASE 2-FINAL PLAT-REPRESENTED BY BRUCE RAINEY-(7TH COUNTY COMMISSION DISTRICT)**THEY WERE REQUESTING FINAL PLAT APPROVAL OF 21 LOTS OFF NEW SHACKLE ISLAND ROAD. SUBJECT PROPERTY CONTAINS 9.65 ACRES, IS ON TAX MAP 138, PARCEL 51, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. (*THEY RECEIVED FINAL PLAT APPROVAL OF PHASE 2 ON AUGUST 5, 2003, THEREFORE THAT APPROVAL HAS EXPIRED*)

MR. RAINEY WAS PRESENT TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY HAD MEET ALL OF THE STAFF COMMENTS EXCEPT FOR OBTAINING ALL OF THE SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL, SUBJECT TO OBTAINING ALL OF THE SIGNATURES, BY MR. GROVE, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

4. **ISLAND BROOK SUBDIVISION-PHASE 4-FINAL PLAT-REPRESENTED BY BRUCE RAINEY-(7TH COUNTY COMMISSION DISTRICT)** THEY WERE REQUESTING FINAL PLAT APPROVAL OF 21 LOTS OFF NEW SHACKLE ISLAND ROAD. SUBJECT PROPERTY CONTAINS 11.65 ACRES, IS ON TAX MAP 138, PARCEL 51, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

MR. RAINEY WAS PRESENT TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY HAD MEET ALL OF THE STAFF COMMENTS EXCEPT FOR OBTAINING ALL OF THE SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL, SUBJECT TO OBTAINING ALL OF THE SIGNATURES, BY MR. HOLT, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

- 5. AUTUMN CREEK, SECTION 5-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY-(7TH COUNTY COMMISSION DISTRICT)**- THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 12 LOTS OFF ANDERSON ROAD. SUBJECT PROPERTY CONTAINS 6.86 ACRES, IS ON TAX MAP 138, PARCEL 31 AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

MR. RAINEY WAS PRESENT TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT HE HAD MEET ALL OF THE STAFF COMMENTS EXCEPT FOR SHOWING SIDEWALKS IN THIS CUL-DE-SAC, WHICH CONTAINS APPROXIMATELY 12 LOTS, AND HE DID NOT SHOW SIDEWALKS ON EITHER SIDE.

MR. RAINEY STATED THAT THERE WERE NO SIDEWALKS SHOWN ON THE MASTER DEVELOPMENT PLAN.

MR. MOULTON STATED THAT MR. RAINEY IS CORRECT, THE SIDEWALKS WERE NOT SHOWN ON THE MASTER DEVELOPMENT PLAN. MR. MOULTON STATED THAT SIDEWALKS ARE REQUIRED ON THE PRIMARY STREETS. MR. MOULTON POINTED OUT TO THE BODY THAT THEY CAN REQUIRE SIDEWALKS AT THIS PHASE OF DEVELOPMENT.

THERE WAS EXTENSIVE DISCUSSION ABOUT SIDEWALKS.

MOTION BY MS. CORLEY TO APPROVE AND TO REQUIRE SIDEWALKS ON THE CUL-DE-SACS: (MOTION WITHDRAWN BY MS. CORLEY) THEREFORE NO ACTION TAKEN ON THE MOTION.

MR. RAINEY ASKED IF THEY WOULD RESPECTIVELY NOT VOTE IN FAVOR OF MS. CORLEY'S MOTION. MR. RAINEY STATED HE DID NOT THINK THIS WOULD BE FAIR TO REQUIRE SIDEWALKS IN THE MIDDLE OF THE APPROVAL PROCESS, SINCE THEY WERE NOT REQUIRED ON THE MASTER DEVELOPMENT PLAN.

MOTION WITHDRAWN BY MS. CORLEY.

MR. COLLIER ASKED IF THEY WERE PLANNING ON SCREENING THE TELEPHONE BOXES.

MR. RAINEY STATED HE WOULD CHECK TO SEE IF THEY WERE PLANNING ON SCREENING THE TELEPHONE BOXES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. BRATTON, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

- 6. AUTUMN CREEK, SECTION 2-2-FINAL PLAT-REPRESENTED BY BRUCE RAINEY-(7TH COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 13 LOTS OFF ANDERSON ROAD. SUBJECT PROPERTY CONTAINS 6.52 ACRES, IS ON TAX MAP 138, PARCEL 31 AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

MR. RAINEY WAS PRESENT TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. RAINEY STATED THAT THIS HAS ALREADY BEEN APPROVED PREVIOUSLY IN ANOTHER SECTION, BEING SECTION 2, BUT THIS PLAT WAS NEVER RECORDED AND THE TIME LIMIT HAS EXPIRED.

MR. MOULTON STATED THAT WE HAVE NOT BEEN ABLE TO IDENTIFY THESE LOTS AS BEING APPROVED AT THE PRELIMINARY STAGE.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. BRATTON, CONTINGENT UPON THE PLANNING STAFF BEING ABLE TO FIND WHERE THESE LOTS HAVE BEEN APPROVED ON A PRELIMINARY LEVEL, AND IF NOT THIS PLAT HAS NOT BEEN APPROVED AT A PRELIMINARY LEVEL THIS SHOULD BE BROUGHT BACK BEFORE THIS BODY FOR APPROVAL, SECONDED BY MS. CORLEY. MOTION PASSED UNANIMOUSLY.

7. AUTUMN CREEK, SECTION 6-FINAL PLAT-REPRESENTED BY BRUCE RAINEY(7TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 28 LOTS OFF ANDERSON ROAD. SUBJECT PROPERTY CONTAINS 11.10 ACRES, IS ON TAX MAP 138, PARCEL 31 AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

MR. RAINEY WAS PRESENT TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY HAVE ADDRESSED ALL OF THE STAFF COMMENTS, EXCEPT FOR OBTAINING 911 ADDRESSES AND SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MS. CORLEY, CONTINGENT UPON RECEIVING ALL OF THE 911 ADDRESSES AND SIGNATURES, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

8. NEWMAN DOWNS, PHASE 4, PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY-(7TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 24 LOTS OFF NEW LOWER STATION CAMP CREEK ROAD. SUBJECT PROPERTY CONTAINS 14.58 ACRES, IS ON TAX MAP 124, PARCEL 35.01, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

MR. RAINEY WAS PRESENT TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY HAD MEET ALL OF THE STAFF COMMENTS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HIXSON, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

- 9. RANDY WESTERBECK PROPERTY-PRELIMINARY AND FINAL PLAT-REPRESENTED BY RAY COLE(12 TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 4 LOTS ON WILKINSON ROAD. SUBJECT PROPERTY CONTAINS 6.5551 ACRES, IS ZONED AGRICULTURAL AND IS ON TAX MAP 57, PARCEL 3.02.**

MR. COLE CAME FORWARD TO EXPLAIN THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON EXPLAINED TO MR. COLE THAT THIS SHOULD BE LABELED AS A PRELIMINARY/FINAL SINCE IT IS UNDER FIVE LOTS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HALL, CONTINGENT THAT THE PLAT IS LABELED PRELIMINARY/FINAL, SECONDED BY MR. SATTERFIELD. MOTION PASSED UNANIMOUSLY.

- 10. TANASI SHORES-REVISION TO UNITS 17 & 18 -PHASE TWO-REPRESENTED BY STEVEN BRIDGES-(6TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING REVISED LOCATION OF UNIT 18. SUBJECT PROPERTY IS LOCATED 154-157 TANASI SHORES, IS ON TAX MAP 158M, GROUP C, PARCEL 1 AND IS ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

MR. BRIDGES CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON EXPLAINED THAT THIS DEVELOPMENT IS PART OF A PLANNED UNIT DEVELOPMENT THAT WAS APPROVED IN THE LATE 1980'S. THE LAST UNIT #17 THAT WAS BUILT WAS BUILT IN THE WRONG FOOT PRINT, THIS ENCROACHED IN THE AREA THAT WAS REMAINING FOR UNIT #18 TO BE BUILT. WHAT WE ARE CHANGING IS THE FOOT PRINT OF THIS BUILDING THEREFORE WE NEED TO REVISE THE MASTER DEVELOPMENT PLAT TO ALLOW FOR THIS POSITIONING OF THE STRUCTURE OF THE LOT. MR. MOULTON EXPLAINED THAT THIS SITE PLAN MEETS ALL OF THE CRITERIA FOR A PLANNED UNIT DEVELOPMENT IN THE LATE 1980'S.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. COLLIER SUBJECT TO OBTAINING ALL SIGNATURES, SECONDED BY MS. CORLEY. MOTION PASSED UNANIMOUSLY.

- 11. PINNACLE FARMS-PHASE THREE (3)-FINAL PLAT-REPRESENTED BY CARROLL CARMAN-(3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 64 LOTS OFF PINNACLE WAY. SUBJECT PROPERTY CONTAINS 75.72 ACRES, IS ON TAX MAP 89, PARCEL 28.02 AND IS ZONED AGRICULTURAL.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT OTHER THAN OBTAINING 911 ADDRESSES AND SIGNATURES THEY HAVE MEET ALL STAFF COMMENTS.

MR. CARMAN STATED THAT HE HAD OBTAINED THE 911 ADDRESSES.

MR. MOULTON COMMENTED THAT THE PRIMARY UTILITIES FOR THIS SECTION ARE ACTUALLY BEING PLACED DOWN BOTH SIDES OF THE STREET INSTEAD OF ON ONE SIDE OF THE STREET.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. WILLIAMS, CONTINGENT UPON OBTAINING ALL SIGNATURES & ALSO ADDING A PLAT NOTE # 7 WHICH SHOULD READ AS FOLLOWS "UNDERGROUND LINES MUST BE INSTALLED UNDERGROUND FROM THE PRIMARY POLE TO THE DWELLING", SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

MR. MOULTON ANNOUNCED THAT THIS IS ROB GARRISON'S LAST PLANNING COMMISSION MEETING. MR. MOULTON THANKED MR. GARRISON FOR ALL OF HIS HARD WORK. THERE WAS A ROUND OF APPLAUSE FOR MR. GARRISON'S HARD WORK AND DETERMINATION. MR. MOULTON STATED THAT MR. RON COOPER WILL BE STARTING NEXT MONTH IN THIS CAPACITY WITH THIS PLANNING COMMISSION.

FYI: MIKE MOULTON TO DISCUSS THE DURHAM FARM PROPERTY-1308 DRAKES CREEK ROAD, CONTAINS 472 ACRES:

MR. MOULTON STATED THAT THE DURHAM FARM HAS BEEN SUBMITTED TO THE PLANNING OFFICE AND THEY HAVE PAID THE PLAT REVIEW FEES. MR. MOULTON STATED THAT WE COULD NOT GIVE THIS DEVELOPMENT DUE JUSTICE TONIGHT, AND WE REQUESTED THAT THEY GO ALONG WITH A DEFERRAL UNTIL THE NEXT MEETING. THE OWNERS ARE IN AGREEMENT WITH THIS DEFERRAL. MR. MOULTON ASKED THIS BODY, SINCE THEY HAVE MADE OFFICIAL APPLICATION, THAT WE MAKE AN OFFICIAL MOTION TO DEFER THIS UNTIL NEXT MONTH'S MEETING.

MOTION TO DEFER ANY ACTION ON THE DURHAM FARM LOCATED AT 1308 DRAKES CREEK ROAD UNTIL NEXT MONTH'S PLANNING COMMISSION MEETING IN DECEMBER 2005 BY MR. HALL, SECONDED BY MR. HOLT. MOTION PASSED UNANIMOUSLY.

CHAIRMAN HAYNES ASKED FOR CLARIFICATION IF THE CLOCK IS TICKING WHEN WE DEFER A PROJECT.

MR. RON COOPER STATED THAT THE CLOCK IS NOT TICKING.

MS. CORLEY ASKED IF THIS ISN'T PROPERTY THAT HENDERSONVILLE IS CONSIDERING AN ANNEXATION. MS. CORLEY STATED SHE HAS SPOKEN TO CHARLIE LOWE A REPRESENTATIVE WITH RAGAN/SMITH ABOUT THE POSSIBLY FOR A SCHOOL SITE ON THIS PROPERTY.

MR. MOULTON CONCURRED.

❖ MEETING ADJOURNED AT 6:00 P.M.

