

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
DECEMBER 22, 2009
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
BOB HENDRICKS
SAUNDRA BOY
MIKE HONEYCUTT

MEMBERS ABSENT:
CHARLES HAYNES
NORMAN TRIPP
PAUL GOODE

OTHERS PRESENT:
GARY HAMMOCK, C&D DIRECTOR
MICHAEL BRIGGS, AICP, PLANNER
LISA DIORIO, ADMINISTRATIVE ASSISTANT
TODD BAKER, STATE PLANNER
RACHAEL IVIE, STATE PLANNER
LEAH MAY DENNEN, COUNTY ATTORNEY

A) MOTION BY MR. FENNELL, SECONDED BY MR. HONEYCUTT FOR APPROVAL OF NOVEMBER MINUTES. MOTION PASSED UNANIMOUSLY.

1. **Tower Hill-Resubdivision of Lots 58, 59 and 81-Preliminary and Final Plat-Represented by Cherry Land Surveying-(7th County Commission District)** They were requesting preliminary and final plat approval of 3 lots on Del Ray Trail and Tower Hill Lane. Subject property is on tax map 123P-group C-parcels 15-17, contains 1.012 acres and is zoned LDR PUD. (School District- Beech E. S., Hunter M.S., and Beech H. S.)

Mr. Briggs presented an overview of this project. Mr. Briggs explained that they had met all staff comments with the exception of making sure the setbacks are met on lot 81, because the lot may be a little tight.

Cal Gentry came forward to represent this request and to apologize for not being present at last month's meeting. Mr. Gentry stated that a foundation survey will be provided for lot 81.

Mr. Briggs stated that all of the staff comments have been addressed.

There was discussion.

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

OTHER BUSINESS:

Comprehensive Plan Discussion

A. Purpose and Need-Michael Briggs- Mr. Briggs explained the purpose and need for a comprehensive plan. He explained that the state and federal funding programs typically score higher applications from jurisdictions that have a comprehensive plan when you are applying for grants. Mr. Briggs reported on the assessment of county planning and discussed responsive vs. proactive planning, state and regional growth trends. We will be analyzing the past, present, and future demographics, including population projections. Mr. Briggs turned the meeting over to Brooxie Carlton.

Brooxie Carlton, Regional Economic Development Specialist came forward to explain the Tennessee Three Star Program. This program is to achieve economic and community development excellence by assisting communities with essential tools needed for growth. It has been in existence for 28 years. 89 of Tennessee's 95 counties and 1 city participate in this program. Sumner County has been a Three Star Community for about 5 years. Sumner County and all of the cities can save money on any new industrial development projects and several energy efficiency projects. This program is coordinated through the county mayor's office. This year Sumner County is a Benchmark I community. The benefits of participation are energy loans and grants, fast tract loans, education incentives and economic development preparedness. The basic requirements are a strategic plan, education committee, healthcare committee, adult leadership program, website, and existing industry program. Ms. Carlton explained the benchmark set-up and the 5 key areas of development. For Sumner County to move up to a Benchmark II all of the cities and the county must have an active Planning Commission and a Land Use and Transportation Plan. A Benchmark II classification would save the county an extra 1% on grants and loans from the state.

Mr. Briggs reported on the next steps and dates that the meetings will be taking place. A list of those representatives on the Comprehensive Plan Working Group was given to members for their information.

Mr. Briggs introduced the next speaker, Bridget Jones.

B. Comprehensive Planning Process-Bridget Jones, Cumberland Region Tomorrow-Ms. Jones explained what a comprehensive plan is. It is the most common approach to planning, has multiple elements, establishes long-term vision (15 to 20 years out), directs future development, provides framework to coordinate planning activities, provides context for local officials making decisions and informs decisions of any group or individual concerned with growth and development. Ms. Jones explained in detail the comprehensive plan process, timeframe, and key land use relationships between regional parks, open space networks, agricultural lands, sustainable neighborhoods, and centers. There was discussion about the status of plans in Robertson, Maury, and Williamson Counties. Ms. Jones showcased some of the work taking place to promote conservation and smart growth in those communities.

C. Tri-County Transportation and Land Use Study-Michael Skipper, Nashville Area MPO- Mr. Skipper explained what the MPO does and the background for the Tri-County Study involving Sumner, Robertson, and Wilson Counties. Mr. Skipper explained what the results are of the analysis that they have done on how we expect these three counties to grow based on the policies and plans that are already in place. He reported on growth scenarios involving a business-as-usual, centers, and centers & corridors alternatives. Mr. Skipper concluded by looking at alternative ways of growing in the region.

Mr. Briggs informed the members that we have a lot to accomplish, and he appreciates their patience with the holidays upon us. Future meetings will likely last about the same amount of time.

MEETING ADJOURNED AT 6:30 P.M.