

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JULY 28, 2009
5:00 P.M.**

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

**MEMBERS PRESENT:
LUTHER BRATTON, CHAIRMAN
CHARLES HAYNES
CORDELL BORDERS
CECIL RAY
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD
CHARLES LEA
DAN DOWNS
MIKE HONEYCUTT
CLIF HUTSON**

**MEMBERS ABSENT:
PAUL GOODE
NORMAN TRIPP
CYNTHIA HALL TEMPLETON**

**OTHERS PRESENT:
MICHAEL BRIGGS, AICP, PLANNER
GARY L. HAMMOCK, C&D DIRECTOR
ROB GARRISON, STATE PLANNER
LISA DIORIO, ADMINISTRATIVE ASSISTANT**

**ELECTION OF VICE-CHAIRMAN (DUE TO THE FACT THAT VICE-CHAIRMAN BILL THOMPSON LEFT)
MOTION TO DEFER ELECTION OF THE VICE-CHAIRMAN FOR MORE TIME FOR CONSIDERATION BY MR.
FENNELL, SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY.**

**MOTION FOR APPROVAL OF JUNE MINUTES BY MR. HAYNES, SECONDED BY MR. FENNELL. MOTION
PASSED UNANIMOUSLY.**

CHAIRMAN BRATTON WELCOMED NEW MEMBER CLIF HUTSON TO THE PLANNING COMMISSION.

CHAIRMAN BRATTON STATED THAT MIKE MOULTON WOULD LIKE FOR THIS BODY TO SUSPEND THE
RULES TO ALLOW HIM TO ADDRESS THIS BODY.

**MOTION BY MS. BOYD TO SUSPEND THE RULES TO ALLOW MR. MOULTON TO SPEAK, SECONDED BY
MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

MR. MOULTON ADDRESSED THE BODY ABOUT THE CHANGE IN THE DEPARTMENTS.

THERE WAS DISCUSSION ABOUT THE FACT THAT THE PLANNING COMMISSIONERS WERE NOT NOTIFIED
ABOUT THE PROPOSED DEPARTMENT CHANGES.

MOTION TO DEFER FOR THIRTY DAYS THE DISCUSSION TO PURSUE THE LEGALITY OF THE CHANGE IN DEPARTMENTS BY MR. HAYNES, SECONDED BY MR. DOWNS. MOTION PASSED.

**9 AYES: HAYNES, BORDERS, RAY, WILLIAMS, HENDRICKS, LEA, DOWNS, HONEYCUTT AND HUTSON
2 ABSTENTIONS: FENNELL AND BOYD**

1. HELEN L. DORRIS AND SHERRY L. SCOTT PROPERTY SUBDIVISION-SKETCH PLAT ((1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-THEY WERE REQUESTING SKETCH PLAT APPROVAL OF 5 LOTS ON CORINTH ROAD. SUBJECT PROPERTY IS ON TAX MAP 31, PARCEL 19.07, CONTAINS 22.44 ACRES AND IS ZONED AGRICULTURAL. (SCHOOL DISTRICT -N. SUMNER ES, PORTLAND MS AND HS)

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

MR. BRIGGS EXPLAINED THAT THERE ARE CONCERNS REGARDING INGRESS/EGRESS OFF NORTH CORINTH ROAD, VERY DEEP DITCH AND/OR CREEK ALONG FRONT PROPERTY LINE.

MR. GRAVES STATED THAT THEY HAVE AN ENGINEER LOOKING THIS MATTER.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. FENNELL, SECONDED BY MR.HONEYCUTT. MOTION PASSED UNANIMOUSLY.

2. EMERALD POINT-REVISED PHASE 1-(6TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY STEVE BRIDGES-THEY WERE REQUESTING PRELIMINARY/FINAL APPROVAL OF 1 LOT ON KENDRA'S RUN. SUBJECT PROPERTY CONTAINS 0.485 OF AN ACRE, IS ON TAX MAP 158, PARCEL 19, AND IS ZONED LDR PUD. (SCHOOL DISTRICT-JACK ANDERSON ES, KNOX DOSS MS, STATION CAMP HS)

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

MR. BRIDGES STATED THAT THIS IS BEFORE YOU TONIGHT BECAUSE THE RECORDING TIME HAS EXPIRED AND WE CHOSE TO BRING IT BACK AS A ONE LOT.

MR. BRIGGS STATED THAT THIS ONE LOT SUBDIVISION IS BEFORE YOU TONIGHT BECAUSE THIS IS A CHANGE IN A PLANNED UNIT DEVELOPMENT WHICH WOULD REQUIRE PLANNING COMMISSION APPROVAL.

CHAIRMAN BRATTON DECLARED A CONFLICT OF INTEREST AND ASKED THAT MR. LEA CONDUCT THE MEETING WHILE HE RECUSED HIMSELF.

MR. LEA CONDUCTED THE MEETING.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HENDRICKS, SECONDED BY MR. RAY. MOTION PASSED UNANIMOUSLY.

3. TOWER HILL (AKA LONG BEECH HEIGHTS)-REVISED MASTER DEVELOPMENT PLAN-(7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY PERRY ENGINEERING. THEY WERE REQUESTING REVISED MASTER DEVELOPMENT PLAN APPROVAL OF 36 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 40.02 ACRES, IS ON TAX MAP 123, PARCEL 46, AND IS ZONED LDR PUD. **THIS IS TO SLIGHTLY CHANGE LOT AND ROADWAY LAYOUT.** (SCHOOL DISTRICT- BEECH ES, T. W.HUNTER MS, BEECH HS)

CAL GENTRY CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. BRIGGS EXPLAINED THE CHANGE IN LOT LAYOUT AND THAT AN ADDITIONAL LOT WAS ADDED. TWO LOTS THAT WERE TO BE ACCESSED OUTSIDE THE SUBDIVISION VIA CARRIAGE WAY WERE NOW FACED INTERNALLY WITH THE REMAINING PORTIONS DESIGNATED AS OPEN SPACE. ADDITIONALLY, THE ROAD CONNECTED TO TOWER HILL LANE IS NOW A CUL-DE-SAC REQUIRING LESS ROAD SURFACE FOR THE COUNTY TO MAINTAIN.

ADDITIONALLY BECAUSE OF ISSUES IN THE PAST CONNECTING THE TWO SUBDIVISIONS, THE DEVELOPER HAD INDICATED THEY WILL PROVIDE SIGNAGE AT THE END OF TOWER HILL LANE INDICATING THAT IT IS A TEMPORARY CUL-DE-SAC. NEIGHBORS AND THOSE BUYING IN FUTURE PHASES WILL BE AWARE THAT THE CUL-DE-SAC IS NOT PERMANENT, SO STREET CONNECTIVITY REMAINS IN THE FUTURE WHERE OTHER PROPERTIES MIGHT DEVELOP.

THERE WAS EXTENSIVE DISCUSSION WHETHER THE SLIGHTLY CHANGED LOT AND ROADWAY LAYOUT WAS A MINOR OR A MAJOR CHANGE. IF THIS WAS DEEMED A MAJOR CHANGE IT WOULD HAVE TO BE APPROVED BY THE COUNTY COMMISSION.

MOTION BY MR. HAYNES THAT THIS IS A MAJOR CHANGE AND SHOULD APPEAR BEFORE THE COUNTY COMMISSION FOR APPROVAL, THIS DIED FOR A LACK OF A SECOND.

THERE WAS MORE DISCUSSION ABOUT THIS APPEARING BEFORE THE COUNTY COMMISSION FOR APPROVAL WHICH WOULD ALSO REQUIRE MAILING CERTIFIED LETTERS AND A PUBLIC NOTICE.

MOTION BY MR. DOWNS FOR APPROVAL AND THIS IS DEEMED A MINOR CHANGE AND THAT THEY RELABEL THE OPEN SPACE TO REFLECT THE DETENTION AREA, SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY.

4. DEFERRED INDEFINITELY -TRAVIS MURRELL IS REQUESTING SITE PLAN APPROVAL FOR A 60' X 60' HAND GUN CARRY QUALIFYING RANGE. SUBJECT PROPERTY IS LOCATED ON BURSBY BRANCH ROAD, CONTAINS 15.61 ACRES, IS ON TAX MAP 80, PARCEL 1.03, AND IS ZONED AGRICULTURAL. (4TH COUNTY COMMISSION DISTRICT)

NO ACTION WAS TAKEN SINCE THIS WAS DEFERRED INDEFINITELY BY MR. TRAVIS MURRELL.

5. PUBLIC HEARING-REZONING-REPRESENTED BY CARROLL CARMAN (1ST COUNTY COMMISSION DISTRICT) CHARLES M. HAYNES AND JERRY DIXON WERE REQUESTING SITE PLAN APPROVAL AND REZONING OF THEIR PROPERTY FROM AGRICULTURAL TO COMMERCIAL-1. SUBJECT PROPERTY IS LOCATED ON 3901 HIGHWAY 31-E, IS ON TAX MAP 67, PARCEL 2.01, CONTAINS 1.135 ACRES, AND IS ZONED AGRICULTURAL. (SCHOOL DISTRICT-WESTMORELAND ES, MS AND HS)

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON JULY 3, 2009. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

FOR THE RECORD MR. HAYNES RECUSED HIMSELF FROM THE DISCUSSION AND THE VOTE.

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

FOR THE RECORD, MR. HONEYCUTT LEFT THE MEETING AND WAS NOT PRESENT FOR THE VOTES THE REMAINDER OF THE EVENING.

MR. BRIGGS EXPLAINED THAT BECAUSE OF ADVERTISING ISSUES, THE PUBLIC HEARING WAS BEING HELD TONIGHT INSTEAD OF AT THE LAST MEETING. PREVIOUSLY, THE PLANNING COMMISSION DISCUSSED ISSUES WITH THE PROPOSAL. ONE UNRESOLVED ISSUE FROM THE LAST MEETING WAS THE INGRESS/EGRESS POINT TO THE SOUTH ONTO NEW HIGHWAY 31-E. IT IS STILL STAFF'S COMMENTS TO CLOSE THE ACCESS POINT FOR SAFETY REASONS. THE INGRESS/EGRESS IS TOO CLOSE TO THE INTERSECTION OF TWO MAJOR HIGHWAYS WHICH CAN CAUSE MORE CONFLICT POINTS WITH TRAFFIC MOVING THROUGH THE INTERSECTION.

MR. FENNELL EXPLAINED THE INTERSECTION WAS ADDRESSED BY TDOT WITH A FLASHING LIGHT AND THE INTERSECTION HAS SEEMED TO FUNCTION BETTER SINCE.

THERE WAS NO ONE FROM THE PUBLIC TO SPEAK FOR OR AGAINST THIS REZONING REQUEST.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL TO SEND TO THE COUNTY COMMISSION FOR THEIR CONSIDERATION BY MR. FENNELL, SECONDED BY MR. BORDERS. MOTION PASSED UNANIMOUSLY.

6. PUBLIC HEARING –REZONING- REPRESENTED BY BRUCE RAINEY(4TH COUNTY COMMISSION DISTRICT)- THUAN LAM AND HUE NGUYEN ARE REQUESTING A REZONING AND A PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL/SKETCH PLAN. THEY WERE REQUESTING TO HAVE THEIR PROPERTY REZONED FROM LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT TO COMMERCIAL 2 PLANNED UNIT DEVELOPMENT. SUBJECT PROPERTY IS LOCATED ON 378, 382 AND 386 BIG STATION CAMP, IS ON TAX MAP 124J, GROUP B, PARCELS 13, 14 AND 15, AND CONTAINS 1.35 ACRES. (SCHOOL DISTRICT-STATION CAMP ES, KNOX DOSS MS AND STATION CAMP HS)

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON **JULY 17, 2009**. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

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

MR. RAINEY STATED THAT THIS WOULD BE A NAIL SALON AND FOUR OTHER SPACES TO BE LEASED. THESE COULD BE BUSINESSES SUCH AS TAKE OUT PIZZA PLACE, SUBWAY, AND NAIL SALON ETC. MR. RAINEY STATED THAT STAFF HAS REQUESTED A SIDEWALK ON OUR SIDE OF THE ROAD, AND WE DO NOT HAVE A PROBLEM WITH THAT REQUEST.

MR. GARRISON STATED THAT RESTAURANTS ARE NOT AN ALLOWED USE IN THE REQUESTED ZONING DISTRICT AS INDICATED ON THE SUBMITTAL.

MR. BRIGGS EXPLAINED AND DISCUSSED THE COMMENTS THAT HE RECEIVED FROM THE CITY OF GALLATIN REGARDING THIS REQUEST DUE TO THIS BEING IN THE URBAN GROWTH BOUNDARY.

MR. RAINEY STATED THAT HE AGREED TO THE SIDEWALKS BUT HE WAS GOING TO WORK ON IN THE NEXT 90 DAYS TO PAY "IN LIEU OF" AND THE COUNTY ACTUALLY BENEFIT FROM THIS.

THERE WAS EXTENSIVE DISCUSSION REGARDING REQUIRING SIDEWALKS.

THERE WAS NO ONE PRESENT TO SPEAK FOR OR AGAINST THIS REZONING REQUEST.

MOTION FOR APPROVAL TO FORWARD TO COUNTY COMMISSION FOR THEIR CONSIDERATION BY MR. DOWNS, SECONDED BY MR. WILLIAMS AND AMEND THAT THEY BE ALLOWED TO PUT A RESTAURANT IN SOME OF THE PROPOSED LEASED SPACES. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

A) ANNUAL PERFORMANCE REPORT DISCUSSION BY ROB GARRISON –MR. GARRISON ASKED THAT THIS BE DEFERRED UNTIL NEXT MONTH-NO ACTION TAKEN

B) MICHAEL BRIGGS, AICP TO DISCUSS 2009 FALL PROFESSIONAL DEVELOPMENT WORKSHOP-AUGUST 31, 2009 4:30-8:30 P.M.-HENDERSONVILLE PUBLIC LIBRARY-

MR. BRIGGS EXPLAINED THE IMPORTANCE OF THIS TRAINING FOR THE PLANNING COMMISSIONER'S CREDIT HOURS. THE TRAINING WILL BE HELD ON AUGUST 31, 2009, FROM 4:30 P.M.-8:30 P.M. AT THE NEW HENDERSONVILLE PUBLIC LIBRARY. MR. RANDALL ARENDT WILL CONDUCT TRAINING ON COMMERCIAL CORRIDOR REVITALIZATION.

C) APPOINTMENT OF PLANNING SECRETARY-MR. HAMMOCK STATED THAT BECAUSE OF THE STAFF CHANGES THE PLANNING COMMISSION NEEDS TO APPOINT THE PLANNING SECRETARY FOR SOMEONE TO SIGN THE PLATS AND AN ALTERNATE TO SIGN PLATS IN THEIR ABSENCE.

MOTION TO ELECT MICHAEL BRIGGS TO SIGN PLATS AND IN HIS ABSENCE GARY HAMMOCK WOULD SIGN THE PLATS BY MR. LEA, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.

D) DISCUSSION OF DEPARTMENTAL CHANGES-MR. HAMMOCK STATED THAT HE WILL BE THE DIRECTOR OF THE NEWLY CREATED CONSTRUCTION AND DEVELOPMENT DEPARTMENT. MR. HAMMOCK EXPLAINED THAT HE IS MOVING MR. BRIGGS, MR. BEAN AND MRS. DIORIO INTO THE CONSTRUCTION AND DEVELOPMENT DEPARTMENT TO KEEP ONE NUCLEUS TO MAKE IT MORE CONVENIENT FOR THE PUBLIC. MR. HAMMOCK EXPLAINED THAT HE HAS ASSIGNED POINT PEOPLE FOR EACH RESPONSIBILITY IN THE CONSTRUCTION AND DEVELOPMENT DEPARTMENT.

THIS BODY DISCUSSED HOW THE ENGINEERING ASPECT WOULD BE HANDLED FOR CONSTRUCTION/ROAD PLAN, DRAINAGE CALCULATIONS, ETC.

MOTION BY MR. DOWNS THAT IN OUR FUTURE WORK STUDIES THAT WE LOOK AT HOW DEVELOPERS HANDLE THE ENGINEERING ASPECT, SECONDED BY MR. LEA AND ASK MR. HOLT, AND MR. HAMMOCK TO BE PRESENT TO HANDLE ANY QUESTION OF HOW THE ENGINEERING COULD BE HANDLED EFFICIENTLY BY THE PLANNING COMMISSION. MOTION PASSED UNANIMOUSLY.

THERE WAS DISCUSSION ON WHEN THE WORK STUDIES SHOULD BE HELD. THE CONSENSUS WAS THAT THE WORK STUDIES BE HELD AN HOUR BEFORE THE PLANNING COMMISSION MEETINGS.

MEETING ADJOURNED AT 7:00 P.M.

