

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
SEPTEMBER 25, 2007  
5:00 P.M.**

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

**MEMBERS PRESENT:  
ANTHONY HOLT, CHAIRMAN  
RAGAN HALL, VICE CHAIRMAN  
CHARLES HAYNES  
TOM GROVE  
CECIL RAY  
CYNTHIA HALL TEMPLETON  
LUTHER BRATTON  
JIM WILLIAMS  
SHAWN FENNELL  
BOB HENDRICKS  
SAUNDRA BOYD  
BILL THOMPSON**

**MEMBERS ABSENT:  
CORDELL BORDERS  
LEON STRONG**

**OTHERS PRESENT:  
RON COOPER, STATE PLANNER  
LEAH M. DENNEN, COUNTY ATTORNEY  
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT**

**CHAIRMAN HOLT STATED THAT THIS BODY WOULD MISS MR. HIXSON, AND THAT HE RECEIVED A RESOLUTION AT THE COUNTY COMMISSION FOR HIS SERVICE ON THE PLANNING COMMISSION.**

**CHAIRMAN HOLT STATED THAT THERE WERE PEOPLE PRESENT THAT WOULD LIKE TO SPEAK ON CRUTCHER STATION, AND HE WOULD LIKE TO SEE THE RULES SUSPENDED TO ALLOW THEM TO SPEAK.**

**MOTION BY MR. HAYNES, SECONDED BY MR. WILLIAMS TO SUSPEND THE RULES TO ALLOW THEM TO SPEAK FOR THREE (3) MINUTES. MOTION PASSED UNANIMOUSLY.**

**MOTION FOR APPROVAL WITH A MINOR CORRECTION TO THE MINUTES BY MR. BRATTON, SECONDED BY MR. WILLIAMS. MOTION PASSED.  
9 AYES: BRATTON, WILLIAMS, GROVE, RAY, TEMPLETON, FENNELL, HENDRICKS, BOYD AND THOMPSON  
1 ABSTENTION: HAYNES**

**CHAIRMAN HOLT STATED THAT HE HAD A REQUEST TO MOVE ITEM # 6 HICKORY RIDGE TO THE END OF THE AGENDA.**

**MOTION TO APPROVE THE AMENDED AGENDA BY MR. FENNELL, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

1. **THE PADDOCK-PHASE 1C-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINY-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 139 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 85.49 ACRES, IS ON TAX MAP 124, PARCELS 6.08, 6.09, 7.00, AND 7.01, AND IS ZONED LDR PUD, MDR PUD, AND HDR PUD. (THIS WAS DEFERRED BY THE SURVEYOR, THEREFORE NO ACTION WAS TAKEN)**
2. **CREEKSIDE AT STATION CAMP-PHASE 6-PRELIMINARY ( 7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAGAN-SMITH-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 64 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 35.11 ACRES, IS ON TAX MAP 124, PARCEL 42 AND IS ZONED LDR PUD.**

WES HARRIS CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

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

THERE WAS DISCUSSION.

MR. HALL ASKED WHAT SIZE HOMES ARE BEING PROPOSED IN THIS DEVELOPMENT.

MR. HARRIS RESPONDED TO MR. HALL BY SAYING THESE HOMES WILL BE APPROXIMATELY 2,600 TO 3,600 SQUARE FOOT HOMES. MR. SMITH STATED THAT THE FACES OF THE HOMES ARE BRICK, AND THEN WHAT EVER THE REQUIREMENTS ARE THAT WERE IN THE PLANNED UNIT DEVELOPMENT.

CHAIRMAN HOLT STATED HE REMEMBERED THE HOMES WOULD BE 80% BRICK, AND THAT YOU CAN ONLY HAVE 30% VINYL ON ANY SIDE.

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

3. **KEYSTONE ESTATES-PRELIMINARY PLAT-REPRESENTED BY RICHARD GRAVES-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 7 LOTS ON EAST A. B. WADE ROAD. SUBJECT PROPERTY CONTAINS 9.64 ARES, IS ON TAX MAP 51, PARCEL 35.01, AND IS ZONED AGRICULTURAL.**

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. GRAVES SAID THESE HOMES WOULD BE STICK BUILT AND WOULD BE APPROXIMATELY 1,200 SQUARE FEET. MR. GRAVES STATED HE WAS NOT SURE WHETHER THESE HOMES WOULD BE ALL BRICK, BUT HE WOULD BRING A SET OF RESTRICTIONS NEXT MONTH. MR. GRAVES STATED HE REARRANGED THE LOTS PER MR. HAYNES REQUEST.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HAYNES, SECONDED BY MR. HENDRICKS.  
MOTION PASSED.

10 AYES: HAYNES, HENDRICKS, GROVE, BRATTON, WILLIAMS, RAY,  
TEMPLETON, BOYD, HALL AND THOMPSON

1 ABSTENTION: FENNELL

4. **BRACKENRIDGE-SKETCH PLAT-REPRESENTED BY RICHARD GRAVES-(2<sup>ND</sup> COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING SKETCH PLAT APPROVL OF 128 LOTS ON LEAR ROAD AND HIGHWAY 259. SUBJECT PROPERTY CONTAINS 151 ACRES, IS ON TAX MAP 3, PARCEL 25, AND IS ZONED AGRICULTURAL.

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.  
MR. GRAVES STATED HE WAS NOT SURE OF THE BUILD OUT TIME FOR THIS DEVELOPMENT. MR. GRAVES STATED THAT THERE IS AN OUTLET OVER TO HIGHWAY 259 AND THERE IS A PROPOSAL TO RUN A ROAD FROM LEAR ROAD ALL THE WAY THROUGH TO HIGHWAY 259. WHEN THIS IS SOILS MAPPED, WE MAY COME BACK WITH A NEW SKETCH PLAT. THE ADJOINING PROPERTY OWNER HAS A FIFTY FOOT EASEMENT ACROSS MR. GOODWIN'S PROPERTY AT THE TIME THIS ROAD IS BUILT. WE WILL MAKE SURE HE HAS ROAD FRONTAGE AND THEY WILL DO AWAY WITH THAT EASEMENT INTO THE ADJOINING PROPERTY, WHO CURRENTLY HAS ONLY 15 FEET OF ROAD FRONTAGE. MR. GRAVES STATED THAT THESE HOMES WILL BE ON SITE STICK BUILT AND MOSTLY BRICK.

MR. COOPER STATED, FOR THE RECORD, THAT WE WOULD LIKE TO SEE A NEW SKETCH PLAT TO GIVE US SOME IDEA OF WHAT WE HAVE.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL AS AN EXHIBIT BY MR. HAYNES, SECONDED BY MRS. TEMPLETON. MOTION PASSED.

10 AYES: HAYNES, TEMPLETON, HENDRICKS, GROVE, BRATTON, WILLIAMS,  
RAY, BOYD, THOMPSON, AND FENNELL

1 ABSTENTION: HALL

5. **BRACKENRIDGE-PRELIMINARY AND FINAL PLAT-REPRESENTED BY RICHARD GRAVES-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 5 LOTS ON LEAR ROAD. SUBJECT PROPERTY CONTAINS 4.80 ACRES, IS ON TAX MAP 3, PARCEL 25, AND IS ZONED AGRICULTURAL.

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST. THERE WILL BE NO TOPO OVER 20 PERCENT. MR. GRAVES STATED THAT THESE HOMES WILL BE 80 % BRICK, AND WILL BE BUILT ON SITE. MR. GRAVES STATED THAT THEY WILL PROVIDE RESTRICTIONS ON THIS DEVELOPMENT.

MR. HALL STATED HE WAS SCARED TO APPROVE THIS SUBDIVISION WITHOUT HAVING THE RESTRICTIONS PROVIDED TONIGHT.

THERE WAS DISCUSSION.

MOTION TO DEFER BY MR. HAYNES, SECONDED BY MR. RAY. MOTION PASSED.

10 AYES: HAYNES, RAY, FENNELL, BORDERS, BOYD, BRATTON, HENDRICKS, WILLIAMS, TEMPLETON AND THOMPSON

1 NAY: GROVE

1 ABSTENTION: HALL

**MOTION BY MR. HAYNES, SECONDED BY MR. HALL TO SUSPEND THE RULES TO ALLOW MR. JEFF GOODWIN, PROPERTY OWNER TO SPEAK. MOTION PASSED UNANIMOUSLY.**

JEFF GOODWIN CAME FORWARD TO STATE THAT THEY WERE BUILDING STICK BUILT HOMES, 1,400 SQUARE FEET, AND THEY WILL BE 75% BRICK.

CHAIRMAN HOLT READ THE RESTRICTIONS THAT HE WAS PROVIDED

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. BRATTON, SECONDED BY MR. GROVE. MOTION PASSED.**

**10 AYES: BRATTON, GROVE, FENNELL, BOYD, RAY, HENDRICKS, WILLIAMS, TEMPLETON, HAYNES AND THOMPSON**

**1 ABSTENTION: HALL**

**(FYI: A SECOND VOTE WAS TAKEN BECAUSE LATER IN THE EVENING, THE OWNER MR. GOODWIN APPEARED WITH THE RESTRICTIONS FOR THIS BODY TO SEE)**

- 6. HICKORY RIDGE-SKETCH PLAT OF A CLUSTER DEVELOPMENT- REPRESENTED BY CARROLL CARMAN-(3<sup>RD</sup> COMMISSION DISTRICT)-THEY WERE REQUESTING SKETCH PLAT APPROVAL OF 71 LOTS ON HICKORY RIDGE ROAD. SUBJECT PROPERTY CONTAINS 81.30 ACRES, IS ON TAX MAP 82, PARCEL 25, AND IS ZONED AGRICULTURAL AND RESIDENTIAL A. THIS WAS MOVED TO THE END OF THE AGENDA.**
- 7. SPROW AND CARTER-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 18 LOTS ON STATION CAMP CREEK ROAD. SUBJECT PROPERTY CONTAINS 22.656 ACRES, IS ON TAXMAP 94, PARCEL 55, AND IS ZONED AGRICULTURAL.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST. THIS DEVELOPMENT WILL BE SITE BUILT HOMES ONLY. MR. CARMAN EXPLAINED THAT LOT 1 IS IN THE FLOODWAY, HE SHOWED THIS LOT ON THE PLAT BECAUSE IT IS LESS THEN FIVE (5) ACRES.

MR. RON COOPER SUGGESTED THAT A PLAT NOTE BE PLACED ON THE PLAT STATING THAT LOT 1 IS NOT A BUILDABLE LOT.

THERE WAS DISCUSSION.

MR. CARMAN STATED HE WOULD BRING IN THE RESTRICTIONS PRIOR TO THE FINAL PLAT.

**MOTION FOR APPROVAL CONTINGENT THAT A NOTE BE PLACED ON THE PLAT STATING THAT LOT 1 IS NOT A BUILDABLE LOT, BY MR. THOMPSON, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

8. **SHILOH-PHASE ONE-FINAL PLAT-REPRESENTED BY CARROLL CARMAN-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 38 LOTS ON SIDEVIEW ROAD. SUBJECT PROPERTY CONTAINS 44.68 ACRES, IN TAX MAP 90, PARCEL 43 AND IS ZONED AGRICULTURAL.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

THERE WAS DISCUSSION.

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

9. **FREEMAN THOMPSON AND DONNIE THOMPSON-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 4 LOTS ON OLD DOBBINS PIKE AND KEYTOWN ROAD. SUBJECT PROPERTY CONTAINS 4.57 ACRES, IS ON TAX MAP 71, PARCEL 69, AND IS ZONED AGRICULTURAL.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST. MR. CARMAN EXPLAINED THAT THE HOMES IN THIS SUBDIVISION WOULD BE STICK BUILT.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HALL, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

- 10. FREEMAN THOMPSON AND DONNIE THOMPSON-FINAL PLAT-REPRESENTED BY CARROLL CARMAN(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 4 LOTS ON OLD DOBBINS PIKE AND KEYTOWN ROAD. SUBJECT PROPERTY CONTAINS 4.57 ACRES, IS ON TAX MAP 71, PARCEL 69, AND IS ZONED AGRICULTURAL. MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.**

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HALL, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

- 11. JOHN D. FORD-ESTATE OF-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 4 LOTS ON HIGHWAY 31-E. SUBJECT PROPERTY CONTAINS 5.012 ACRES, IS ON TAX MAP 83, PARCEL 29, AND IS ZONED AGRICULTURAL.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST. THE HOMES IN THIS DEVELOPMENT WILL BE SITE BUILT. MR. CARMAN STATED THAT HE DOES NOT HAVE ANY RESTRICTIONS ON THE SIZE HOMES WITH HIM TONIGHT. MR. CARMAN STATED HE BELIEVED THAT THESE HOMES WILL BE 1,500 SQUARE FOOT HOMES, AND ANY DETACHED STRUCTURES WILL BE TO THE REAR, ETC. THIS WILL BE A NICE DEVELOPMENT.

MR. FENNELL ASKED MR. CARMAN ABOUT THE GAS LINE ASSOCIATED WITH THIS PROPERTY.

MR. CARMAN STATED THAT HE WAS NOT FAMILIAR WITH ANY GAS LINE STRIKING THIS PROPERTY. MR. CARMAN STATED HE WILL CERTAINLY LOOK INTO THIS GAS LINE.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. FENNELL, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.**

- 12. JOHN D. FORD-ESTATE OF-FINAL PLAT-REPRESENTED BY CARROLL CARMEN-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 4 LOTS ON HIGHWAY 31-E. SUBJECT PROPERTY CONTAINS 5.012 ACRES, IS ON TAX MAP 83, PARCEL 29, AND IS ZONED AGRICULTURAL.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST. MR. CARMAN STATED THAT AFTER SPEAKING WITH THE DEVELOPER THESE HOMES WILL BE RESTRICTED TO 1,600 SQUARE FEET AND THEY WILL BE ALL BRICK HOMES.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HALL, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

- 13. REZONING- & PRELIMINARY MASTER DEVELOPMENT PLAN-REPRESENTED BY BRUCE RAINEY- (7<sup>TH</sup> COUNTY COMMISSION DISTRICT) MR. BRUCE RAINEY WAS REQUESTING TO HAVE THE PROPERTY "CRUTCHER STATION" LOCATED ON JENKINS LANE, HENDERSONVILLE, TN. REZONED FROM RESIDENTIAL A TO A LOW & A MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL. SUBJECT PROPERTY CONTAINS 109 ACRES, 272 PROPOSED UNITS, IS ON TAX MAP 124, PART OF PARCEL 43.00 AND IS ZONED RESIDENTIAL A. THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON AUGUST 17, 2007. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL. THIS WAS DEFERRED AT THE AUGUST PLANNING COMMISSION MEETING.**

MR. RAINEY CAME FORWARD TO EXPLAIN THIS REQUEST. MR. RAINEY STATED THAT HE MADE MANY CHANGES TO THIS PLAT AFTER MEETING WITH THE ADJOINING PROPERTY OWNERS AND WITH A COUPLE OF COUNTY COMMISSIONERS. MR. RAINEY CHANGED THE MINIMUM HOME SIZES TO 2,100 SQUARE FEET (VILLAGE HOMES) TO 2,700 SQUARE FEET (STATION HOMES). MR. RAINEY STATED THAT HE DECREASED THE MDR PUD REQUEST FROM 50 ACRES TO 25 ACRES, AND NOW THE MDR PUD IS SCATTERED THROUGH OUT THE DEVELOPMENT NOT JUST IN ONE SINGLE AREA. THIS WILL MIX UP OUR HOUSING TYPES. MR. RAINEY SAID HE INCREASED THE BUFFER BETWEEN THE STEEPLECHASE LOTS AND THIS PROPERTY FROM 20 FEET TO FIFTY FEET BETWEEN LOTS 10 THRU LOTS 22. MR. RAINEY EXPLAINED THAT HE ALSO INCREASED THE BUFFER BETWEEN LOTS 9 TO THE FIRST LOT FROM 10 TO 20 FEET. MR. RAINEY ALSO ELIMINATED THE TWO LOTS ON THE FIRST CUL-DE-SAC TO INCREASE THE OPEN SPACE BETWEEN LOT 22 AND JENKINS LANE AT THE REAR OF THE PROPERTY. MR. RAINEY STATED THAT THERE WILL BE SIDEWALKS ON BOTH SIDES OF EVERY STREET THROUGH OUT THE PROJECT, AND THERE WILL BE CURB AND GUTTER THROUGH OUT THE PROPERTY. MR. RAINEY STATED THAT HE TOTALLY REVAMPED THE PHASING OF THE PROJECT. MR. RAINEY STATED THAT HE IS PURCHASING THREE MORE ACRES OF LAND THAT WILL ALLOW HIM TO TIE INTO THE ROAD THAT IS COMING OUT OF CREEKSIDE SUBDIVISION TO THE NORTH. MR. RAINEY STATED THAT HE WAS GOING TO UTILIZE THE ENTRANCE IN PHASE 4 FOR A CONSTRUCTION ROAD FOR THE ENTIRETY OF THE PROJECT. MR. RAINEY EXPLAINED THAT HE WAS GOING TO TEAR DOWN THE BARNS, AND WAS GOING TO USE THE BARN WOOD FOR THE SIDING INSIDE AND OUT ON THE CLUB HOUSE. MR. RAINEY STATED THAT HE WILL FIGURE OUT A WAY TO TIE THIS PROPERTY TO THE GREEN WAY WHEN THE TIME COMES. MR. RAINEY HAS ADDED PAGE # 12 TO THE PRODUCT BOOK WHICH STATES THAT HE WILL DO A TRAFFIC STUDY WITH PHASE 1 PRELIMINARY PLAT AND CONSTRUCTION PLANS. MR. RAINEY ALSO STATED THAT HE WILL OFFER TO THE COUNTY \$500.00 PER LOT TO BE USED FOR ROADWAY IMPROVEMENTS AS FOLLOWS: ½ WILL BE PAID WITH THE RECORDING OF PHASE 2 OF THE DEVELOPMENT. THE BALANCE WILL BE PAID WITH THE RECORDING OF PHASE 3 OF THE DEVELOPMENT.

MR. RAINEY HAS COMMITTED TO NO MORE THAN 20 FRONT LOAD HOUSES THROUGH OUT THE ENTIRE DEVELOPMENT. THE EXTERIOR OF THE HOMES WILL BE BRICK, STONE, MANUFACTURED STONE, STUCCO, AND HARDIBOARD AND APPROVED EQUAL VINYL WILL BE PERMITTED ON SOFFITS, EAVES, DORMERS AND ACCENTS ONLY.

THERE WAS DISCUSSION.

MR. COOPER STATED THAT MR. RAINEY HAS ADDRESSED THE STAFF COMMENTS.

CHAIRMAN HOLT OPENED THE FLOOR FOR THE PUBLIC HEARING.

GABE FAIRCHILD CAME FORWARD TO STATE THAT HE WAS STILL OPPOSED TO THIS DEVELOPMENT. MR. FAIRCHILD EXPLAINED THAT NONE OF THE SURROUNDING ROADS ARE BUILT TO ACCOMMODATE ANY OF THE TRAFFIC THAT THIS IS GOING TO GENERATE. IF YOU APPROVE THIS WHAT IS THE PLAN FOR ROADS, POLICE, AND FIRE?

TERRY FAIRCHILD STATED THAT SHE WOULD LIKE THE SAME THOUGHT PROCESS THAT WAS SHARED EARLIER IN REGARDS TO DETACHED GARAGES. SHE STATED THAT SHE WOULD LIKE TO SEE THIS IN WRITING BECAUSE THIS IS IN HER "NEIGHBORHOOD". SHE WOULD LIKE TO THE SEE THE IMPACT STUDY ON THE ROADS, PRIOR TO THE DEVELOPMENT GOING IN. TERRY EXPRESSED CONCERN FOR THE POSSIBILITY NOW OF SOME OF THE HOMES HAVING HARDIBOARD EXTERIOR. MRS. FAIRCHILD STATED THAT MR. MOULTON TOLD HER THAT HE WAS EXCITED BECAUSE THIS DEVELOPMENT IS NOT GOING TO BE LIKE OTHER DEVELOPMENTS. MR. MOULTON TOLD HER THAT THIS WILL BE AN UPPER SCALE DEVELOPMENT WITH 100% BRICK, STONE OR STUCCO, SO WE ARE NOT GOING TO HAVE TO LOOK AT HARDIBOARD OR VINYL. WHAT WILL HAPPEN IF MR. RAINEY CAN NOT GET THROUGH WITH PHASE 2?

RODGER CROCKER CAME FORWARD TO ASK FOR YOUR WISDOM AND YOUR PRAYERS WITH THIS DEVELOPMENT. MR. CROCKER STATED THAT THE JENKINS LANE AREA IS A COUNTY SETTING, AND THEY ARE GOING TO TUCK HOMES IN BEHIND RURAL AREA. WE WILL HAVE A 100 ACRES OF RUN OFF THAT HAS TO BE DEALT WITH. OUR CONCERN IS ROAD SAFETY, EGRESS, AND OUR PROPERTY VALUES. MR. CROCKER ASKED THAT THE PLANNING COMMISSION LOOK AT PROVERBS ON HOW TO BECOME WISER.

MR. KIRBY CAME FORWARD TO STATE HE MOVED TO THIS AREA FOR THE QUIET ROAD AND BEAUTIFUL SCENERY. MR. KIRBY STATED THAT HIS BIGGEST CONCERN IS FOR THE TRAFFIC.

MARK SNEED STATED THAT HE WAS CONCERNED ABOUT ROADS, TRAFFIC AND FOR THIS BODY TO CONSIDER EVERYTHING THAT HAS BEEN DISCUSSED TONIGHT. PLEASE MAKE SURE THE INFRASTRUCTURE IS IN PLACE PRIOR TO ALLOWING THIS SUBDIVISION.

KIRK MOSER, COUNTY COMMISSIONER FOR 7<sup>TH</sup> DISTRICT, STATED THAT OVER THE PAST TWO WEEKS COMMISSIONER LEMARBRE AND I HAVE HAD A COUPLE MEETINGS WITH MR. RAINEY CONCERNING THIS DEVELOPMENT. MR. RAINEY HAS BEEN VERY ACCOMMODATING WORKING OUT THE CONCERNS THAT THE CITIZENS HAVE. THE MAIN CONCERN IS THE ROADS IN THIS AREA. MR. MOSER STATED THAT HE HAD SPOKEN WITH MR. SCOTTY PARKER WHO STATED THAT HE WOULD PLACE ANY SIGNAGE THAT NEEDS TO BE PLACED ON THE ROAD AS A TEMPORARY MEASURE TO HELP NOTIFY THE PUBLIC OF CONGESTION WITH THE CONSTRUCTION VEHICLES.

CHAIRMAN HALL CLOSED THE PUBLIC HEARING.  
CHAIRMAN HOLT ASKED CHAIRMAN HALL TO SPEAK CONCERNING THE ISSUE OF THE ROADS SINCE HE IS CHAIRMAN OF THE HIGHWAY COMMISSION.

VICE-CHAIRMAN HALL STATED THAT THE PROBLEM WITH SUMNER COUNTY ROADS IS THE MAINTENANCE OF THE ROADS, NOT BUILDING THE ROADS. THE EXISTING COUNTY ROADS DO NOT NEED TO BE IMPLEMENTED WITH ALL THE TRAFFIC LOAD OF THESE NEW DEVELOPMENTS. THIS IS AN ISSUE THAT HAS COME UP BEFORE THE ROAD COMMITTEE AND WE ARE LOOKING AT IT AT THIS TIME. THE ISSUE DEALING WITH WIDENING OF THE ROADS IS SOMETHING THIS BODY NEEDS TO LOOK AT.

CHAIRMAN HOLT STATED THAT THE PLANNING COMMISSION WILL BE HAVING A STUDY SESSION NEXT MONTH CONCERNING FEES FOR TRANSPORTATION COST.

MR. BRATTON MADE MENTION THAT WHEN THE TRAFFIC STUDY IS COMPLETED AND THE TRAFFIC ENGINEER PROPOSES SOMETHING THAT THE COUNTY ENGINEER DOES NOT AGREE WHERE DO WE STAND.

MR. RON COOPER EXPLAINED TO MR. BRATTON THAT NORMALLY THEY WOULD JUST SIT DOWN AND IRON OUT THE DIFFERENCES.

MR. RAINEY STATED THAT HIS COMPANY WILL NOT BE DOING THE TRAFFIC STUDY.

MR. HAYNES ASKED MR. RAINEY IF HE WOULD BE COMFORTABLE WITH OFFERING THE COUNTY \$500.00 PER LOT FOR ROADWAY IMPROVEMENTS AS FOLLOWS: 50% ON PHASE 1 AND 50% ON PHASE 3.  
MR. RAINEY AGREED TO MR. HAYNES' SUGGESTION.

THERE WAS DISCUSSION.

MOTION TO RECOMMEND APPROVAL TO THE COUNTY COMMISSION BY MR. GROVE, AND THAT THE DEVELOPER MEET THE STANDARDS OF THE TRAFFIC STUDY REQUIREMENTS, SECONDED BY MR. THOMPSON. MOTION PASSED.

8 AYES; GROVE, THOMPSON, FENNELL, BOYD, BRATTON, HENDRICKS, HAYNES, AND WILLIAMS

2 NAYS: TEMPLETON AND RAY

1 ABSTENTION: HALL

14. REZONING-PUBLIC HEARING-PAUL R. WEBB AND CHRISTIE R. WEBB WERE REQUESTING TO HAVE THEIR PROPERTY REZONED TO A COMMERCIAL 2 AND REQUESTING SITE PLAN APPROVAL-REPRESENTED BY CARROLL CARMAN-(1<sup>ST</sup> COUNTY COMMISSION DISTRICT)-SUBJECT PROPERTY IS LOCATED ON THE CORNER OF HARVE BROWN ROAD AND NEW HIGHWAY 52. SUBJECT PROPERTY CONTAINS 3.76 ACRES, IS ON TAX MAP 29, PARCEL 62.01 AND IS ZONED AGRICULTURAL.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON SEPTEMBER 12, 2007. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

PUBLIC COMMENT WILL BE HELD TO FIVE (5) MINUTES ONLY

MR. CARMAN CAME FORWARD TO EXPLAIN THIS REQUEST. THEY PLAN TO CONSTRUCT AN 80' X 200' BUILDING FOR THIS SALES AND REPAIR SHOP. THEY CURRENTLY OPERATE THIS BUSINESS AT THEIR HOME THROUGH A CONDITIONAL USE PERMIT FROM THE ZONING BOARD OF APPEALS, AND THEY WANT TO GET THIS BUSINESS AWAY FROM THEIR HOME. MR. CARMAN SHOWED PICTURES OF WHAT THE PROPOSED BUSINESS WOULD LOOK LIKE. THE ENTIRE INVENTORY WILL BE INSIDE THE PROPOSED BUILDING.

MR. HALL ASKED WHETHER THE FRONT UNDER THE PORCH WAS GOING TO BE BRICK OR BLOCK.

MR. CARMAN RESPONDED TO MR. HALL BY SAYING IT WOULD BE 30% GLASS, AND THIS WOULD BE A METAL BUILDING. IF YOU WOULD LIKE TO SPECIFY A NICER FRONT, I THINK THE OWNER WOULD LEND HIMSELF TO ANY SUGGESTIONS.

MR. FENNELL ASKED ABOUT PROPOSED SCREENING/BUFFERING.

MR. CARMAN STATED THAT THERE WILL BE SCREENING FROM THE MAIN TRAFFIC COMING INTO THIS THING ON ALL SIDES. THIS SCREENING IS THE SUGGESTION OF PLANNING STAFF. TO THE WEST OF THIS BUILDING THERE IS A HEAVY GROWTH, BUT THEY ASKED US TO PUT MORE SCREENING ON THE WEST SIDE AND ALONG THE ROAD FRONT. THIS WILL BE A DUST FREE PARKING AREA.

MR. BRATTON HAD QUESTIONS WHETHER ANY COMMERCIAL ZONING WOULD HAVE TO BE A PLANNED UNIT DEVELOPMENT.

CHAIRMAN HOLT EXPLAINED THAT WE DO NOT HAVE IN LAW A POLICY THAT ANY COMMERCIAL REZONING MUST BE A PLANNED UNIT DEVELOPMENT, HOWEVER IN POLICY SINCE 2003, WE HAVE NOT TO MY KNOWLEDGE ZONED ANYTHING AS A STRAIGHT ZONING. THE REASON IS A PUD RESTRICTS THE TYPE OF USAGE BASED ON WHAT TYPE OF USAGE YOU PUT ON THE PROPERTY. THERE WAS ONE INSTANCE WHERE A FIVE ACRE TRACT WAS REZONED AND TURNED INTO A SALVAGE YARD AND IS STILL AN EYE SORE TODAY. WE HAVE NOT CHANGED OUR ZONING ORDINANCE.

THE COUNTY ATTORNEY MAY WANT TO ADDRESS THIS. ONCE THIS PROPERTY IS REZONED YOU CAN BUILD ALL KIND OF THINGS ON THIS PROPERTY.

MR. CARMAN STATED THAT HE WOULD LIKE THE PICTURE OF THE PROPOSED BUILDING TO BE CONSIDERED AS AN ATTACHMENT TO THE ZONING. THIS IS IN A SENSE A PLANNED UNIT DEVELOPMENT, A REZONING REQUEST, AND A PRELIMINARY MASTER PLAN. MR. CARMAN STATED THAT HE HAD ALSO SATISFIED ALL THE STAFF COMMENTS. MR. CARMAN SAID THAT MR. MOULTON STATED THAT THIS REZONING NEEDS TO BE IN THIS CONTEXT, AND WE DID EXACTLY WHAT MR. MOULTON SUGGESTED.

MR. BRATTON STATED THAT A SHEET OF PAPER (PICTURE OF PROPOSED BUILDING) WOULD NOT BE A SUBMITTAL FOR A PLANNED UNIT DEVELOPMENT.

MR. CARMAN STATED THAT HE WOULD BRING MORE DETAIL.

MR. CARMAN READ A LETTER FROM MIKE AKINS, 1<sup>ST</sup> DISTRICT COUNTY COMMISSIONER STATING HE HAD NEVER HEARD ANY COMPLAINTS ON THE APPLICANTS CURRENT BUSINESS.

MR. FENNEL STATED THAT THE ONLY CONCERNS HE HAD HEARD WAS THE INVENTORY MIGHT SPILL OVER OUTSIDE THE PROPERTY, BUT MR. CARMAN DID ADDRESS THIS BY SAYING EVERYTHING WILL BE INSIDE THE BUILDING.

MR. RON COOPER STATED THAT THE ISSUE REMAINS THAT WE NEED MORE DETAIL. WE NEED TO HAVE THE PUBLIC HEARING AND POSSIBLY LOOK AT A DEFERRAL.

CHAIRMAN HOLT OPENED THE FLOOR FOR THE PUBLIC HEARING.

TRAVIS CARTER STATED HE HAD NO PROBLEM WITH THE BUSINESS COMING IN, WE JUST WANT IT KEPT IN A NICE ORDER. IS THIS A SPOT REZONING AND IS IT LEGAL, AND WHO DO WE CALL IF THIS PLACE IS NOT KEPT IN ORDER?

MR. RON COOPER STATED THAT I AM NOT TRYING TO BE CUTE, BUT EVERY PLACE IN THE COUNTY IS SPOT ZONING. AS FAR AS IT BEING KEPT IN NICE ORDER, WHAT EVER COMMITMENTS ARE MADE THEY WILL HAVE TO BE CARRIED THROUGH.

RICHARD JENKINS STATED THAT WE DO HAVE AN ISSUE WITH THE PROPOSED BUSINESS, AS WE WANT TO MAKE SURE OF THE CLEANLINESS AND ALSO CONCERN FOR THE NOISE LEVEL. WILL THERE BE ANY FOUR WHEELERS OR MOTORCYCLES LOCATED OUTSIDE? MR. JENKINS WANTED TO MAKE SURE THAT HIS LAND VALUE DOES NOT GO DOWN.

CHAIRMAN HOLT CLOSED THE PUBLIC HEARING.

THERE WAS DISCUSSION.

MR. HALL STATED FOR EVERYBODY'S SAKE THIS NEEDS TO BE A PLANNED UNIT DEVELOPMENT.

**MOTION TO SUSPEND THE RULES BY MR. HAYNES TO ASK MR. WEBB THE HOURS OF OPERATION, SECONDED BY MR. HENDRICKS. MOTION PASSED UNANIMOUSLY.**

MR. WEBB STATED THE HOURS OF OPERATION WOULD BE 9:00 A.M. UNTIL 6:00 P.M. TUESDAY THROUGH SATURDAY.

**MOTION FOR DEFERRAL BY MR. HALL, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

**@@@HICKORY RIDGE-SKETCH PLAT OF A CLUSTER DEVELOPMENT- REPRESENTED BY CARROLL CARMAN-(3<sup>RD</sup> COMMISSION DISTRICT)-THEY WERE REQUESTING SKETCH PLAT APPROVAL OF 71 LOTS ON HICKORY RIDGE ROAD. SUBJECT PROPERTY CONTAINS 81.30 ACRES, IS ON TAX MAP 82, PARCEL 25, AND IS ZONED AGRICULTURAL AND RESIDENTIAL A.**

**THIS WAS MOVED TO THE END OF THE AGENDA.**

**FOR THE RECORD, MR. HAYNES LEFT THE MEETING, THEREFORE HE DID NOT VOTE.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST. MR. CARMAN STATED THAT THE SHADED AREA ON THE SOUTH WEST CORNER IS FOR A PROPOSED STEP SYSTEM. THIS WILL BE A SEWERED DEVELOPMENT WITH CASTALIAN SPRINGS/BETHPAGE WATER. MR. CARMAN STATED THAT THEY HAD MADE APPLICATION TO THE ZONING BOARD OF APPEALS.

MR. COOPER ASKED ABOUT THE AMENITIES.

MR. CARMAN STATED THAT THEY WOULD LIKE TO ADDRESS THE AMENITIES AT THE TIME OF THE PRELIMINARY. WE WOULD ASK THAT THIS BODY NOT REQUIRE SIDEWALKS. SIDEWALKS ARE NOT REQUIRED IN AN AGRICULTURAL ZONE.

MR. CARMAN EXPLAINED THAT IN A CLUSTER DEVELOPMENT THERE IS NOT A LOT SIZE REQUIREMENT. THE AVERAGE LOT SIZE IN THIS DEVELOPMENT WILL BE AROUND 30,000 SQUARE FEET.

CHAIRMAN HOLT ASKED MR. CARMAN WHAT THEY PLANNED TO USE THE OPEN SPACE FOR.

MR. CARMAN STATED THE OPEN SPACE WOULD BE TO MAINTAIN THE BEAUTY OF THE PRISTINE AREA. THERE WILL BE A HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.

MR. CARMAN EXPLAINED THAT MR. HAYNES WANTED TO ASSURE THIS BODY THAT THIS DEVELOPMENT WILL HAVE THE SAME RESTRICTIONS AS THE DEVELOPMENT ON PRUITT LANE. THE HOMES WILL BE ALL MASONRY.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. GROVE, SECONDED BY MR. WILLIAMS.  
MOTION PASSED UNANIMOUSLY.  
(MR. HAYNES NOT PRESENT AT THE TIME THIS VOTE WAS TAKEN)

**OTHER BUSINESS: NONE**

**MEETING ADJOURNED AT 7:35 P.M.**