

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
NOVEMBER 24, 2015
5:00 P.M.**

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

MEMBERS PRESENT:

**LUTHER BRATTON, CHAIRMAN
BILLY GEMINDEN, VICE-CHAIRMAN
MIKE HONEYCUTT
JIM WILLIAMS
JERRY KIRBY
TOM TUCKER
STEVE GRAVES
BILL TAYLOR**

MEMBERS ABSENT:

STAFF PRESENT:

**RODNEY JOYNER, COUNTY PLANNER
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT
LEAH MAY DENNEN, COUNTY ATTORNEY
ERIKA PORTER, STAFF ATTORNEY**

MOTION FOR APPROVAL OF THE OCTOBER MINUTES BY MR. GRAVES, SECONDED BY MR. KIRBY. MOTION PASSED UNANIMOUSLY.

- 1. PUBLIC HEARING AND REZONING-BUCHANAN ESTATES FKA CRYSTAL CREEK ESTATES-PRELIMINARY MASTER DEVELOPMENT PLAN- REPRESENTED BY MARSHALL COOK-(7TH COUNTY COMMISSION DISTRICT)** – Robert N. Buchanan III, John Buchanan & Alexander Buchanan (and Co-Executors), the owner, and Orco Investments, Inc., of contractual interests, were requesting Preliminary Master Development Plan approval as well as to have the property located on/off Long Hollow Pike, Hendersonville, Tn., be rezoned from R1A to a Low Density Residential Planned Unit Development to permit 111 lots. Subject property is located on Tax Map 123, Parcel 37, contains 58.45acres ±; contains 111 lots and is zoned R1A. This is a public hearing and was advertised in the Gallatin News on November 12, 2015. The adjoining properties were notified by regular mail.

Mr. Marty Cook, Attorney came forward and highlighted all the changes they had made to this development since August 2015. He briefly touched on the traffic situation and stated that he has submitted a traffic study. He stated that they have had many meetings with Bill Taylor and that they have attempted to address all of the neighbor's concerns. He respectively asked for this body to approve this development.

Mr. Richard Jones, Rogers Group Civil Engineer, came forward to represent this request. During his explanation of the water situation, he stated that he did not see any red flags that would prohibit this site to be developed.

John Belcher came forward to say that we still have the cart before the horse. You should compute the water shed study prior to rezoning. You first need all the facts before making a decision. If you do make a decision, I like to see a roll call vote.

Ray Baker stated that he was concerned about stormwater runoff. He was also opposed to the developer paying \$30,000.00 for the storm water study, the County should pay the \$30,000.00. If they proposed less houses then there would be more room for a retention pond.

Connie O'Neill came forward to state that the proposed changes sound good, but she would like to see bigger lots and less homes.

Eric Byers came forward to discuss his concern was with the connection from Newman's Trail to Tower Hill. Tower Hill is not built to handle the additional traffic this development would generate. He wanted to know if the trees would stay. He also would like to see larger lots and less houses and stated concern about the increased traffic this development would generate.

Gary Horn spoke in opposition to this development due to the traffic issue this would create. The proposed changes seem well and good on paper but they are still proposing 111 homes. He wanted to go on record and thank Mrs. Kemp, County Commissioner for the dead end sign on the corner or Newman's Trail and Countrywood Drive. He also wanted to thank Marty Cook who came to look at a tree that was leaning over on my property. Please do not approve this until they do the water study.

Carol Utley came forward to ask the members what would you think if you were in this situation. When will they ever widen Long Hollow Pike?

Ron Utley stated concern for watershed and traffic issues. Why are we here, we have been through this before? He stated concern for the people. You should restrict the number of homes to 50 or 60. The infrastructure is not ready to handle this.

Betty Batey came forward to discuss stormwater issues.

David Shumaker came forward to express his opposition. He stated that he felt like the developer offering to pay \$30,000.00 for water study is like bribery. He felt the county should pay the \$30,000.00 for the water study. The county is not ready for this development, let's correct some of the problems and put this development on hold.

Randy Fly came forward and read from the preliminary report from Rogers Group which states that the retention pond should be increased in size. A preliminary estimate should not change your decision. I do not see any major changes from the last time this development was before this body. Do not change your vote.

Chairman Bratton closed the public hearing.

Mr. Jones came forward to clarify the retention ponds mentioned on the report.

Chairman Bratton closed the public hearing.

There was extensive discussion.

Mr. Geminden stated he was not comfortable with this project until this watershed study was completed or had done in conjunction with.

Motion by Mr. Geminden to deny rezoning, seconded by Mr. Graves. Motion passed.
5 Ayes: Geminden, Graves, Taylor, Tucker and Kirby
2 Abstention: Honeycutt and Williams

- 2. WALNUT MANOR SUBDIVISION-SKETCH PLAT-(12TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-Applicant was requesting Sketch Plat approval of 16 lots on Tom Link Road. Subject property is on Tax Map 54, Parcel 59, contains 22.50 acres and is zoned Agricultural.**

Mr. Graves was present to represent and to answer any questions.

Mr. Joyner gave a detailed presentation of this application. He explained that all of the staff comments had been addressed.

There was discussion.

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

3. **DEFERRED BY APPLICANT-WYNNWOOD STORAGE- PHASE 3-SITE PLAN AND GRADING PLAN-(3rd COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY**-Applicant is requesting Site Plan approval for a new phase of mini-warehousing. Subject property is located at 2812 Hartsville Pike, State Highway 25, Gallatin, Tn., is on Tax Map 110. Parcel 82, contains 6.15 acres, and is zoned Commercial 2 Planned Unit Development. THERE WAS NO ACTION TAKEN SINCE THIS WAS DEFERRED.

4. **JEREMY JONES-SITE PLAN (12TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY**-Applicant was requesting Site Plan approval of a scrap building material transfer facility. Subject property is located at 3262C Highway 76, Cottontown, Tn., on Tax Map 57, Parcel 32.01, contains 6.32 acres and is zoned Industrial.

Mr. Rainey was present to represent and answer any questions.

Mr. Joyner gave an overall presentation. He explained that the staff comments have been discussed and agreed to.

There was discussion.

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

OTHER BUSINESS:

Chairman Bratton explained that Mr. Joyner was going discuss and explain the three engineering firms that have submitted proposals and hopefully the County Commission will fund one of these.

Mr. Joyner discussed the three engineering firms that submitted proposals to do a Land Use Plan, Implementation Plan and to update the Zoning Resolution. The firms being considered were Ragan Smith, Lowe's and Associates, and The Walker Collaborative. He then asked for feedback from the members.

There was discussion.

Mr. Tucker stated that whichever engineering firm has the closest relationship with T.D.O.T. would hold the trump card.

Motion by Mr. Tucker to recommend Lowe's and Associates, seconded by Mr. Geminden.
Motion amended by Mr. Taylor to nominate all three firms, seconded by Mr. Honeycutt.
Motion on amendment failed.

3 Ayes: Taylor, Williams and Honeycutt

4 Nays: Honeycutt, Tucker, Kirby, and Graves

Vote taken on the original motion:

Motion by Mr. Tucker to recommend Lowe's and Associates, seconded by Mr. Geminden.
Motion passed.

6 Ayes: Tucker, Graves, Geminden, Kirby, Williams, and Honeycutt

1 Nays: Taylor

MEETING ADJOURNED AT 7:00 P.M.