

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
DECEMBER 15, 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  
TOM TUCKER  
STEVE GRAVES  
BILL TAYLOR**

**MEMBERS ABSENT:  
JERRY KIRBY**

**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 NOVEMBER MINUTES BY MR. GRAVES, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

- 1. WYNNWOOD STORAGE- PHASE 3-SITE PLAN AND GRADING PLAN-(3rd COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-** Applicant was 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 was zoned Commercial 2 Planned Unit Development.

Mr. Joyner gave a brief presentation. He reported that there are no further staff comments.

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

There was discussion.

Motion for approval by Mr. Graves, seconded by Mr. Geminden. Motion passed unanimously.

**2. REZONING-PUBLIC HEARING-REPRESENTED BY ROGERS ENGINEERING GROUP (4<sup>TH</sup> COUNTY COMMISSION DISTRICT)** Jane Sturgill, Trustee was requesting to have her property rezoned from Estate A to Industrial and are requesting Site Plan approval. Subject property is located at 310 and 310-A Lower Station Camp Creek Road, Gallatin, Tn. contains 13.45 acres, is on Tax Map 137, Parcel 10 and 10.02 and is zoned Estate A. This is a public hearing and was advertised in the Gallatin News on December 3, 2015. The adjoining property owners were notified by certified mail.

Mr. Richard Jones came forward to represent and explain this request. He stated they would like to use this for construction storage. He described the type of screening they would be using. There will not be any rocks stored here nor any trucks coming in for quarry operations.

Chairman Bratton asked if he could modify the site plan to include the screening that is required by the City of Hendersonville.

Mr. Jones stated that he would be glad to modify the Site Plan to include there requirements.

Chairman Bratton opened the floor for the public hearing.

Mr. Steve Laugheer came forward to speak in opposition to this request. He had a lot of questions and concerns. He stated that if 'we' mess up this corner with an Industrial Zoning it will ugly it up. When development is getting ready to bust open, why would we want to mess up the front porch of the house, since this is the gateway to Gallatin?

Mr. Jones stated that they were going to leave the two existing homes. They will be used for filing storage and for a field office.

There was discussion about the proposed type of landscaping.

Chairman Bratton asked if the applicant could modify the Site Plan to mirror the Landscape Architecture required on the Hendersonville side.

There was discussion.

Mr. Joyner stated for the record that this will be just a staging area for the operation bringing in and taking out whatever materials that the applicant has on site. This is not a mining operation.

Motion by Mr. Honeycutt for approval to forward to the County Commission for review and vote, contingent that they modify their Site Plan to mirror the landscape architecture that was required on the Hendersonville side of this site, and then submit the revised Site Plan with these required changes to the Sumner County Planner for further review. If he approves these changes, this revised Site Plan will not have to be brought back before this body, seconded by Mr. Graves. Motion passed unanimously.

**MEETING ADJOURNED AT 5:35 P.M.**