

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JANUARY 26, 2016  
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  
JIM WILLIAMS  
JERRY KIRBY  
TOM TUCKER  
STEVE GRAVES  
BILL TAYLOR**

**MEMBERS ABSENT:**

**MIKE HONEYCUTT**

**STAFF PRESENT:**

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

**MOTION BY MR. WILLIAMS, SECONDED BY MR. GRAVES FOR APPROVAL OF THE DECEMBER 2015 MINUTES. MOTION PASSED UNANIMOUSLY.**

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN:**

**MOTION BY MR. GRAVES TO NOMINATE LUTHER BRATTON FOR CHAIRMAN, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

**MOTION BY MR. TUCKER TO NOMINATE MR. GEMINDEN FOR VICE-CHAIRMAN, SECONDED BY MR. KIRBY. MOTION PASSED UNANIMOUSLY.**

MOTION BY MR. TUCKER, SECONDED BY MR. GRAVES TO MOVE ITEM # 7 TO THE FRONT OF THE AGENDA. MOTION PASSED UNANIMOUSLY.

**\*\*\*STAFF RECOMMENDS THE FOLLOWING ITEMS BE PLACED ON THE CONSENT AGENDA:**

**ITEM 2. R. DAVID GREGORY - PRELIMINARY PLAT AND FINAL PLAT**

**ITEM 3. WILLIAMS ESTATE PROPERTY – PRELIMINARY PLAT AND FINAL PLAT**

MOTION BY MR. TAYLOR, SECONDED BY MR. KIRBY FOR APPROVAL OF THE CONSENT AGENDA. MOTION PASSED UNANIMOUSLY.

**\*\*STAFF RECOMMENDS THE FOLLOWING ITEM BE PLACED ON THE REGULAR AGENDA**

**ITEM 6. HABITAT FOR HUMANITY**

**1.TUTTLE SUBDIVISION-PRELIMINARY AND FINAL PLAT-REPRESENTED BY CALDWELL ENGINEERING-(1<sup>ST</sup> COUNTY COMMISSION DISTRICT)-**Applicant was requesting Final plat approval of a 2 lot single-wide mobile home subdivision. Subject property is located on Wolf Hill Road, contains 2.02 acres, is on Tax Map 67, Parcels 19.09 and 19.10 and is zoned Agricultural.

Mr. Joyner gave a brief presentation and stated the reason the two (2) lot subdivision is before you tonight is because it is a single-wide mobile home subdivision. Single-wide mobile home subdivisions require Planning Commission approval.

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

There was discussion.

MOTION FOR APPROVAL BY MR. GRAVES, SECONDED BY MR. GEMINDEN. MOTION PASSED UNANIMOUSLY.

**2.\*\*\*R. DAVID GREGORY-PRELIMINARY AND FINAL PLAT-REPRESENTED BY JIM CARMAN-(1<sup>ST</sup> COUNTY COMMISSION DISTRICT)**-Applicant was requesting Preliminary and Final Plat approval of 4 lots on Rock Bridge Road. Subject property is located on Tax Map 61, Parcel 11 p/o, contains 4.802 acres and is zoned Agricultural.

MOTION BY MR. TAYLOR, SECONDED BY MR. KIRBY FOR APPROVAL OF THE CONSENT AGENDA. MOTION PASSED UNANIMOUSLY.

**3.\*\*\*WILLIAMS ESTATE PROPERTY-PRELIMINARY AND FINAL PLAT-REPRESENTED BY RICHARD GRAVES-(1<sup>ST</sup> COUNTY COMMISSION DISTRICT)**-Applicant was requesting Preliminary and Final Plat approval of 4 lots on Corinth Road. Subject property is located on Tax Map 31, Parcel 77.02, contains 10.27 acres and is zoned Agricultural.

MOTION BY MR. TAYLOR, SECONDED BY MR. KIRBY FOR APPROVAL OF THE CONSENT AGENDA. MOTION PASSED UNANIMOUSLY.

**4.WALNUT MANOR-PRELIMINARY PLAT-REPRESENTED BY RICHARD GRAVES-(12<sup>th</sup> COUNTY COMMISSION DISTRICT)**-Applicant was requesting Preliminary Plat approval of 16 lots on Tom Link Road. Subject property is on Tax Map 54, Parcel 59, contains 21.06 acres, and is zoned Agricultural.

Mr. Joyner gave a brief presentation. He explained that when they come in with the final plat they will have to submit detailed drainage and erosion control plans at that time.

Mr. Graves was present to represent this request.

Chairman Bratton asked Mr. Joyner if there were any restrictions, and if there were, to please read these restrictions aloud.

Mr. Joyner read aloud the private restrictions for the development.

There was discussion.

MOTION FOR APPROVAL BY MR. GEMINDEN SECONDED BY MR. KIRBY. MOTION PASSED UNANIMOUSLY.

**5.REZONING AND PUBLIC HEARING-PRELIMINARY MASTER PLAN/REZONINGREPRESENTED BY JIM CARMAN-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)** - Robert C. Helson and Danny Hurst were requesting to have their property rezoned from Commercial A to Agricultural. Subject property is located on Highway 31-E, on Tax Map 106, Parcel 18 p/o, contains 40,000 square feet, and is zoned Commercial (Commercial A). This is a public hearing and was advertised in the Gallatin News on January 14, 2016. The adjoining property owners were notified by certified mail.

Mr. Carman was present to represent this request.

Chairman Bratton opened the floor for the public hearing.

Chairman Bratton closed the public hearing since there was no one to speak for or against.

Mr. Joyner gave a brief presentation. Mr. Joyner explained that this particular lot was rezoned to Commercial A in 1980. There was nothing ever constructed on this lot. The applicant is rezoning this lot back to Agricultural zoning because in order to potentially include this lot into a proposed subdivision at a later date.

There was discussion.

MOTION TO SEND ON TO THE COUNTY COMMISSION WITH THIS BODY'S APPROVAL BY MR. GRAVES, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

6.DEFERRED BY APPLICANT: **HELSON AND HURST-PRELIMINARY PLAT- REPRESENTED BY JIM CARMAN-(3<sup>rd</sup> COUNTY COMMISSION DISTRICT)**-Applicant is requesting Preliminary Plat approval of 21 lots on Branham Mill Road, Brights Lane and Highway 31-E. Subject property is located on Tax Map 106, Parcel 18 p/o, contains 25.16 acres and is zoned Agricultural.

SINCE THIS ITEM WAS DEFERRED, THERE WAS NO ACTION TAKEN.

**7.HABITAT FOR HUMANITY** – Request to waive Building Permit Fees, Adequate Facilities Tax (Impact Fee) and Land Disturbance Fees for up to one (1) calendar year from date of approval.

Ms. Dennen explained to this body that the county cannot waive fees. She explained that after they have paid these particular fees to the county, the county then can make a donation in that amount back to Habitat. We have done this before for several organizations i.e. Wounded Warriors.

Ms. Susan Johnson came forward to explain their case. She explained that she was instructed by Anthony Holt to come to the body concerning waiving the fees.

SINCE THIS BODY COULD NOT ACT ON THIS ITEM, THERE WAS NO MOTION MADE.

**OTHER BUSINESS:**

**Regarding work study prior to the Planning Commission.**

Mr. Joyner stated that we will not be having a work study next month unless someone decides that we need one. If this does happen it might not be possible to give each of you a thirty day notice.

**MEETING ADJOURNED 5:55 P.M.**