SUMNER COUNTY PLANNING COMMISSION
MINUTES
OCTOBER 27, 2015
5:00 P.M.

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

MEMBERS PRESENT:
   LUTHER BRATTON, CHAIRMAN
   MIKE HONEYCUTT
   JIM WILLIAMS
   JERRY KIRBY
   TOM TUCKER
   STEVE GRAVES
   BILL TAYLOR

MEMBERS ABSENT:
   BILLY GEMINDEN, VICE-CHAIRMAN

STAFF PRESENT:
   RODNEY JOYNER, COUNTY PLANNER
   LEAH MAY DENNEN, COUNTY ATTORNEY
   ERIKA PORTER, STAFF ATTORNEY

STAFF ABSENT:
   LISA DUNAGAN-DIORIO, ADMN. ASST.

MOTION FOR APPROVAL OF THE SEPTEMBER MINUTES BY MR. WILLIAMS, SECONDED BY MR. TUCKER. MOTION PASSED WITH MR. HONEYCUTT ABSTAINING.

Chairman Bratton called the meeting to order.

1. PUBLIC HEARING-REZONING-PRELIMINARY MASTER DEVELOPMENT PLAN-REPRESENTED BY MID-TENN ENGINEERING COMPANY-(1ST COUNTY COMMISSION DISTRICT) Mr. Jason Hesson is requesting to have his property located at 156 Blackey Bandy Road, Bethpage, Tn. rezoned from Agricultural to a Commercial 2 Planned Unit Development and for Preliminary Master Development Plan approval of 4.680 ± acres. Subject property is identified as Tax Map 30, Parcel 67, and is zoned Agricultural. This is a public hearing and was advertised in the Gallatin News on September 10, 2015. The adjoining property owners were notified by certified mail. Mr. Joyner gave an overall presentation of this request. He stated all of the staff comments had been addressed. Mr. Hesson was present and presented his plans. Carl Landin (a wounded Vietnam Veteran) of 3021 Hwy 52E, spoke in opposition citing spot zoning, and asking the members if they would want something like this built next to them?
1. Ellen Smith spoke against this request, submitting photos for the members to see how the area looks. They want to preserve the way of life and sense of community that is there now. She believes this request will be an eyesore and create a domino effect. Major Hall thought this was a place to spend the last part of his and his wife's lives. They do not want to see the sun rise above a bunch of metal warehouse buildings, not serving this community like a restaurant and hurt property values. Brenda Landin is also opposed and submitted a petition with numerous names that are also opposed and is sure she can obtain more if needed. We are all concerned our property values will drop. Howard Black, Jr. is opposed to the warehouse request. He wants the area to stay country living. Spot Zoning is a bad idea and it lowers property values. Chris Kendall of 3082A Hwy 52Eis opposed to this rezoning because it is Spot Zoning. He pointed out that this is a Rural community. There was discussion. Mr. Hesson reminded everyone of several commercial properties scattered there already in his rebuttal. Mr. Graves motioned to let the public speak again only if they had something to add to what had already been said. Mr. Kirby seconded. Motion passed unanimously. Public hearing was closed by Chairman Bratton. Mr. Joyner reminded the members of the discussion at last month's meeting of the long term plans and of any conditions they may want to put on. Mr. Honeycutt motioned to deny this request. Seconded by Mr. Taylor. There was discussion. Motion passed unanimously. Rezoning is denied.

2. DEFERRED BY APPLICANT-WYNWOOD STORAGE- PHASE 3-SITE PLAN AND GRADING PLAN-(3rd COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINERY-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. THIS WAS DEFERRED PRIOR TO THE SEPTEMBER 22, 2015 PLANNING COMMISSION MEETING BY THE APPLICANT. This was deferred for the month of October.

3. LITTLE KNOT LLC-PRELIMINARY AND FINAL PLAT-(11th COUNTY COMMISSION DISTRICT)-REPRESENTED BY JIM CARMAN-Applicant was requesting preliminary and final plat approval of 4 lots on Happy Hollow Road, Goodlettsville, Tn. Subject property contains 14.975 acres, is on Tax Map 122, Parcel 29.13 and is zoned R1A. Mr. Carman was present to represent and answer any questions. Mr. Joyner gave an overall presentation of this request. He stated all of the staff comments had been addressed. There was discussion. Motion for approval by Mr. Honeycutt, seconded by Mr. Graves. Motion passed unanimously.
4. R. DAVID GREGORY-PRELIMINARY AND FINAL PLAT-(1st COUNTY COMMISSION DISTRICT)-REPRESENTED BY JIM CARMAN-Applicant was requesting preliminary and final plat approval of 4 lots on Rock Bridge Road, Bethpage, Tn. Subject property contains 4.599 acres, is on Tax Map 61, Parcel 11, and is zoned Agricultural. Mr. Carman was present to represent and answer any questions. Mr. Joyner gave an overall presentation of this request. He stated all of the staff comments had been addressed. There was discussion. Motion for approval by Mr. Honeycutt, seconded by Mr. Williams. Motion passed unanimously.

5. SHILOH PHASE II-FINAL PLAT-(3rd COUNTY COMMISSION DISTRICT)-REPRESENTED BY JIM CARMAN-Applicant was requesting final plat approval of 38 lots on Shiloh Road, Gallatin, Tn. Subject property contains 48.24 acres, is on Tax Map 90, Parcel 43 p/o and is zoned Agricultural. Mr. Carman was present to represent and answer any questions. Mr. Joyner gave an overall presentation of this request. He stated all of the staff comments had been addressed. There was discussion. The builder, Mr. Johnson stated, Restrictions will be similar to Phase 1, but with more clarification. Motion for approval by Mr. Honeycutt, seconded by Mr. Williams. Motion passed unanimously.

Other Business
There was discussion about the firms who were bidding on a project. Mr. Joyner has talked to all 3 firms, and believes they are all capable.

Motion to adjourn: Mr. Honeycutt
Seconded by: Mr. Graves
MEETING ADJOURNED 6:03 P.M.