Chairman Bratton announced that since there were several residents present as it relates to Item I - Dr. Baites Property, to let those who want to speak individually, we will have to suspend the rules and allow them to sign up and speak. Mr. Tucker motioned to suspend the rules. Seconded by Mr. Geminden. Motion passed unanimously. Motion to move the agenda around to deal with the non-controversial items first and hold what is basically a Public Hearing last, seconded by Mr. Hughes. Motion passed unanimously. Anyone present to speak on the Dr. Baites Rezoning was asked to sign-up at this time.

Chairman Bratton asked if there was anyone present to speak for or against Somerset Downs, Phase 5? One person, the Engineer.
Item II – State of Tennessee Forestry Rep  
Bob Brown, Project Manager  
Mr. Brown requested approval of replacing a 250’ self-supporting tower. This site plan has been approved and recommended to the Planning Commission by the ZBA. It does not fall in any urban growth boundary or planning region. It is located on Jones road, contains .73 AC. and is zoned RA. There was discussion. Motion for approval by Mr. Honeycutt, seconded by Mr. Matthews. Motion passed unanimously.

Item III – Charles Lawrence Subdivision  
Represented by: Richard Graves, Land Surveyor. This is a 4 lot, Residential, 6 AC. tract, on Vantrease Lane, Zoned R1A. It is not located in any urban growth boundary or planning region. All comments issued have been addressed. There was discussion. Motion for approval by Mr. Kirby, seconded by Mr. Hughes. Motion passed unanimously.

Item IV – Judy Graves Subdivision  
Represented by: Richard Graves, Land Surveyor. This is a 3 lot, Residential, 6.6 AC. tract, on Harve Brown Road, Zoned AG. It is not located in any urban growth boundary or planning region. All comments issued have been addressed. There was discussion. Motion for approval by Mr. Honeycutt, seconded by Mr. Tucker. Motion passed unanimously.

Item V – Somerset Downs, Ph. 5 & 6  
Project Rep: George Wells with Ragan & Smith Associates. This subdivision will be built out with these last two phases. It is part of a larger subdivision (about 300 lots total). There was a preliminary plat and engineering drawings previously submitted, that was approved. This is a PUD. It is not located in any urban growth boundary or planning region. All comments issued have been addressed. There was discussion. Motion for approval by Mr. Hughes. Seconded by Mr. Honeycutt. Motion passed unanimously.
Item I – Dr. John Baites Property Rezoning
Island Brook Drive

John Baites is requesting to have his property rezoned from RA to a low Density Residential Planned Unit Development and for approval of the Preliminary Master Development Plan. Subject property is located at 794 New Shackle Island, Hendersonville, TN., containing 27 lots which are located on Tax Map 138, Parcel 53, property contains 14.03 acres, and is currently zoned RA. The adjoining property owners were notified by certified mail. The public notice was advertised in the Gallatin News Examiner on March 14, 2014. Dr. Baites had met and wrote what he thought was a fair compromise with his neighbors. He has 5 children. His oldest daughter and her husband want to build. So for now, he will limit his subdivision to 5 houses, one for each of his children. Before a 6th house would be built, there would be an alternate exit out of the development. There was discussion.

Public Hearing
Against
Beth Vaughn
John Delaney

For
Sarah Ezell
Brian Ezell

There was discussion.

Motion to deny approval – too many “what ifs” by Mr. Hughes, seconded by Mr. Tucker.
For: Geminden, Tucker, Hughes
Against: Honeycutt, Williams, Kirby, Matthews, Bratton

Dr. Baites was asked to pick out the 5 lots he wants approval for at this time for Phase 1.
Dr. Baites narrowed it down to Lots: 1, 2, 3, 26, and 27
...and stated he would probably renumber them.

There was discussion.

Motion by Mr. Matthews to approve first 5 lots as Phase 1, as discussed tonight, anything beyond that, Dr. Baites has to come back for approval, and on the sixth house he has to have another entrance to New Shackle or another road, seconded by Mr. Honeycutt.

Motion passed with Mr. Geminden, Mr. Williams, Mr. Kirby, Mr. Matthews, Mr. Bratton, and Mr. Honeycutt voting for; and Mr. Hughes and Mr. Tucker voting against.

Motion to Adjourn: Mr. Hughes
Seconded By: Mr. Tucker
Adjourned: 6:00 P.M.