

SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
AUGUST 27, 2019 5:00 P.M.

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

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**GENE RHODES**

**STAFF PRESENT:**

**JOSH SUDDATH, DIRECTOR OF PLANNING & STORMWATER  
KATHY YOUNG, ADMINISTRATIVE ASSISTANT  
TRACEY BARROW, STORMWATER MANAGER  
LEAH MAY DENNEN, COUNTY ATTORNEY  
BEN ALLEN, STAFF ATTORNEY**

**APPROVAL OF JULY 2019 MEETING MINUTES BY MR. TAYLOR, SECONDED BY MR. HONYCUTT. MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF AUGUST 2019 AGENDA BY MR. GEMINDEN, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

**PUBLIC COMMENT**

There being no public comments, Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

1. **BRUNO PROPERTY- Sketch Plat (Major) -Represented by Bruce Rainey (6th County Commission District - Deanne Dewitt and Luke Tinsley)**  
Applicant is requesting Preliminary Plat approval of 8 lots on Douglas Bend Road. Subject property is located on Tax Map 157, Parcels 18.10 and 18.11, contains 12.1 acres and is zoned RA (Residential A).

Mr. Suddath provided an overview of the subject property, stating that Sumner County Property Assessor Maps show no wetlands present there. Mr. Suddath explained that this development encompasses 2 different tracts and requires the construction of a new county road, Bruno Lane, which terminates at a cul-de-sac.

After providing an aerial view of the property, Mr. Suddath concluded the presentation with sample motions and then turned the meeting over to Mr. Bratton.

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At this time, Mr. Bratton asked if there were any questions for the Bruno Property representative, Mr. Bruce Rainey.

There being no questions for Mr. Rainey, **Mr. Taylor made a motion to approve a Sketch Plat for Bruno Property, with the following condition: Applicant shall submit Construction Plans depicting all roadway and drainage improvements, as well as drainage calculations and Erosion Prevention and Sediment Control plans concurrent with submittal of a Preliminary Plat for this development, in accordance with the County's Subdivision Regulations. Seconded by Mr. Honeycutt. Motion passed unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

2. **JAMES REECE SUBDIVISION-Sketch Plat (Major) - Represented by Bruce Rainey (7th County Commission District - Loren S. Echols and Gene Rhodes)-** Applicant is requesting Preliminary Plat approval of 4 lots located at The Hollows Court and Long Hollow Pike. Subject property is located on Tax Map 123, Parcels 36.00, contains 7.58 acres and is zoned R1A (Residential 1A).

Mr. Suddath gave an overview of the property, stating that there are no wetlands on this property. Mr. Suddath pointed out that there appears to be a fifth lot on the plat, that Mr. Rainey may address after the presentation.

Mr. Suddath provided an aerial photo of the property, stating that no road improvements would be required and there will be no additional curb cuts on Long Hollow Pike, as lots 1-3 will access The Hollows Court and lot 4 will access Long Hollow Pike.

Mr. Suddath stated that Lot 3 will be required to have a note added to the plat, showing direct access to The Hollows Court.

Upon conclusion of the presentation, Mr. Suddath turned the meeting back over to Mr. Bratton.

Mr. Bratton asked Mr. Rainey to address the issue of Lot 5.

Mr. Rainey, representative for the James Reece Subdivision, stated that Lot 5 is a "Lot of Record", having been recorded 7-8 years ago.

Mr. Rainey went on to acknowledge that lot 3 will need a new driveway.

In regards to drainage, Mr. Rainey stated a proposal of the same type of drainage used in Metro-Nashville for an infill, at which each lot takes care of its own increase in stormwater runoff.

Mr. Bratton asked for clarification that, prior to development, this area consisted of the "Lot of Record" plus one large lot, with the large lot now becoming James Reece Subdivision.

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Mr. Rainey confirmed.

Mr. Geminden asked if the “Lot of Record” would be included in the drainage calculations for the James Reece Subdivision.

Mr. Rainey stated that the “Lot of Record” will not be included in the James Reece Subdivision, stating that he has chosen not to impose any new regulations on a pre-existing lot.

Mr. Honeycutt asked if the “Lot of Record” is an approved building lot with soil areas.

Mr. Rainey stated that the “lot of record” is an approved building lot with approved soil areas.

Mr. Bratton referred back to the staff recommendations and asked Mr. Suddath if the plat would be required to have that “Lot of Record” included.

Mr. Suddath stated that when the preliminary plat is submitted, the “Lot of Record” must not be left blank.

Mr. Rainey stated that there are no buildings on that lot but the concrete pads are still present on said lot.

Mr. Honeycutt asked if the Lot of Record has a 911 address.

Mr. Rainey stated that the lot does have a 911 address.

Mr. Suddath added that it will suffice, if it is a legal “Lot of Record” that has been platted in the past, for the identifying information from the Registrar of Deeds to be listed on the preliminary plat submittal.

Mr. Rainey stated that the resubmitted plat contains the record of deeds and page book.

**Mr. Honeycutt made a motion to approve a Sketch Plat for the James Reece Sub, with the following condition:**

**Applicant shall submit Construction Plans depicting all roadway and drainage improvements, as well as drainage calculations and Erosion Prevention and Sediment Control plans concurrent with submittal of a Preliminary Plat for this development, in accordance with the County’s Subdivision Regulations.**

**Seconded by Mr. Williams Motion passed unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

**3. JAKE LINK FARMS - Sketch Plat (Major)-Represented by Richard Graves**

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**(12th County Commission District – Michael Guthrie and Justin Nipper)-**

Applicant is requesting Sketch Plat approval of 9 lots on Jake Link Road. Subject property is located on Tax Map 054, Parcels 054.00 p/o, contains 9.19 acres and is zoned A (Agricultural).

Mr. Suddath gave an overview of the property, displaying an aerial photo of the property. Mr. Suddath concluded the presentation by providing example motions listing the requirements for the preliminary plat submittal.

There being no questions for the surveyor, Mr. Richard Graves, Mr. Bratton entertained a motion.

**Mr. Taylor made a motion to approve a Sketch Plat for Jake Link Farms, with the following condition:**

**Applicant shall submit Construction Plans depicting all roadway and drainage improvements, as well as drainage calculations and Erosion Prevention and Sediment Control plans concurrent with submittal of a Preliminary Plat for this development, in accordance with the County's Subdivision Regulations.**

**Seconded by Mr. Kirby. Motion passed unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff comments.

**4. BEAR CARR ESTATES – SECTION 2A & 2B – Final Plat (Major) –**

**Represented by Richard Graves and GreenLID Design (1<sup>ST</sup> Commission Voting District - Moe Taylor and Terry Wright) -** Applicant is requesting final approval of 8 lots on Bear Carr Road and Clyde Wix Road. Subject property is located on Tax Map 45, Parcel 077.00 p/o and Tax Map 46, Parcel 1.02, contains 10.76 acres, and is zoned Agricultural (A).

Mr. Suddath presented photos of the property stating that the location of Bear Carr Estates is just on the Macon County line.

Mr. Suddath gave an overview and history of the property, stating that the Sketch Plat for this subdivision was submitted in August of 2018, followed by the Preliminary Plat approval the following month, with Stormwater conditions required to be met.

Mr. Suddath explained that the Final Plat was turned in April 2019 and was deferred.

Mr. Suddath stated that the applicant later presented a portion of the property as a two lot subdivision, on Bear Carr Road, for approval, and was approved administratively.

Mr. Suddath explained that these 8 lots (Sections 2A and 2B) are the remaining property of the original submittal.

Mr. Suddath stated that the required infrastructure has been depicted on the plat, which includes a retention basin that is proposed to be maintained by the property owner. Mr. Suddath presented the construction plans and the drainage calculations, depicting a reduction of runoff in storm events.

Mr. Suddath added that the applicant has presented a \$11,000 surety bond to the county for the detention pond construction.

Mr. Suddath concluded his presentation with example motions.

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At this time, Mr. Bratton opened the floor for questions.

Mr. Taylor asked for clarification of the detention pond maintenance.

Mr. Suddath explained that Lot 4, which is approximately twice the size of the other lots, will contain the detention pond and the owner will be responsible for the pond's maintenance.

Mr. Tucker made a motion to approve a Final Plat for Bear Carr Estates, Section 2 with the following conditions:

- a) Applicant shall obtain final approval of construction plans from the County's consultant engineer prior to issuance of a Land Disturbance Permit.
- b) Applicant shall submit a signed Stormwater Inspection and Maintenance Agreement to the Planning and Stormwater Department prior to plat signature by the Planning Commission Secretary.

Seconded by Mr. Honeycutt. Motion passed unanimously.

At this time, Mr. Suddath pointed out that this subdivision came to the Planning Department under the old subdivision regulations that have been superseded by more stringent requirements regarding maintenance of stormwater infrastructure.

Mr. Bratton introduced the next agenda item and turned the meeting over to Mr. Suddath for staff comments.

5. **351 WOMACK ROAD PROPERTY – Flag Lot Appeal**, – Represented by **Richard Graves (1<sup>ST</sup> Commission Voting District - Moe Taylor and Terry Wright)** Applicant is requesting approval related to Flag Lots in minor subdivisions per Article III, Part M of the Sumner County Subdivision Regulations. Subject property is located at **351 Womack Road, Bethpage, TN, 37022**, is on Tax Map 061, Parcel 007.09, contains 7.75 acres, and is zoned Agricultural (A).

Mr. Suddath presented an overview of the property. Mr. Suddath explained that there is a mobile home on the lot now, therefore, it is noted on the plat, that the mobile home cannot be replaced with another mobile home.

Mr. Suddath concluded his presentation with sample motions. Mr. Suddath added that if approved, the plat could be signed immediately, as all other signatures have been received.

There being no further discussion, Mr. Kirby made a motion to approve the Flag Lot Appeal for 351 Womack Road Property. Seconded by Mr. Williams. Motion passed unanimously.

Mr. Bratton turned the meeting over to Mr. Suddath for staff comments.

6. **NOLEN ESTATES – Final Plat (Major)** – Represented by **Richard Graves and**

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**Greenlid Design (12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper)** – Applicant is requesting Final Plat approval for a 6-lot subdivision located on Dusty Lane. Subject property is located on Tax Map 074, Parcel 111.00, contains 9.25 acres, and is zoned Residential A (RA).

Mr. Suddath gave an overview of the property. Mr. Suddath stated that all requirements for this plat have been met and septic has been approved. Mr. Suddath stated that the applicants have filled out an Exception Form because Whitehouse Utility will not let a fire hydrant be placed on this line.

Mr. Suddath went on to state that all drainage requirements have been met, according to water quantity/quality solutions and all signatures have been obtained for this Final Plat. As required by TDEC, a buffer has been added to protect the wetland present on the plat.

Mr. Suddath stated that the plat is ready for approval.

At this point, Mr. Honeycutt asked what the wetland buffer consists of and what happens to the wetland post-construction.

Mr. Suddath stated that the buffer is an aquatic feature buffer, which includes a silt fence to protect the wetland from construction damage. Mr. Suddath deferred to the GreenLID representative for elaboration.

Mr. Van Oldham, with GreenLID Designs, explained that the buffer is a 35 foot area, marked by a silt fence around the wetland, in which construction equipment is prohibited from entering. Mr. Oldham stated that upon completion of construction, the wetland will be return to the pre-construction state.

Mr. Suddath stated that there is a note on the plat stating that the stream buffer must be maintained by the property owner.

Mr. Taylor asked if it were in the Planning Commission authority, in lieu of a Home Owner's Association, to require a contribution from the property owner to the Volunteer Fire Department, because there is no fire protection on the plat.

Mr. Van Oldham stated that Whitehouse did put a line on the opposite side of the road, but the pressure in that line does not justify a fire hydrant. At this point, Mr. Oldham deferred to Mr. Suddath for regulation guidance.

Mr. Suddath stated that because this plat came in under the old regulations, there is no provisions that can be made as far as requiring a payment for fire protection.

There being no further discussion, **Mr. Honeycutt made a motion to approve the Final Plat (Major) for Nolen Estates. Seconded by Mr. Kirby. Motion passed unanimously.**

**There being no further business to come before the board, the meeting was adjourned at approximately 5:42 pm.**

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