

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
AUGUST 28, 2018  
5:00 P.M.**

**SUMNER COUNTY ADMINISTRATION BUILDING  
ROOM 112  
355 N. BELVEDERE DRIVE  
GALLATIN, TN. 37066**

**MEMBERS PRESENT:**

**LUTHER BRATTON, CHAIRMAN  
BILLY GEMINDEN, VICE-CHAIRMAN  
STEVE GRAVES  
MIKE HONEYCUTT  
BILL TAYLOR  
JERRY KIRBY**

**MEMBERS ABSENT:**

**JIM WILLIAMS  
TOM TUCKER**

**STAFF PRESENT:**

**JOSH SUDDATH, PLANNING DIRECTOR  
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING &  
STORMWATER  
LEAH MAY DENNEN, COUNTY ATTORNEY  
BEN ALLEN, STAFF ATTORNEY**

**MOTION FOR APPROVAL OF THE JULY MINUTES BY MR. HONEYCUTT,  
SECONDED BY MR. TAYLOR. MOTION PASSED UNANIMOUSLY.**

**Mr. Bratton started the meeting off by addressing the Board concerning fire protection. Mr. Bratton stated that some utility departments are not accepting escrows anymore for fire hydrants. Mr. Bratton turned the meeting over to Josh Suddath to discuss recommendations for this matter.**

**Mr. Suddath stated that he has been in contact with an engineer at White House Utility District and has been told that they will no longer accept money for escrows for fire hydrants. Mr. Suddath stated that the City of Portland had basically told him the same, and that they are not interested in maintaining fire service beyond their planning region. Mr. Suddath stated this decision will effect some of the items on the agenda. Mr. Suddath stated that the Subdivision Regulations state that a variance can be granted if the circumstances for the variance are due to extraordinary difficulties. Mr. Suddath stated that this can be found in section 1-112 of the Subdivision Regulations, and the applicant would need to submit the reason for the variance in writing to the Planning Commission.**

Mr. Bratton stated that he would like the Board to discuss the option of refunding the applicants that have been escrowing the fire hydrants.

Mr. Honeycutt asked why the City of Portland states that there is not enough pressure if there is a 6" line.

Mr. Suddath stated that the City of Portland's City Engineer stated that the lines were run to provide drinking water to the residents outside the planning regions and not to provide fire service. Mr. Suddath stated that he was told that the pressure is adequate meet the state requirement and the county requirements but once you pump out water through a fire hose, it will lose the pressure and would damage the lines.

Mr. Honeycutt asked if this is an issue the county needs to take up with the Volunteer Fire Departments. Mr. Honeycutt stated that the Planning Commission is approving subdivisions that have no fire protection, and is putting a lot of responsibility on the Planning Commission.

Mr. Steve Graves stated that at the Castilian Springs-Bethpage Water District the escrow money is used to update the water lines to accommodate fire protection.

Mr. Bratton stated that with talking to City of Portland officials, they will all concur that if the lines and pressure are there, then the petitioner should put the fire hydrant in. Mr. Bratton stated that even if the flow isn't strong enough to fight the fire, the flow would be strong enough to fill the tanker up.

Mr. Honeycutt asked if the first item on the agenda would be served by the City of Portland fire department or a volunteer fire department.

Mr. Suddath stated that as far as any mutual agreements that might be in place, he does not know for sure, but his understanding is that the volunteer fire department will respond.

There was discussion on which volunteer fire department would serve the area for item number one on the agenda and fire protection around the county.

**Motion to grant a hardship for fire hydrant on a case by case basis by Mr. Geminden, seconded by Mr. Honeycutt. Motion passed unanimously.**

**Motion not to grant refunds or exemptions for escrows already paid to the utility departments by Mr. Honeycutt, seconded by Mr. Taylor. Motion passed unanimously.**

1. **CORINTH PLACE – PRELIMINARY PLAT – REPRESENTED BY WILLIAM CRENSHAW – 1<sup>ST</sup> COMMISSION VOTING DISTRICT – (Mike Akins and Moe Taylor)** – Applicant is requesting Preliminary Plat approval for a 6-lot subdivision located at East Carter Road and North Corinth Road. Subject property is located on Tax Map 022, Parcel 024.00, contains 6.52 acres, and is zoned Agricultural. Issues notes at the July 2018 with the following conditions:

- **Water line running through property (Water line to be relocated by developer)**
- **Two Flag lots (Plat revised to contain 1 flag lot)**
- **Topography of property (Applicant has redrawn lots to allow them to be placed around periphery of property)**
- **No Proposed or Escrowed Fire Hydrant (6 inch water line in place, but Portland declines to allow installation of fire hydrants outside of city limits)**

Mr. Suddath stated that the remaining outstanding issues for this plat includes:

- **Fire Hydrant (Applicant requesting a variance)**
- **No grading or drainage plans submitted; property appears to drain toward northeast onto adjacent properties**
- **Septic soils not finalized with submittal of revised preliminary plat—need to be obtained before public hearing on final plat.**

Mr. William Crenshaw came forward to explain and represent this request.

Mr. Geoff Hurdle, property owner, came forward to state that he had approached the City of Portland to provide fire hydrants at this location and was turned down.

**Motion to approve a Preliminary Plat for Corinth Place subject to the following conditions:**

- A. Applicant obtaining all required signatures prior to the meeting for the final plat.**
- B. Final Plat should include fire hydrant information, stating that a variance was granted by the Planning Commission)**

**by Mr. Honeycutt, seconded by Mr. Geminden. Motion passed unanimously.**

2. **CREEKVIEW ESTATES SECTION 4 – PRELIMINARY PLAT – REPRESENTED BY THOMAS VESTER – 3<sup>rd</sup> COMMISSION VOTING DISTRICT – (Alan Driver and Steve Graves)** – Applicant is requesting a Preliminary Plat approval for a 56-lot subdivision located on Robert Lee Drive. Subject property is located on Tax Map 105, Parcel 007.00, contains 46.11 acres, and is zoned Residential (RA) and Residential 1A (R1A).

Mr. Suddath stated that this development utilizes cluster zoning provisions that are contained in the Sumner County Zoning Resolution. Previous sections of this subdivision were approved in 1996, 2000, and 2007. A revised sketch plat was approved at the July Planning Commission meeting. Applicant will return for Final Plats for each of the two Phases. The first phase will contain 30 lots and the second phase will contain 26 lots. The applicant provided HOA documents in accordance to the County Subdivision Regulations. All staff comments on the Preliminary Plat have been addressed and all consultant engineer comments on the construction drawings have been addressed as well. Mr. Suddath stated that the applicant plans to construct all infrastructure for each phase prior to returning for final plat approval. This is to include all roads, drainage and sidewalks across Open Space. A bond will be required by applicant in the amount to pay for any remaining items at the final plat stage, and as the top coat on the proposed roads. .

Mr. Suddath reviewed key items for this plat including:

- **Drainage**
  - **All drainage infrastructure is depicted in Construction Drawings, and is to be maintained by HOA, which is currently in place.**
- **Streets**
  - **Shown on Construction Drawings. Sidewalks shown and to be installed with construction of individual homes. Sidewalks that run across Open Space on Plat will be installed by Developer.**
- **Water, Fire Protection:**
  - **6 inch water line on site. Hydrants shown in construction drawings.**
- **Sewer:**
  - **All lots to be served by Sanitary Sewer, which is located within a privately operated "Step-System" on site (in Section 3).**
  - **Need to revise signatures area of plat to reflect on site sewer as was done for Section 3, with signature to be provided by the company running sewer system. Current plat note is for septic system.**

Mr. Taylor asked if there were 6" lines.

Mr. Suddath stated that there are 6" lines on Pruitt Lane, which connects to Robert Lee Drive. Mr. Suddath asked Andy Leath with GreenLid Designs if he knew the size of the water lines.

Mr. Leath came forward and stated that he did not know the size of the water lines on Pruitt Lane but Robert Lee does have 6" lines. Mr. Leath stated that he received flows and pressures for the fire hydrant at the end of Robert Lee and had plenty of pressure and flow.

Mr. Bratton asked Mr. Vester if he had any other information to add.

Mr. Thomas Vester, surveyor for the applicant, stated that he did not have any things to add.

Mr. Leath came forward to represent the applicant, Mr. Johnny Johnson, with a concern with one proposed condition of approval, related to bonding existing streets. Mr. Leath stated that this would leave Mr. Johnson open ended and would like that condition removed. Mr. Leath stated that if the road is constructed properly, the road will not be torn up. Mr. Leath stated that the same traffic will come through Desha Creek Road and Highway 31. Will they have to bond those roads too. Mr. Leath stated that there will not be any heavy loading trucks on Robert Lee that won't travel those roads. Mr. Leath stated that the only place that the road would fail is the tie in point and Mr. Johnson knows that he will have to repair that part.

Mr. Bratton asked Mr. Leath if there was any other way for the construction vehicles to enter and exit.

Mr. Leath stated that the property is bound on the north and south side by a stream and the backside is private property and to get an easement for construction entrance would not be possible. It's basically one way in and one way out.

Mr. Bratton stated that if this is a requirement by the road superintendent, the Board should not waive that comment.

Mr. Leath stated that he does not know what kind of authority the road superintendent would have to make Mr. Johnson bond an existing road. Mr. Leath stated that he knows her concern but Mr. Johnson is not going to put any trucks on that road that the other roads could not handle.

Mr. Bratton asked Mr. Leath if he was aware that Ms. Hardin signs the final plat.

Mr. Leath stated that he is aware of this, but by leaving this comment in, it will tie up money for Mr. Johnson. Mr. Leath stated that if the road does fail due to improper construction, Mr. Johnson is out that money. Failure will only happen if the road was improperly constructed years ago, not loading it down with heavy trucks today.

Mr. Bratton asked for the advice of Leah Dennen.

Ms. Dennen stated that it was a reasonable condition of approval.

There was discussion about this comment on the motions.

Mr. Suddath stated that he would like to talk with the applicant and Ms. Hardin and get something worked out, and to ensure that the amount bonded was acceptable to all parties.

Mr. Leath stated that if Mr. Johnson intentionally does something to the roads, that is definitely something he would need to fix, but if traffic comes across that road that any other homeowner

travels, they will not be required to bond the road. Mr. Leath stated that any homeowner can order a concrete truck to come on that road and not be required to bond it.

Ms. Dennen stated that it would be one load of concrete, this is a construction site.

Mr. Leath stated that he understood Ms. Dennen's statement but at the end of the day, where does it stop for Mr. Johnson. Mr. Leath stated that trucks will be traveling on Deshea Creek Road, Pruitt Lane, and Robert Lee Drive, and understands the concern.

Mr. Honeycutt asked if this was an issue between the developer and the highway department.

Mr. Suddath stated that this issue is somewhat between those parties, but state law says that the Regional Planning Commission has full authority to set the requirements for the developer.

Mr. Honeycutt asked if this was something that needed to be deferred until the issue is worked out.

Mr. Bratton stated that he feels like this issue could be worked out between the parties before the final plat would be submitted.

Mr. Leath stated that if the road gets torn up, Ms. Hardin can hold that final plat for her signature until the road is fixed.

Mr. Suddath stated Mr. Leath's comment was good and that Ms. Hardin can hold that final plat for her signature until the road is completed. Mr. Suddath explained that the proposed condition of approval require the applicant to consult the Road Superintendent prior to obtaining a land disturbance permit. The bonded amount can be established any time all the way up to Final Plat submittal.

Mr. Gemenden asked if there were any new lots on the existing road.

Mr. Leath stated that the new lots will begin where the existing road ends.

Mr. Bratton stated that he appreciates Mr. Suddath working with Ms. Hardin helping the applicant get an understanding of what Ms. Hardin will require.

**Motion to approve a Preliminary Plat for Creekview Estates, Section 4 subject to the following conditions:**

- A. Applicant shall revise submitted plat certification to show that lots will be served by onsite sewer rather than septic systems in accordance with the plat approved for Creekview Estates, Section 3.**
- B. Prior to application for a land disturbance permit, the applicant shall submit current documentation for the County's records showing that sufficient sewer capacity exists for the proposed 56 lots.**
- C. Applicant shall construct all infrastructure by the phases shown upon approved construction plans to a point of substantial completion as determined by the County Road Superintendent and the Planning and Stormwater Department prior to submission of each final plat for the development. Improvements remaining at that time must be bonded with the final plat.**
- D. Applicant shall submit "as built" drawings as per 3-102.201 of the Sumner County Subdivision Regulations concurrent with submission of each final plat for the development.**
- E. Prior to issuance of a land disturbance permit, applicant shall consult with County Road Superintendent to establish an acceptable bond amount to ensure repairs are made to existing Robert Lee Drive after completion of Creekview Estates Section 4 project. County shall take pictures of road before start of construction.**
- F. Applicant shall enter into a Stormwater Inspection and Maintenance Agreement with the County in accordance with the Sumner County Stormwater Management Resolution, and shall submit signed agreement and maintenance plan to the Planning Department concurrent with the submission of first Final Plat for the development.**

**by Mr. Steve Graves, seconded by Mr. Kirby. Motion passed unanimously.**

- 3. BLEDSON CROSSING – SKETCH PLAT – REPRESENTED BY ANDY LEATH, GREENLID DESIGNS – 3<sup>RD</sup> COMMISSION VOTING DISTRICT – (Alan Driver and Steve Graves) - Applicant is requesting a Sketch Plat approval for a 48-lot subdivision located on Highway 25. Subject property is located on Tax Map 110, Parcel 012.00, contains 59.22 acres, and is zoned Residential (RA) and Residential 1A (R1A).**

Mr. Suddath stated that the Preliminary Plat was approved by the Planning Commission in March of 2016, but Final Plat approval was never given. Applicant agreed to return to the Planning Commission with a Sketch Plat since the prior Preliminary Plat approval has expired per the County Subdivision Regulations.

Mr. Suddath stated that the outstanding issues for Bledsoe Crossings include:

- **Sidewalks if required by Planning Commission**
- **Gas line across northern part of property. How does it impact developability of that portion?**

- **Maintenance responsibility for Lots 4-10 related to detention pond. How will responsibility be allocated among property owners?**

Mr. Suddath also stated that the next steps to be done include:

- **Soils testing has been completed for all lots**
- **Applicant has stated that their plan is to bring entire subdivision to Planning Commission for Preliminary Plat approval without phasing**
- **Applicant plans to submit full set of construction drawings and all other required documentation with Preliminary Plat**
- **Applicant states that a full traffic study has been completed and will be submitted with Preliminary Plat.**
- **Applicant states that the road layout and entrance configuration reflects recommendation of completed traffic study.**
- **Applicant's stated plan is to construct all infrastructure for entire subdivision following preliminary approval and bring back to Commission for final plat**

Mr. Andy Leath came forward to explain and represent this request.

Mr. Leath stated that the street to the end was originally stubbed out and this sketch also shows that, and Mr. Leath stated that the gas company has seen the sketch plat. Mr. Leath gave some history of this property since this development has been seen by the Planning Commission before. Mr. Leath stated that when the previous plat was turned in, the developer had not done the soil testing so the project was put on hold until the testing was complete. Mr. Leath stated that this time the soils were tested before the sketch plat was done. Mr. Leath stated that the gas company has looked at the plans and wants four feet of fill over the lines, which would not be practical to have a road with a huge hump in it. Mr. Leath stated that would not work so instead they will stop the road before the gas lines and just make driveways to those houses. If that does not work, then they may sell the lots to the adjoining property owners or wait to develop those at a later time if the gas company should abandon those lines. Mr. Leath stated that a traffic study was done in 2015 and will forward that to Mr. Suddath. The conclusion of the study stated that the existing state road can support the proposed development and should not have any adverse effects on Highway 25.

Mr. Suddath stated that this is a sketch plat and these issues will be addressed with the preliminary plat.

There was discussion on ingress and egress. Mr. Suddath stated that the applicant had stated that a second access point was not necessary since the entrance was being widened to 3 lanes.

Mr. Steve Graves asked if the traffic study took into account the side roads that will be impacted by this development.

Mr. Leath stated that the study did not show any kind of impact of the county side roads.

**Motion to approve a Sketch Plat for Bledsoe Crossing with conditions:**

- A. Applicant shall submit an updated traffic impact study concurrent with submission of Preliminary Plat and Construction Documents for this development.**

**by Mr. Kirby, seconded by Mr. Honeycutt. Motion passed unanimously.**

- 4. CREEKMORE HALLTOWN, SECTION 2 – SKETCH PLAT – REPRESENTED BY RICHARD GRAVES – 12<sup>TH</sup> COMMISSION VOTING DISTRICT – (Michael Guthrie and Bob Pospisil) - Applicant is requesting a Sketch Plat approval for a 10-lot subdivision located on Halltown Road. Subject property is located on Tax Map 073, Parcel 003.00, 003.01, and 003.02 contains 36.50 acres, and is zoned Agricultural.**

Mr. Suddath stated that the Final Plat for Section 1 was approved in July 2017 by the Planning Commission and contained 10 lots, Section 2 will also contain 10-lots.

Mr. Suddath stated that the outstanding issues for Section 2 include:

- **Drainage:**
  - **Cattle Pond located on northeast portion of proposed development.**
  - **Property in that area showing significant bank erosion, and pond is uphill from several proposed building sites.**
  - **Professionally Engineered drainage plans for all lots in this development need to be submitted with the first preliminary plat for this project.**
- **Water and Fire Protection:**
  - **Size and location of water line is not noted on sketch plat.**

Mr. Richard Graves came forward to explain and represent this request.

Mr. Honeycutt asked Mr. Graves if the pond was worth keeping.

Mr. Graves stated that the pond needs to be filled in while it's still a farm.

Mr. Taylor asked Mr. Graves if that was in the plan.

Mr. Graves stated that he does not know but will talk to the owner concerning this issue before the preliminary plat is submitted. Mr. Graves stated that if the pond remains, a buffer will need to be in place to stabilize the pond.

**Motion to approve a Sketch Plat for Creekmore & Halltown Section 2 subject to the following conditions:**

- A. Applicant provide professionally engineered drainage plans for all lots in Section 2 with the submission of first preliminary plat.**

**by Mr. Honeycutt, seconded by Mr. Kirby. Motion passed unanimously.**

Mr. Taylor exited the meeting at 6:14 p.m.

5. **BEAR CARR ESTATES – SKETCH PLAT – REPRESENTED BY RICHARD GRAVES – 1<sup>ST</sup> COMMISSION VOTING DISTRICT – (Mike Akins and Moe Taylor)** - Applicant is requesting a Sketch Plat approval for a 11-lot subdivision located on Clyde Wix Road and Bear Carr Road. Subject property is located on Tax Map 045, Parcel 077.00, contains 12.61 acres, and is zoned Agricultural

Mr. Suddath stated that outstanding issues for this Sketch Plat include:

- **Drainage**
  - **Situated on relatively flat property, gently sloping toward the north**
  - **More specific drainage infrastructure details will be required within construction documents for this subdivision as future phases come to the Planning Commission for Preliminary Approval.**
- **Water and Fire Protection**
  - **A 6 inch waterline is shown along Clyde Wix Road, and a fire hydrant is in place to the west and just out of reach of the subdivision.**
  - **No waterline is noted on the plat along Bear Carr Road, so it is unclear what size line exists there**
- **Streets**
  - **Proposed Right of Way widths are not shown on the plat, but 25 feet from centerline on Clyde Wix and Bear Carr Roads will need to be dedicated.**

Mr. Richard Graves came forward to explain and represent this request.

Mr. Graves stated that the water line is being engineered to have that increased. Mr. Clyde Wix had a 2” water line put in years ago and that water line can not be found by the utility department. The applicant is going to put in a 6” water line at his expense and have a cut off from the 2” line.

**Motion to approve a Sketch Plat for Bear Carr Estates by Mr. Geminden, seconded by Mr. Honeycutt. Motion passed unanimously.**

6. **EIDSON ESTATES SECTION 2 – FINAL PLAT – REPRESENTED BY RICHARD GRAVES – 2<sup>ND</sup> COMMISSION VOTING DISTRICT – (Billy Geminden and Larry Hinton)** – Applicant is requesting Final Plat approval for a 5-lot subdivision located at 569-605 New Deal Potts Road. Subject property is located on Tax Map 054, P/O Parcel 053.00, contains 5.83 acres, and is zoned Agricultural.

Mr. Suddath stated that no sketch plat was submitted and that there is no plan to further subdivide the remaining property at this time. Final Plat approval for Section 1 was approved in January of 2018.

Preliminary Plat approval for Section 2 was approved July 2018 with the following conditions:

- **The applicant shift the escrowed fire hydrant to the frontage of lot #4. (DONE)**
- **The applicant submit a sketch plat for the remainder of the tract prior to the submission of any future phases or sections, to include minor subdivisions. (NOTED BY APPLICANT)**
- **The applicant obtain all required signatures prior to the public hearing for the final plat. (SIGNATURES NOT SUBMITTED)**

Mr. Suddath stated that the conditions for the Preliminary Plat approval have been met with the exception of the required signatures prior to the final plat submittal.

Mr. Richard Graves came forward to explain and represent this request.

Mr. Bratton asked Mr. Graves if he knew the size of the water lines.

Mr. Graves stated that he thought they were 6" lines. Mr. Graves stated that the escrow fire hydrant would have been through White House Utility District, and the Bo Fox just finished up with the septic.

Mr. Bratton asked Mr. Graves if he will be asking for a Hardship for the fire hydrant.

Mr. Graves stated that he will request that before the vote on the final plat.

**Motion to approve a Final Plat for Eidson Estates Section 2 subject to the following conditions:**

- A. The applicant submit a sketch plat for the remainder of the tract prior to the submission of any future phases or sections, to include minor subdivisions.**
- B. The applicant obtain all required signatures.**
- C. A variance for the required fire hydrant is granted subject to the applicant providing a letter from White House Utility District stating that no escrow funds may be accepted and no other solution is possible. White House Utility District will no longer accept escrow funds.**

**by Mr. Steve Graves, seconded by Mr. Honeycutt. Motion passed unanimously.**

**Motion to approve a five (5) minute break by Mr. Honeycutt, seconded by Mr. Steve Graves. Motion passed unanimously. Board reconvened at 6:25 p.m.**

7. **BAKER PERDUE ESTATES PHASE 3– FINAL PLAT – REPRESENTED BY RICHARD GRAVES – 1<sup>ST</sup> COMMISSION VOTING DISTRICT – (Mike Akins and Moe Taylor)** – Applicant is requesting Final Plat approval for a 5-lot subdivision located on Highway 259. Subject property is on Tax Map 030, P/O Parcel 029.00, contains 8.66 acres, and is zoned Agricultural.

Mr. Suddath stated that the preliminary plat for Phase 3 was approved at the July meeting, with Phase 1 and Phase 2 being approved at prior meetings. Mr. Suddath stated that since this subdivision is along a State Route, coordination with TDOT will be required.

Preliminary Plat approval for Section 2 was approved July 2018 with the following conditions:

- **Applicant add a note to the plat addressing ownership and maintenance responsibility for drainage infrastructure depicted upon the plat. (DONE, pond now contained on one lot)**
- **Applicant add a note to the plat clarifying that retention pond is reserved for drainage, and may not have any structures or driveways constructed upon it. (DONE)**
- **Applicant add required MS4 notes to plat. (DONE)**
- **The applicant obtaining all required signatures prior to the public hearing for the final plat. (NOT COMPLETE: SIGNATURES NOT OBTAINED)**

Mr. Suddath stated that the outstanding issues for this subdivision include:

- **Drainage:**
  - **No drainage or grading plans were submitted with this preliminary plat (or any of its previous phases) as is required by Sumner County Stormwater Management Resolution**
  - **Unclear how drainage flows for this phase will relate to future phases of the development.**
  - **Lot lines have been reconfigured from the preliminary plat. An existing pond is now contained entirely within Lot 7. depicted for this phase that straddles the lot line between**
  - **No drainage plans, so unknown if the depicted pond will be used for stormwater detention, if outlet will be necessary, or if this phase will impact other properties in the future phases.**
- **Streets:**
  - **State Route. No construction of County Roads with this phase**
- **Fire Protection:**
  - **Meet regulations, all lots served by Escrowed Fire Hydrants**

Mr. Richard Graves came forward to explain and represent this request.

Mr. Graves stated that the plat is ready for signatures as soon as Bo Fox signs off.

There was extensive discussion about the lack of staff in the Environmental Department.

**Motion to approve a Final Plat for Baker Purdue Estates, Phase 3 subject to the following conditions:**

**A. The applicant obtaining all required signatures by Mr. Geminden, seconded by Mr. Honeycutt. Motion passed unanimously.**

8. **WISEMAN ACRES PHASE 1 – FINAL PLAT – REPRESENTED BY RICHARD GRAVES – 12<sup>th</sup> COMMISSION VOTING DISTRICT – (Michael Guthrie and Bob Pospisil)** – Applicant is requesting Final Plat Phase 1 approval for a 5-lot subdivision located on Cook Road. Subject property is located on Tax Map 003, P/O Parcel 041.01, contains 6.40 acres, and is zoned Agricultural.

Mr. Suddath stated that a sketch plat for 14 lots was approved in April, and due to soil issues, Phase 1 & 2 will complete this subdivision with the rest proposed to be divided into 5+ acre tracts. Phase 2 is on the July agenda as well.

Preliminary Plat approval for Section 2 was approved July 2018 with the following conditions:

- **If pond to remain, applicant add a note to the plat addressing ownership and maintenance responsibility for drainage infrastructure depicted upon the plat. (POND HAS BEEN LABELLED AS “DRY POND” AND IS NOT FOR DETENTION)**
- **If pond to remain, applicant add a note to the plat clarifying that retention pond is reserved for drainage, and may not have any structures or driveways constructed upon it. (POND HAS BEEN LABELLED AS “DRY POND” AND IS NOT FOR DETENTION)**
- **Add note to plat terminating use of existing driveway for Lot 1. (NOT ADDRESSED ON FINAL PLAT)**
- **The applicant obtaining all required signatures prior to the public hearing for the final plat. (NOT COMPLETE: SIGNATURES NOT OBTAINED)**

Mr. Suddath stated that the outstanding issues for the preliminary plat to be approved included:

- **Drainage:**
  - **No grading or drainage plans submitted with this preliminary plat as is required by Sumner County Stormwater Management Resolution**
- **Streets:**
  - **Driveway shown across Lot 1 serving Wiseman property to the south. Note indicating removal recommended.**
- **Fire Protection:**
  - **Meets requirements. Escrowed fire hydrant shown between lots 3 and 4.**
  - **Septic proposed**

Mr. Richard Graves came forward to explain and represent this request.

**Motion to approve a Final Plat for Wiseman Acres, Phase 1 subject to the following conditions:**

- A. The applicant terminate or otherwise address driveway crossing Lot #1.**
- B. The applicant obtaining all required signatures**

**by Mr. Geminden, seconded by Mr. Honeycutt. Motion passed unanimously.**

9. **WISEMAN ACRES PHASE 2 – FINAL PLAT – REPRESENTED BY RICHARD GRAVES – 12<sup>th</sup> COMMISSION VOTING DISTRICT – (Michael Guthrie and Bob Pospisil)** – Applicant is requesting Final Plat Phase 2 approval for a 4-lot subdivision located on White Road. Subject property is located on Tax Map 003, P/O Parcel 041.01, contains 4.33 acres, and is zoned Agricultural.

Mr. Suddath stated that a sketch plat for 14 lots was approved in April, and due to soil issues, Phase 1 & 2 will complete this subdivision with the rest proposed to be divided into 5+ acre tracts. Phase 1 is on the July agenda.

Preliminary Plat approval for Section 2 was approved July 2018 with the following conditions:

- **Applicant determine the existing right of way along White Road, and dedicate sufficient width along frontage to meet the standards contained in the County Subdivision Regulations (ADDRESSED ON PLAT)**
- **The applicant obtain all required signatures prior to the public hearing for the final plat (NOT COMPLETE: SIGNATURES NOT OBTAINED)**

Mr. Suddath stated that the outstanding issues for this subdivision include:

- **Drainage:**
  - **No drainage or grading plans submitted as is required by the Sumner County Stormwater Management Resolution, offsite drainage impacts unclear.**
- **Roads:**
  - **Meets requirements, with 25 feet dedicated.**
- **Fire Protection:**
  - **Meets requirements. Escrowed fire hydrant shown between lots 7 and 8**
  - **Septic Proposed.**

Mr. Richard Graves came forward to explain and represent this request.

Mr. Bratton asked Mr. Graves if the water line on Cook Road is a 6" line.

Mr. Graves stated that he didn't know but thought both roads had a 4" line. Mr. Graves stated that the fire hydrants have been escrowed and thinks that the City of Portland will accept the money.

Mr. Bratton stated that he spoke to the City of Portland and is not completely sure that the money will be accepted.

Mr. Graves stated that if the money is not accepted, he will need to request a hardship.

Mr. Graves stated that he is working on getting a drainage calculation submitted to Mr. Suddath. Mr. Graves stated that the property is currently in soy beans and once those are harvested and grass is planted back the flow of the water may be different. Mr. Graves also stated that the pond in Phase 1 will be filled up.

**Motion to approve a Final Plat for Wiseman Acres, Phase 2 subject to the following conditions:**

- A. The applicant determine the existing right of way along White Road, and dedicate sufficient width along frontage to meet the standards contained in the County Subdivision Regulations**
- B. The applicant obtain all required signatures.**
- C. The applicant to submit drainage calculations to Planning & Stormwater Department.**

**by Mr. Steve Graves, seconded by Mr. Honeycutt. Motion passed unanimously.**

- 10. JAMES BLACKBURN PROPERTY – MINOR PLAT – REPRESENTED BY RICHARD GRAVES – 1<sup>ST</sup> COMMISSION VOTING DISTRICT – (Mike Akins and Moe Taylor)** – Applicant is requesting a hearing related to Flag Lots in minor subdivisions per Chapter IV, Section 4-102.9 of the Sumner County Subdivision Regulations. This is a 2-lot Minor subdivision located at 221 & 225 Running Meadows Road. Subject property is located on Tax Map 051, Parcel 031.12, contains 4.85 acres, and is zoned Agricultural.

Mr. Suddath stated that this item was related to a minor subdivision plat that was received at the Planning office in August. The plat was a 2-lot minor plat located on Running Meadows Road. Due to proposed flag lot, Staff is not able to approve the Minor Plat. The Planning Commission approval would serve to empower staff to approve the plat administratively. All other staff comments have been addressed.

**Motion to approve a Final Plat for the James Blackburn Property containing one flag lot, subject to the following condition:**

- A. The applicant obtain all required signatures by Mr. Honeycutt, seconded by Mr. Geminden. Motion passed unanimously.**

- 11. O'SAILE PROPERTY - MINOR PLAT – REPRESENTED BY RICHARD GRAVES – 12<sup>th</sup> COMMISSION VOTING DISTRICT – (Michael Guthrie and Bob Pospisil)** - Applicant is requesting a hearing related to Individual Disposal System Requirements per Chapter IV, Article 4-107.3 of the Sumner County Subdivision Regulations. This minor plat is located on West Hester Road. Subject property is located on Tax Map 078, Parcel 013.05, contains 1.95 acres, and is zoned Agricultural.

Mr. Suddath stated that this item was related to a minor subdivision plat that was received at the Planning office in August. The plat was a re-subdivision of a previously approved minor plat in 2017. Since the septic soil area crosses the neighboring property, Staff is not able to approve the Minor Plat. The Planning Commission approval would serve to empower staff to approve the plat administratively. All other staff comments have been addressed.

**Motion to approve a waiver to the County Subdivision Regulations related to septic systems on multiple tracts for the O'Saile Property Final Plat subject to the following condition:**

- A. The applicant adding a note to the plat stating the date this waiver was approved. by Mr. Honeycutt, seconded by Mr. Kirby. Motion passed unanimously.**

**Motion to adjourn by Mr. Honeycutt, seconded by Mr. Williams. Motion passed unanimously.**

Meeting Adjourned @ 6:56 p.m.