

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
DECEMBER 18, 2018  
5:00 P.M.**

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

**MEMBERS PRESENT:**

**BILLY GEMINDEN, VICE-CHAIRMAN  
MIKE HONEYCUTT  
JERRY KIRBY  
CHRIS TAYLOR  
JIM WILLIAMS**

**MEMBERS ABSENT:**

**LUTHER BRATTON, CHAIRMAN  
GENE RHODES  
TOM TUCKER**

**STAFF PRESENT:**

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

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

**MOTION FOR APPROVAL OF THE DECEMBER AGENDA BY MR. HONEYCUTT,  
SECONDED BY MR. WILLIAMS WITH MS. LEAH DENNEN SPEAKING. MOTION  
PASSED UNANIMOUSLY.**

**Mr. Suddath was asked to leave the meeting.**

**Ms. Dennen stated that she was speaking on behalf of County Executive Anthony Holt. Ms. Dennen stated that Mr. Holt wanted her to address the Board in asking for a vote to increase Mr. Suddath's current salary by \$10,000.00 beginning January 1, 2019. This means that the budget impact will be \$5,000.00 FY 2019 and for FY 2020 the raise will be added in the total. Ms. Dennen stated that Mr. Suddath is doing an excellent job and that the County would like to acknowledge his performance. Ms. Dennen went on to say that his performance in working on the Subdivision Regulations and Zoning Resolution have been spot on and has work to her the next day when asked to do something for her. Mr. Geminden stated that he has learned more in three (3) months than in the past years he has served on the Planning Commission. Mr. Taylor stated that at the training class in**

November, the TDOT representative would have to turn to Josh for answers to question the trainees asked.

**Motion to approve a salary increase of \$10,000.00 beginning January 1, 2019, with the budget impact to be \$5,000.00 FY 2019 and for FY 2020 budget, the raise to be included in the total, by Mr. Kirby, seconded by Mr. Taylor. Motion passed unanimously.**

Mr. Suddath returned to the meeting.

**PUBLIC COMMENT: Mr. Geminden opened the meeting for Public Comment. There being none, he moved on to item 1 on the agenda.**

1. **OAK DRIVE ESTATES, SECTION 3 – 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 13-lot subdivision located on Rapids Road and Oak Drive. Subject property is located on Tax Map 002, P/O Parcel 013.00, contains 15.61 acres, and is zoned Agricultural.

Mr. Suddath stated that Preliminary Plat approval was approved at the November 2018 meeting and applicant is requesting Final Plat approval of Section 3. Mr. Suddath stated that the applicant has addressed the following items which were discussed during the hearing for the preliminary plat.

- **Roads:**
  - 1) Improvements to Oak Drive will be necessary, including widening of road and construction of a cul-de-sac as requested by County Road Superintendent – **Revised construction plans depicting 20 foot proposed pavement width submitted and a bond has been provided in the amount of \$141,000.00 for road improvements.**
  - 2) Some question related to a utility pole shown on the preliminary plat that is located in the middle of the cul-de-sac. Surveyor/Engineer needs to clarify that it is being relocated – **Surveyor has added note to plat that utility pole in proposed cul-de-sac is to be replaced.**
- **Utilities and Fire Protection:**
  - 1) Inadequate water pressure and line size (4 inch) - **Applicant states that hydrant has been escrowed with Portland Utilities. A copy of the receipt has been provided.**
- **Drainage:**
  - 1) **Drainage Calculations have been submitted. A reduction in surface runoff is projected. No on-site retention recommended by project engineer.**
  - 2) **Erosion Prevention and Sedimentation Control Plans submitted**

Mr. Suddath stated that the Plat has been turned in with all the required signatures and is waiting for the Planning Commission Secretary's signature.

**Motion to approve a Final Plat for Oak Drive Estates, Section 3, subject to the following conditions:**

- A. Prior to obtaining a Land Disturbance Permit for any lots in this section, the applicant shall obtain final approval of construction plans from the County's Consultant Engineer.**

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

- 2. Sumner County Regional Planning Commission Resolution 2018-01, approval of 2019 submittal and meeting calendar.**

Mr. Suddath stated that a new calendar is circulated by the County Planning staff containing all proposed meeting dates and submittal deadlines. Mr. Suddath requested that the Planning Commission adopt the calendar via formal action in the form of a resolution. This action would make the calendar an official product of the Sumner County Regional Planning Commission.

Mr. Richard Graves came forward and asked the Board if they would consider changing the 1<sup>st</sup> submittal date in January from the 2<sup>nd</sup> to the 3<sup>rd</sup> to allow his staff time to get plats ready for submittal after returning from the holiday break they will be taking.

**Motion to approve Planning Commission Resolution 2018-01, related to the 2019 Submittal and Meeting Calendar and changing the January Submittal date to January 3<sup>rd</sup> instead of January 2<sup>nd</sup> by Mr. Williams, seconded by Mr. Taylor. Motion passed unanimously.**

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

Meeting Adjourned @ 5:20 p.m.

