

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
DECEMBER 19, 2017  
5:00 P.M.**

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

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**TOM TUCKER**

**STAFF PRESENT:**

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

**MOTION FOR APPROVAL OF THE NOVEMBER 2017 MINUTES BY MR. GEMINDEN, SECONDED BY MR. TAYLOR. MOTION PASSED UNANIMOUSLY.**

**MR. RODNEY JOYNER ASKED IF ITEM 2 BE PLACED BACK ON THE AGENDA IF IT BE THE WILL OF THE BODY.**

**MOTION TO PLACE ITEM 2 BACK ON THE AGENDA BY MR. STEVE GRAVES, SECONDED BY MR. TAYLOR. MOTION PASSED UNANIMOUSLY.**

- 1. CHELSEA'S CORNER SUBDIVISION – PRELIMINARY/FINAL PLAT – REPRESENTED BY RICHARD GRAVES – 1<sup>ST</sup> COMMISSION DISTRICT – (Mike Akins and Moe Taylor) – Applicant is requesting Preliminary/Final Plat approval for a 5-lot subdivision located on 106-136 East Carter Road. Subject property is located on Tax Map 022, Parcel 024.01 & 024.02, contains 5.01 acres, and is zoned Agricultural.**

Mr. Joyner stated that the applicant is asking for Preliminary/Final Plat approval of a 5-lot subdivision located along East Carter Road. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All other comments have been addressed.

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

2. **GEORGE CALLIS SUBDIVISION – PRELIMINARY/FINAL PLAT – REPRESENTED BY WILLIAM CRENSHAW – 4<sup>TH</sup> COMMISSION DISTRICT – (Jerry Foster and Leslie Schell)** – Applicant is requesting Preliminary/Final Plat approval for a 3- lot subdivision located at 160 Vantrease Lane. Subject property is located on Tax Map 122, Parcel 025.04, contains **5** acres and is zoned Agricultural.

Mr. Joyner stated that the applicant is asking for Preliminary/Final Plat approval of a 3- lot subdivision located on Vantrease Lane. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All other comments have been addressed.

**Motion to approve by Mr. Geminden, seconded by Mr. Steve Graves. Motion passed unanimously.**

3. **HESSON MINI STORARE– SITE PLAN – REPRESENTED BY ANDY LEATH WITH GREENLID DESIGN – 3<sup>RD</sup> COMMISSION DISTRICT-** (Alan Driver and Steve Graves) – Applicant is requesting Site Plan approval to construct mini storage buildings at 2442 HWY 31E. Subject property is located on Tax Map 090, Parcel 003.02, contains 3.70 acres, and is zoned Industrial.

Mr. Joyner stated that the applicant is requesting site plan approval to construct mini storage buildings on an existing Industrial Zoning district parcel. Property is not located within any Urban Growth Boundary and is zoned Industrial. Staff recommends landscaping in selective areas for proper screening. All other comments have been addressed.

Mr. Taylor asked if the signage will have to meet the current resolution.

Mr. Joyner stated that the signage for this location must go by the current Zoning Resolution for Industrial.

Mr. Graves asked if we had to notify the adjoining property owners.

Mr. Joyner stated that the adjoining property owners do not have to be notified if it's just for a site plan.

Mr. Graves asked if this property could be used for something other than a mini storage, such as a restaurant or a retail store.

Mr. Joyner stated that the business on this property could be something other than a mini storage as long as the business was classified Industrial. The property owner could not

put in a restaurant or a retail store because those are classified as commercial. If the property owner wanted something other than industrial, the property would have to be rezoned.

There was discussion.

Mr. Graves asked if there would be an entrance from HWY 31.

Mr. Andy Leath with GreenLid Design stated that there would not be an entrance from HWY 31.

There was discussion.

Mr. Honeycutt asked if the landscaping berms must be approved by the Planning Commission.

Mr. Joyner stated that he would prefer go to the site with the engineer and discuss the landscaping and the proper locations it should go.

Mr. Leath stated that the property owner is aware of the landscaping that needs to be put in. Mr. Leath stated that he trusts Mr. Joyner's judgement on what he feels is reasonable.

There was discussion.

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

- WESTBROOK PUD – FINAL MASTER DEVELOPMENT PLAN - REPRESENTED BY JIM HARRISON WITH CIVIL SITE DESIGN GROUP – 11<sup>TH</sup> COMMISSION DISTRICT –(Scott Langford and Bill Taylor) – Applicant is requesting Final Master Development Plan approval for a 99-lot subdivision located on Long Hollow Pike. Subject property is located on Tax Map 122, Parcel 066.01, contains 45.33 acres and is zoned Medium Density Residential Planned Unit Development (MDRPUD).**

Mr. Joyner stated that the applicant is requesting approval of a Final Master Development Plan for 99-lots, with park area, Common Open Space, 35-ft cemetery buffer/tree canopy and detention feature. Property is located along the north side of Long Hollow Pike, east of Kellyn Lane, and west of the Beech Presbyterian Church property containing 45.33 acres and is zoned Medium Density Residential Planned Unit Development (MDRPUD). Property is located within the City of Hendersonville Urban Growth Boundary. All other comments have been addressed.

Mr. Taylor asked if the developer would issue a letter of credit for the stormwater.

Mr. Joyner stated that the developer will issue a letter of credit for the stormwater and land disturbance permits will be issued as construction begins.

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

5. **WESTBROOK PUD – PRELIMINARY PLAT PHASE 1 - REPRESENTED BY JIM HARRISON WITH CIVIL SITE DESIGN GROUP – 11<sup>TH</sup> COMMISSION DISTRICT –(Scott Langford and Bill Taylor)** – Applicant is requesting Preliminary Plat approval for a 36-lot Phase 1 subdivision located on Long Hollow Pike as part of the 99-lot of Westbrook Subdivision. Subject property is located on Tax Map 122, Parcel 066.01, contains 13.66 acres and is zoned Medium Density Residential Planned Unit Development (MDRPUD).

Mr. Joyner stated that the applicant is requesting approval of a Preliminary Plat for a 36-lot, Phase 1 subdivision, located along the north side of Long Hollow Pike, as part of the larger 99-lot Westbrook P.U.D. Property is located along the north side of Long Hollow Pike, east of Kellyn Lane, and west of the Beech Presbyterian Church. Subject property contains 13.66 acres, and is zoned Medium Density Residential Planned Unit Development (MDRPUD). Property is located within the City of Hendersonville Urban Growth Boundary. All other comments have been addressed.

There was discussion.

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

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

Meeting Adjourned @ 5:37 p.m.