

SUMNER COUNTY PLANNING COMMISSION

AGENDA

FEBRUARY 26, 2019

5:00 P.M.

WORK STUDY @ 4:00 P.M.

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

MEMBERS:

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

APPROVAL OF JANUARY MINUTES

APPROVAL OF FEBRUARY AGENDA

ELECTION OF OFFICERS

PUBLIC COMMENT

- 1. 2019-01: SUBDIVISION REGULATIONS - PLANNING COMMISSION
RESOLUTION 2019-01: A RESOLUTION RELATED TO THE ADOPTION OF A
REVISED SET OF SUBDIVISION REGULATIONS BY THE SUMNER COUNTY
REGIONAL PLANNING COMMISSION**
- 2. 2019-02: DISCLAIMERS - PLANNING COMMISSION RESOLUTION 2019-02: A
RESOLUTION RELATED TO PLANNING AND STORMWATER
DEPARTMENT POLICY FOR COLLECTION OF LAND DISTURBANCE
PERMIT FEES**
- 3. 2019-03: BUDGET RECOMMENDATIONS - PLANNING COMMISSION
RESOLUTION 2019-03: A RESOLUTION RECOMMENDING ADOPTION OF
THE OPERATING BUDGET REQUEST FOR THE SUMNER COUNTY
PLANNING AND STORMWATER DEPARTMENT FOR FISCAL YEAR 2020**

- 4. BAKER PERDUE ESTATES, PHASE 4 – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – 1ST COMMISSION VOTING DISTRICT (Moe Taylor and Terry Wright)** – Applicant is requesting Preliminary Plat approval for a 23-lot subdivision located on Breanna Blvd and Ashley Dawn Court. Subject property is located on Tax Map 030, P/O Parcel 029.00, contains 30.81 acres, and is zoned Agricultural.
- 5. SOMERSET DOWNS, PHASE 7 – PUD AMENDMENT – REPRESENTED BY RAGAN-SMITH – (7TH COMMISSION DISTRICT – Loren Echols and Gene Rhodes)** – Applicant is requesting a PUD Amendment related to property located on Luxborough Drive. Amendment would allow future division of a proposed 3.63 acre home site into 5 total home sites with a minimum lot size of 12,000 feet. Subject property is on Tax Map 123, Parcel 035.01, contains 3.63 acres and is currently zoned Low Density Residential PUD.
This item was approved by the Planning Commission to move forward to the County Commission at the October 23, 2018 meeting. Item was deferred back to the Planning Commission by the County Commission on January 28, 2019.
- 6. NOLEN ESTATES – SKETCH PLAT – REPRESENTED BY GREENLID DESIGN – 12TH COMMISSION VOTING DISTRICT (Michael Guthrie and Justin Nipper)** – Applicant is requesting Sketch 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 (RA).
- 7. DONALD ANDERSON PROPERTY – MINOR PLAT – REPRESENTED BY BRUCE RAINEY – 6TH COMMISSION VOTING DISTRICT (DeAnne Dewitt and Luke Tinsley)** – Applicant is requesting permission to create a non-buildable lot to be conveyed to adjoining property owner. Subject property is located on Tax Map 138E, Group B, Parcel 021.00 and 022.00, contains 3.37 acres, and is zoned Residential A.
- 8. BUMBALOUGH PROPERTY – SKETCH PLAT – REPRESENTED BY RICHARD GRAVES – 4TH COMMISSION VOTING DISTRICT (Jerry Foster and Leslie Schell)** – 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 minor plat is located on Highway 25W. Subject property is located on Tax Map 079, Parcel 002.05, contains 5.01 acres, and is zoned Agricultural.

- 9. VERIZON WIRELESS (Harold & Carol Akins, property owner) - SITE PLAN – REPRESENTED BY JOEY HARGIS, BAKER DONELSON – 1ST COMMISSION VOTING DISTRICT (Moe Taylor and Terry Wright)** is requesting Site Plan approval to construct a 255’ wireless telecommunications tower with a 100’ X 100’ lease area. This tower will be lighted per FAA Regulations. Subject property is located at 3811 Highway 52E, Bethpage, TN 37022, is on Tax Map 029, Parcel 061.01, Contains P/O 71.50 acres, is zoned Agricultural, and is in the 1st Commission Voting District (Moe Taylor & Terry Wright).
This item was approved by the Board of Zoning Appeals on September 13, 2018.

MEETING ADJOURNED

