

SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JANUARY 26, 2021 5:00 P.M.

**MEETING WAS HELD ELECTRONICALLY PURSUANT TO EXECUTIVE ORDERS ISSUED BY THE GOVERNOR OF THE STATE OF TENNESSEE**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

**JOSH SUDDATH, DIRECTOR OF DEVELOPMENT SERVICES  
KATHY YOUNG, ASSISTANT TO THE DIRECTOR  
LEAH MAY DENNEN, COUNTY ATTORNEY  
BEN ALLEN, STAFF ATTORNEY  
RICHARD JONES, COUNTY ENGINEER**

Mr. Suddath announced that the Governor has issued executive orders providing that this meeting may be held electronically, stating that doing so is necessary to help protect the public health, safety and welfare, by prohibiting the spread of Covid-19. Mr. Suddath stated that this meeting is being livestreamed via YouTube.

Mr. Suddath added that anyone wishing to provide comment has been directed to send comments to Staff.

Mr. Bratton called the meeting to order, and asked for attendance roll call.

Ms. Young confirmed, by roll call, that all members were in attendance.

Announcing a quorum, Mr. Bratton called for approval of the December minutes.

**Mr. Rhodes made a motion to approve the December 2020 Minutes as presented, seconded by Mr. Tucker. Motion passed unanimously.**

Next, Mr. Bratton asked for approval of the Agenda.

**Mr. Geminden made a motion to approve the January 2021 Agenda, seconded by Mr. Kirby. Motion passed unanimously.**

Mr. Bratton asked if there were any public comments regarding tonight's agenda.

Mr. Suddath confirmed that staff had not received any written public comments.

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Mr. Bratton then confirmed that representatives for each item on the Agenda are in attendance.

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

**1. HARPER CONSULTING –REZONING – Kenny Harper, represented by GreenLID Design – 12th Commission Voting District (Michael Guthrie and Justin Nipper) –**Applicant was requesting a Rezoning from Rural Residential (RR) to Commercial General (CG). Subject property is located at **3201 Highway 76, Cottontown, TN, 37048**, is on Tax Map 058, Parcels 068.01, 069.01, 070.00, and 069.02, contains approximately 2.2 acres and is zoned Rural Residential (RR).

**Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, January 14, 2021. THIS IS A PUBLIC HEARING.**

Mr. Suddath provided an overview of the property and stated that the Rezoning request is to bring the property into compliance with the current Zoning Resolution.

Mr. Suddath provided an aerial view of the property and the Public Notice that was in The Gallatin News. Mr. Suddath stated that the property is spread over a several parcels and contains several non-conformities, which will need to be remedied, if approved, and before progressing to the Planning Commission for Site Plan approval.

Mr. Suddath explained the requested Commercial General (CG) Zoning, the bulk lot requirements, and a list of allowable uses per the County Zoning Resolution.

Mr. Suddath then displayed photos of the existing structures on the property, stating that there is a large building, a hair salon, and a large parking area.

Referencing the Sumner County Comprehensive Plan, Mr. Suddath explained the following for this property:

- Subject property is located in the New Deal community in Northwest quadrant of Sumner County.
- The Comprehensive Plan supports a rezoning at this location for a number of reasons:
  - The site currently houses nonconforming commercial structures
  - The site is classified as a “Traditional Village Center” per the Comprehensive Plan and is adjacent to an area classified as “Industrial Revitalization”
  - Property is located at the intersection of an existing State Route classified as a Major Collector (Highway 76), and a County Road classified as a Minor Collector (Halltown Road).

Mr. Suddath displayed the area located on the County Comprehensive Plan Map and the Major Thoroughfare Plan.

Mr. Suddath explained the Next General Steps, if approved,

- Rezoning request will go to the Legislative Committee for 2 readings
  - Note: May be sent back to Planning Commission for study at any time
- Request will then go to Full County Commission for a vote
  - Note: May be sent back to Planning Commission for study at any time
- If approved, rezoning will become effective at that time
- If and when the property owner wishes to construct any buildings on site, a complete

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engineered site plan submittal will be required that must be approved by the Planning Commission.

- Must contain drainage plans, erosion prevention and sediment control sheets, landscaping plan sheets, driveway access details, signage and others as applicable.
- All water quality requirements must be met
- Letter of Credit will need to be provided for landscaping
- Sidewalks required per Comprehensive Plan.

Mr. Suddath concluded his presentation with example motions.

Mr. Bratton asked Mr. Leath if he wished to add anything to the presentation.

Mr. Leath stated that Mr. Suddath provided a thorough presentation, adding that the owner's desire to rezone is in order to clean up the area and bring the property into compliance.

**Mr. Honeycutt made a motion to provide a positive recommendation to the Sumner County Commission related to the Harper Consulting Rezoning request for the property located at the Southwest corner of Highway 76 and Halltown Road, contingent upon the following:**

**a) Any future building construction must be accompanied by a Site Plan package meeting the requirements of Chapter 14 of the County Zoning Resolution.**

**b) Future proposed uses shall be evaluated for conformity with the Sumner County Comprehensive Plan, and any uses which are approved shall be consistent with the "Traditional Village Center" and/or "Industrial Revitalization" Placetypes,**

**Seconded by Mr. Geminden.**

**Motion passed unanimously.**

Mr. Suddath clarified that there had been no public comments received regarding the Harper Rezoning request.

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

**2. CALICO JACK'S PUD- REZONING AND CONCEPT PLAN– Shea Helms, represented by GreenLID Design – 3rd Commission Voting District (Alan Driver and Steve Graves) –Applicant was requesting a Rezoning from Commercial Services (CS) to Planned Unit Development (PUD). Subject property is located at 2488 Highway 31E, Gallatin, TN, 37066 , is on Tax Map 090, Parcel 003.13, contains 2.86 acres and is zoned Commercial Services (CS). **Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, January 14, 2021. THIS IS A PUBLIC HEARING.****

Mr. Suddath provided an overview of the property, stating that there has been a change in the use of the property from a Construction Sales and Service business, which was allowed in the CS zone, to a Boat Sales and Leasing business, a use which is not allowed in the CS zone. Mr. Suddath explained that Staff received comments and observed that this use was ongoing, without the proper zoning or site plan approved, so a letter was sent, informing the property owner that

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the site needed to be brought into compliance. Therefore, the request to rezone to PUD was submitted by the applicant to the County.

Mr. Suddath displayed the Public Notice, photos from the Neighborhood Meeting on January 21, 2021, the Neighborhood Meeting letter, the aerial photo of the property and ground photos of the property and building.

Next, Mr. Suddath explained the property's location on the Sumner County Comprehensive Plan, stating that the subject property is located within the Crossroads Village Center place-type between Gallatin and Bethpage, stating that this place-type calls for a mix of residential and commercial uses.

Mr. Suddath displayed the aerial layout provided by GreenLID Design, showing a large portion of the property being the soils area. Mr. Suddath also displayed the submitted Concept and Landscape Plans, showing handicap parking, a stormwater detention area, vehicle storage and landscape buffering.

Mr. Suddath then explained the following regarding the Rezoning:

Roads

- US 31E is a Major Arterial Road
- Sideview Road currently has adequate Right of Way dedicated from the center line at this location
- As the site has been zoned commercial for some time, and the proposed use is not anticipated to generate large amounts of traffic, staff has not required a Traffic Impact Analysis for this application.
  - Should the Planning Commission wish for one to be produced, it is within the discretion of the Planning Commission to require it.
  - At this time, road improvements are not anticipated to be required.
  - Applicant has requested that installation of sidewalks not be a requirement

Drainage

- On site detention area is depicted on Master Plan
- This item will require the construction of a permanent parking area for the boats and trailers being stored on site. Will need to meet all County and State Water Quantity and Quality measures
  - Detailed drainage plans must be submitted to and approved by County Engineer with submittal of Site Plan prior to any construction
  - Several dozen boats are currently parked across the site, which is mostly grassed area.
  - Parking lot must be paved with an impervious surface (asphalt, concrete, tar and chip), which will generate additional Stormwater runoff.
- Must mitigate the amount of water leaving the site, and must treat it to remove any pollutants
- Water quantity/quality basin(s) and other measures must be installed on site
- Stormwater Maintenance and Inspection Agreement must be entered into with County.

Landscaping/Parking

- The new County Zoning resolution contains extensive requirements for landscaping and buffering for Commercial PUDs.
  - A 25 foot minimum "Type 2" Landscape Buffer around the perimeter of the site has been shown on the plans.

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- Property contains a large septic soils area, which is currently being used to park boats. This area may not be paved or included in the parking for the site.
- Doing so will invalidate the buildability of the platted lot
- Plans submitted are not clear as to how many boats will or can be successfully parked on this site
- A detailed parking plan sheet must be provided with submittal of a site plan for this item; parking depicted in PUD is illustrative

Signage:

- An existing sign is located in the public right of way along US 31-E and will need to be relocated.
- If applicant can prove that County approved the sign at this location or obtain permission from TDOT, a waiver could potentially be granted.
- The existing sign will need to obtain a sign permit from the County.
- Must meet all applicable Zoning Resolution requirements in order to do so.

Mr. Suddath displayed a photo of the existing sign in the Right of Way, which must be remedied.

Next. Mr. Suddath explained the General Next Steps if approved, stating that the Rezoning and Master Plan approval request will go to the Legislative Committee for two readings. Mr. Suddath noted that it may be sent back to Planning Commission for study at any time. Mr. Suddath stated that the request will then go to full County Commission for a vote, noting that it may be sent back to Planning Commission for study at any time. If approved, Mr. Suddath explained, the rezoning will become effective at that time.

Mr. Suddath explained that a complete engineered Site Plan submittal must then be submitted to the Planning Commission, adding that it:

- Must meet all requirements of Chapter 14 of the Sumner County Zoning Resolution and must contain drainage plans, erosion prevention and sediment control sheets, landscaping plan sheets, driveway access details, signage and others as applicable.
- All water quality/quantity requirements must be met
- Zoning Resolution requires that surety will need to be provided at the site plan stage for landscaping.

Mr. Suddath concluded his presentation with example motions.

Mr. Bratton asked Mr. Leath if he had anything to add.

Mr. Leath stated that the owners quickly responded to the County's request to bring the property into compliance, adding appreciation to Mr. Suddath for working with the landowners.

**Mr. Kirby made a motion to provide a positive recommendation to the Sumner County Commission related to a Request for Rezoning and Concept Plan Approval for the Calico Jack's PUD, contingent upon the following:**

- a) **Following approval of the rezoning, the applicant shall submit a commercial site plan package depicting any parking or boat storage improvements for Planning Commission approval; such site plan meet any and all applicable requirements of Chapter 14 of the County Zoning Resolution,**

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**Seconded by Mr. Williams.  
Motion passed unanimously following a roll call vote.**

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

**3. RETREAT AT NORMAN FARM – PHASE 1 – FINAL PLAT (Major) - Represented by CSDG – 7th Commission Voting District (Brian Stewart and Gene Rhodes)** - Applicant was requesting Final Plat approval for a 55-lot subdivision located at **Anderson Road and Jones Lane, Hendersonville, TN 37075**. Subject property is Tax Map 138, Parcel 030.00 contains 79.82 acres, and is zoned Planned Unit Development (PUD).

Mr. Suddath provided an overview of the property, and stated that the Preliminary Master Development Plan and Rezoning was approved by the County Commission in June, 2019. Mr. Suddath stated that the Final Master Development Plan and Phase 1 Preliminary Plat were approved by Planning Commission on October, 2019. Since that time, added Mr. Suddath, the developers have been installing roads, water, sewer, electrical lines, detention basins, etc.. Mr. Suddath displayed an aerial photo of the property, the Phasing Plan and the Phase 1 Final Plat.

Next, Mr. Suddath explained the following regarding the Phase 1 Final Plat:

Roads:

- Internal streets have been substantially constructed and meet or exceed standards contained in the County Subdivision Regulations
  - 50 feet of right of way dedicated, road widths of 24 feet, with 12 foot travel lanes.
- All proposed streets are to be public
  - Sidewalks proposed along both sides of all internal roads
- The frontage along Anderson Road to be improved with this phase, with 4 extra feet of road width added to the shoulder.
  - These improvements have been coordinated with the City of Hendersonville and are not complete at this time. City has agreed to defer these improvements until the spring.
- In addition to all required road and sidewalk improvements, the developer has made a voluntary per lot contribution to the County for offsite transportation improvements in the amount of \$900 per lot with submittal of a Final Plat for this phase
  - 55 lots X \$900= \$49,500

Drainage:

- Applicant has installed all drainage improvements, which are functioning as sediment basins for the duration of construction.
- No net increase in Stormwater runoff is proposed. Calculations show a net reduction in offsite runoff amounts.
- A Stormwater Maintenance and Inspection agreement is required for this development, and has been provided.
- **8** Lots are designated as “Critical Lots” due to slope issues (excess of 15 percent)
  - An individual critical lot plan must be submitted for each of these lots and reviewed by the County prior to issuance of a building permit.

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Mr. Suddath displayed the Drainage of the Plat, showing two detention basins. Continuing the explanation of the Final Plat, Mr. Suddath reviewed the following:

Utilities and Fire Protection:

- Water and Sewer provided by White House Utilities.
- Hydrants shown at spacings that meet or exceed county requirements
  - County Requirements state that all lots must be within 500 feet of a fire hydrant (1000 foot max spacing)
- All lots will meet this requirement

Amenities:

- Master Development Plan calls for construction of amenities beginning with Phase 2
- Mail kiosk near entrance to Anderson Road (required by U.S. Post Office Regulations).
- Sidewalks to be installed along the frontage of all lots.

At this point, Mr. Suddath displayed photos of the constructed roads and infrastructure, stating that they have been inspected by the county.

Mr. Suddath stated that the infrastructure is installed to a point of “substantial completion”. Mr. Suddath added that a bond has been provided to the Highway Department to ensure that remaining road improvements, to include sidewalks, final surface asphalt, etc are installed. Additionally, Mr. Suddath stated that a Letter of Credit has been provided in the amount of 50% of overall cost of Stormwater infrastructure, in the amount of \$241,793, in order to ensure maintenance and final completion.

Explaining the next general steps, Mr. Suddath stated that As-Builts must be provided and approved, prior to signature of Final Plat by the Planning Commission Secretary, adding that the applicant will need to complete any remaining “punch list” items that may be noted by the County. After all comments are addressed, Mr. Suddath stated, the Planning Commission Secretary may sign the plat, the Final Plat may be recorded, lots may be sold, and then building permits may be obtained.

Upon confirming that Casey LeRoy, CSDG, and Mr. Dwight O’Neal, the developer, were in attendance, Mr. Suddath concluded his presentation with example motions, adding that any approved conditions will apply to any future developer/builder.

At this time, Mr. Ben Allen asked that everyone unmute his or her computers by clicking “unmute”.

**Mr. Honeycutt made a motion to approve a Final Plat for the Retreat at Norman Farm Phase 1, contingent upon the following conditions:**

- a) Applicant shall finalize construction and stabilization of all items as may be noted by County staff prior to signature of the Final Plat by the Planning Commission Secretary.**
- b) Approval of As-Builts for Phase 1 must be obtained from the County Engineer prior to the signature by the Planning Commission Secretary.**
- c) Applicant shall record a signed and executed Stormwater Inspection and Maintenance Agreement and maintenance plan for this development concurrent with the Final Plat for this phase.**

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**d) Applicant shall maintain any outstanding bonds and/or letters of credit until such time as the County provides written authorization to release them, seconded by Mr. Taylor. Motion passed unanimously following a roll call vote, with Mr. Kirby unable to vote, due to being unable to unmute.**

At this time, Mr. Bratton inquired about the Public Hearing for Item #2, the Rezoning of Calico Jack's.

Mr. Suddath confirmed that staff received no written Public Comments for the Calico Jack Rezoning.

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

**4. RETREAT AT NORMAN FARM (PHASE 2) – PRELIMINARY PLAT REVISION #1 (Major) - Represented by CSDG – 7th Commission Voting District (Brian Stewart and Gene Rhodes)** - Applicant was requesting Preliminary Plat Revision #1 approval for a 51-lot subdivision located at Anderson Road and Jones Lane, Hendersonville, TN 37075. Subject property is Tax Map 138, Parcels 028.00, 028.02 and 030.00, contains 49.4 acres, and is zoned Planned Unit Development (PUD).

Mr. Suddath provided an overview of the property, providing an aerial of the property and the Phasing Plan. Mr. Suddath then explained the reason for this requested revision.

Mr. Suddath stated that the Preliminary Plat, containing 50 lots, was approved by the Planning Commission in July of 2020, noting that the Revised Preliminary Plat contains 51 lots. Since that time, Mr. Suddath stated, two separate Master Development Plan Amendments have been submitted to County staff and have been approved administratively. Mr. Suddath explained that the first Master Plan Amendment did not have a significant impact on the property contained in Phase 2, but the second Master Plan amendment did, as it involved the reconfiguration of the intersection of the southern subdivision entrance and Jones Lane, and the reconfiguration of an internal street to connect to “stub” road to the north.

Mr. Suddath stated that this new revision eliminated several unusual “Flag” lots that had been initially proposed for this phase of the development. Mr. Suddath explained that while these changes are “minor” in nature in terms of the Master Plan, which is conceptual, the changes are “major” in nature in terms of the Preliminary Plat, which is a construction document. Therefore, Mr. Suddath stated that, taken in combination, staff determined that this approved Preliminary Plat should be amended, and that it should return to the Planning Commission.

Mr. Suddath displayed and compared the original Phase 2 Preliminary Plat with the Revised Phase 2 Preliminary Plat, resulting in a three-way stop with improved traffic flow, site distance, and connectivity. Mr. Suddath confirmed that all lots meet the lot size requirements in the Master Plan.

Next, Mr. Suddath reviewed the following regarding the Plat:

Roads:

- Internal streets as proposed meet or exceed standards contained in the applicable version of the County Subdivision Regulations

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- 50 feet of right of way dedicated, and road widths of 24 feet, with 12 foot travel lanes.
- All proposed streets are to be public
- Sidewalks proposed along both sides of all internal roads to be installed concurrently with road construction within the development.
- The Southern intersection of Jones Lane needs to be reconfigured to a 3 way stop per Highway Department
- The frontage along Jones Lane is proposed to be improved with this phase, with 4 extra feet of road width to be added to the shoulder.
- These improvements will need to be coordinated with the County Highway Department
- Any remaining pavement from previous alignment needs to be removed and restored to a grassed condition
- In addition to all required road and sidewalk improvements, the developer proposes to make a voluntary per lot contribution to the County for offsite transportation improvements in the amount of \$900 per lot with submittal of a Final Plat for this phase

Utilities and Fire Protection:

- Water and Sewer provided by White House Utilities.
- Hydrants shown at spacings that meet or exceed county requirements
- County Requirements state that all lots must be within 500 feet of a fire hydrant (1000 foot max spacing)
- All lots will meet this requirement; most lots in the development will be within 500 feet of two fire hydrants due to 500-600 foot spacing of hydrants

Drainage:

- Applicant has submitted a comprehensive set of construction plans and drainage calculations for this development.
- No net increase in stormwater runoff is proposed. Calculations show a net reduction in offsite runoff amounts.
- Onsite detention is depicted for this first phase of the development. A Multi- phase Erosion Prevention and Sediment Control Plan has been included.
- 15 Lots are designated as “Critical Lots” due to slope/proximity to wetlands etc
- An individual critical lot plan must be submitted for each of these lots and reviewed by the County prior to issuance of a building permit
- Construction Plans and drainage calculations are under review at this time by the County Engineer.
- The plans submitted appear to generally meet County requirements. All comments will need to be addressed and plans revised accordingly
- Final set of plans needs to be approved by the County Engineer prior to issuance of a Land Disturbance Permit.
- A Stormwater Maintenance and Inspection agreement will be required for this phase of the development

Amenities:

- Sidewalks to be installed along the frontage of all lots with road construction
- The construction plans submitted depict extensive amenity areas within Phase 2, including:  
Walking trails, a Lawn and Play area and Community Garden, etc

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- Amenities contained within Phase 2 will need to be installed with Phase 2 prior to Final Plat being recorded in accordance with approved Master Plan.

Mr. Suddath displayed the amenities depicted on the Preliminary Plat and concluded his presentation with example motions.

Mr. Suddath confirmed that Ms. LeRoy and Mr. O’Neal were in attendance.

Mr. Bratton asked if there were any comments. There being none, Mr. Bratton entertained a motion.

**Mr. Geminden made a motion to approve a revision to an approved Preliminary Plat for Retreat at Norman Farm, Phase 2, contingent upon the following conditions:**

- a) Applicant shall obtain signed approval from County Engineer for Construction Plans prior to issuance of a Land Disturbance Permit.**
- b) Applicant shall construct all roadway and drainage infrastructure as shown upon approved construction plans to a point of substantial completion as determined by the County prior to submittal of any Final Plat for the development.**
- c) Applicant shall construct all amenities contained within Phase 2 as depicted upon the Preliminary Plat prior to application for Final Plat approval.**
- d) Applicant shall submit and obtain County Engineer approval for “as built” drawings prior to approval of any Final Plat for this Phase of the development.**
- e) Applicant shall submit record a signed Stormwater Inspection and Maintenance Agreement and maintenance plan for this development for recording with the Phase 2 Final Plat;**
- f) The intersection of Jones Lane and Southern entrance to development shall be a three way stop**
- g) Installation of all Entryway features for Phase 1 as depicted in the current Master Plan shall be complete prior to the recording of a Final Plat for Phase 2,**

**Seconded by Mr. Taylor. Motion passed unanimously following a roll call vote.**

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

**5. RESUB OF LOT 1 OF ANN MARIE THOMPSON – PRELIMINARY PLAT (Major) – Represented by Richard Graves – 1st Commission Voting District (Terry Wright and Moe Taylor) – Applicant was requesting Preliminary Plat approval for a 4-lot subdivision located at 4155 Hwy 31E, Bethpage, TN, 37022. Subject property is Tax Map 064, p/o Parcel 025.04, contains 3.99 acres, and is zoned Rural Residential (RR).**

Mr. Suddath provided an overview of the property, stating that the Preliminary Plat for this item was approved by the Planning Commission in July 2020. Mr. Suddath stated that given that a Preliminary Plat had previously been approved for this item, the applicant had requested that current zoning regulations, requiring establishment of an HOA and dedication of Common Open Space, not apply.

Mr. Suddath displayed the previous plats, as well as the current Plat.

At this point, Mr. Suddath noted that Preliminary Plats would no longer be placed on the

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Planning Commission Agenda without a water availability letter.

Mr. Suddath then explained the following, regarding the Preliminary Plat:  
Utilities and Fire Protection: One hydrant depicted upon the Plat.

- Water/Fire Pressure Availability letter will be required prior to issuance of a Land Disturbance Permit

Roads: Adequate ROW is shown along US-31E

- Sketch Plat shows a cul-de-sac proposed that will provide access onto US-31E for all lots. This cul-de-sac is proposed to become a public road

Drainage: Revised Construction Plans have been submitted to the County Engineer.

Mr. Suddath explained the Next Steps and concluded his presentation with example motions, noting that any approved conditions will apply to any future developer/builder.

Mr. Suddath confirmed that Mr. Graves and Mr. Leath were in attendance.

Confirming that no one wished to comment, Mr. Bratton called for a motion.

**Mr. Honeycutt made a motion to approve a Preliminary Plat for Resubdivision of Ann Marie Thompson Subdivision, with the following conditions:**

- a) Applicant shall obtain signed approval from County Engineer for required Construction Plans prior to issuance of a Land Disturbance Permit.**
  - b) Applicant shall construct the proposed cul-de-sac in accordance with County Specifications, and shall have it inspected and approved by the County prior to submittal of a Final Plat for this item.**
  - c) Applicant shall install a fire hydrant as depicted upon the submitted Preliminary Plat**
  - d) Applicant shall pay applicable Construction Inspection fees in the amount of \$100 per lot to the County upon submittal of a Final Plat,**
- seconded by Mr. Taylor. Motion passed unanimously following a roll call vote.**

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

**6. SHILOH RIDGE FARM ESTATES – SKETCH PLAT (Major) – Represented by Richard Graves – 1st Commission Voting District (Terry Wright and Moe Taylor) –**

Applicant was requesting Sketch Plat approval for a 38-lot subdivision located at **Pleasant Grove Road, Westmoreland, TN, 37186**. Subject property is Tax Map 026, Parcel 040.06, contains 45.13 acres, and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, stating that the property is owned by David and Derrick Bandy, the project Surveyor is Richard Graves and the project engineer is Jake Vincent. Mr. Suddath displayed an aerial photo and the Sketch Plat of the property. Mr. Suddath went on to explain the following regarding the Sketch Plat:

Utilities and Fire Protection: No hydrants depicted upon the Sketch Plat.

- No water line depicted along the road frontage of the property.
- Multiple fire hydrants will be necessary for this development.

Roads: Adequate ROW will need to be dedicated along Pleasant Grove Road

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- 30 feet from the center line

Proposed lot widths meet all requirements.

Required open space appears to be depicted upon the plat.

- Preliminary Plat will need to provide percentage calculations, with 10% of the overall area being the minimum
- An HOA will be required for this development in order to maintain all Stormwater infrastructure

Drainage: This development will need to submit an Erosion Prevention and Sediment Control Plan along with Drainage Calculations with submittal of a Preliminary Plat.

- A Notice of Coverage from TDEC will be required
- Onsite Detention will be required

Mr. Suddath then explained the Next Steps, including that they will need to receive Preliminary and then Final Plat approval from the Planning Commission and they will need to submit Drainage Calculations and Erosion Prevention & Sediment Control Plan and meet all other requirements related to Stormwater Management.

Mr. Suddath concluded his presentation with example motions, and stated that Mr. Graves was available for questions. Mr. Suddath stated that staff had received several calls inquiring about this item, related to soil perking and phasing.

Mr. Graves was attempting to speak, however, could not be heard.

Mr. Bandy, property owner, stated that they were in the process of getting the lots perked. Mr. Bandy added the desire to develop the lots along the road, in order to retrieve some of their investment, in order to continue. Mr. Bandy stated their agreement to put in the culverts and entrances to the new road, and to make the improvements on Greenfield Lane. Mr. Bandy stated a willingness to follow the guidelines for development.

At this time, Mr. Graves, surveyor, added that there is a 6-inch water line available on Pleasant Grove Road, adding that the water line pressure and fire hydrant data will be confirmed.

**Mr. Geminden made a motion to approve a Sketch Plat for Shiloh Ridge Farm Estates, with the following condition:**

- a) Applicant shall submit Construction Plans depicting all 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 following a roll call vote.**

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

**7. CROSS DRIVEN CONSTRUCTION – SITE PLAN – Represented by Van Oldham – 11th Commission Voting District (Scott Langford and Jeremy Mansfield) – Applicant was requesting Site Plan approval related to construction of a Construction Sales and Services Business located at 1567 Brinkley Branch Road, Hendersonville, TN, 37075. Subject property**

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is Tax Map 116, Parcel 008.04, contains 16.9 acres, and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, stating that a Special Exception was issued for this property on December 10, 2020. Mr. Suddath added that a Special Exception requires Site Plan Approval from the Planning Commission, which will authorize construction of a new office building and workshop (8900 square feet) to be utilized as a Construction Sales and Services business.

Mr. Suddath stated that the existing mobile home that is currently utilized as the office is to be removed.

Next, Mr. Suddath displayed the aerial photo of the property and then reviewed the Zoning Resolution requirements for construction sales and services. Mr. Suddath explained that the BZA found the request to comply with those requirements.

Mr. Suddath displayed the submitted Site Plan and pointed out the following:

Utilities and Fire Protection: No hydrants depicted upon the Site Plan

- Per White House Utilities, water line cannot accommodate hydrant
- Applicant to make dedication to volunteer fire department

Roads:

- Brinkley Branch Road is not currently constructed to County Standards
- Board of Zoning Appeals made it a condition of approval that semi trucks must not serve this facility
- All applicable zoning standards appear to be met related to setbacks, lot coverage, building heights etc
- Project is proposed on a substantial parcel of property, existing tree cover and distances from property lines satisfy County buffering standards

Drainage calculations and Erosion Prevention and Sediment Control Plans have been provided to the County Engineer

- Runoff impacts are minimal; detention not required, but all County water quality requirements must be met
- Notice of Coverage has been obtained from TDEC; Land Disturbance Permit will be required from County.

Next, Mr. Suddath displayed the elevations of the proposed structure and the Site Data Table, adding that the parking area must be an impervious material.

Mr. Suddath displayed photos of the property and concluded his presentation with example motions. Mr. Suddath stated that the property's representative was in attendance.

Mr. Bratton asked Mr. Van Oldham if he had anything to add.

Mr. Oldham stated he had nothing to add.

**Mr. Rhodes made a motion to approve a request for Site Plan approval for the property located at 1567 Brinkley Branch Road, Hendersonville subject to the following conditions:**

- a) All previous Conditions imposed by the County Board of Zoning Appeals shall apply.**
- b) Applicant shall obtain approval for construction plans from the County Engineer prior to issuance of a Land Disturbance Permit**

SUMNER COUNTY PLANNING COMMISSION

MINUTES

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- c) Applicant shall obtain any applicable zoning, building, and land disturbance permits from the County Building and Codes and Development Services Departments;**
  - d) Applicant shall obtain any required permits from the Tennessee Department of Environment and Conservation related to septic disposal;**
  - e) Applicant shall obtain permits for any existing signage, and any such signage shall meet all current requirements contained in the County Zoning Resolution;**
  - f) Applicant shall remove the existing single wide trailer prior to issuance of a certificate of occupancy for the proposed structure;**
  - g) Applicant shall submit a signed Stormwater Inspection and Maintenance Agreement and maintenance plan for this development prior to issuance of a Land Disturbance Permit.**
  - h) Applicant shall make a dedication to the relevant Volunteer Fire Department in an amount of \$3,000,**
- seconded by Mr. Taylor. Motion passed unanimously following a roll call vote.**

There being no further business, Mr. Honeycutt made a motion to adjourn, seconded by Mr. Williams. The meeting adjourned unanimously at 6:15 pm.

Mr. Suddath stated that the next Planning Commission would most likely be held in person as there will likely be substantial submittals that will require a Public Hearing.