

SUMNER COUNTY REGIONAL PLANNING COMMISSION

MINUTES

MARCH 23, 2021 5:00 P.M.

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. Bratton called the meeting to order and announced that with seven members present, there is a quorum.

Mr. Bratton asked for approval of the February 2021 Minutes.

Mr. Geminden made a motion to approve the February 2021 Minutes, seconded by Mr. Williams. Motion passed unanimously.

Mr. Bratton announced that there are sign-up sheets at the front of the room, for anyone who wishes to speak to any item on the agenda.

At this time, Mr. Honeycutt made a motion to move Agenda Item #1 to #3 and to move Agenda Item #3 to #1, seconded by Mr. Geminden. Motion passed unanimously.

ELECTION OF OFFICERS

Mr. Bratton declared all offices of the Planning Commission vacant, and asked the Vice-Chair to carry on with the election.

Mr. Geminden stated that he would entertain a nomination for the Chairman of the Planning Commission.

Mr. Honeycutt nominated Mr. Luther Bratton for Chairman, seconded by Mr. Rhodes. Motion passed unanimously.

Mr. Geminden turned the meeting over to Mr. Bratton.

Mr. Bratton entertained a motion to elect the Vice-Chairman.

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Mr. Honeycutt made a motion to elect Mr. Billy Geminden as Vice-Chairman, seconded by Mr. Rhodes. Motion passed unanimously.

Next, Mr. Bratton stated that the Secretary of the Planning Commission would need to be elected and added that the County Planner typically holds this position.

Mr. Honeycutt made a motion to elect Mr. Josh Suddath as Secretary of the Planning Commission, seconded by Mr. Geminden. Motion passed unanimously.

PUBLIC COMMENT (FOR ITEMS ON THE AGENDA NOT REQUIRING A PUBLIC HEARING)

At this time, Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

1. **SUNSET SPRINGS-PHASE 2 – FINAL PLAT (Major)**– David Bandy, represented by Richard Graves – 3rd Commission Voting District (Alan Driver and Steve Graves) – Applicant is requesting Final Plat approval for a 10-lot residential subdivision located at **Greenfield Lane, Castalian Springs, TN, 37031**. Subject property is Tax Map 107, Parcel 001.02, contains 12.31 acres, and is zoned Rural Residential (RR).

Mr. Suddath began his presentation by stating that this property was previously called “Lester Ray Bullard Estates” when it originally came through in 2018. Mr. Suddath provided a brief history of the property, stating that it received Sketch Plat approval in January 2018; Phase 1 Final Plat approval in February 2018 and Phase 2 Final Plat approval in September 2018.

Mr. Suddath stated that under previous subdivision regulations, there was a stipulation requiring that Final Plats must be recorded within 2 years of approval. Mr. Suddath explained that the Final Plat approval has expired, but added that the applicant has completed construction of the roads and has done a good bit of site work.

Next, Mr. Suddath displayed an aerial photo of the property, explaining that the developers have constructed a road off Greenfield Lane, which will become a Public Road. Mr. Suddath then displayed the Phase 1 Final Plat and a revised version, depicting the name changed to Sunset Springs. Mr. Suddath also displayed the Phase 2 Preliminary and Final Plats and the current Phase 2 Final Plat submittal.

At this time, Mr. Chris Taylor arrived.

Mr. Suddath stated that the developer’s representative is in attendance and may explain any changes.

Mr. Suddath showed the wording from the previous subdivision regulations, regarding the expiration of approved final subdivision plats, explaining that it states that the property owner shall obtain all signatures on the approved Plat within 2 years of the approval date. If not obtained, Mr. Suddath stated, quoting from the document: “*Developers shall therefore be*

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required to submit new subdivision development plans and obtain approvals subject to any new zoning restrictions and subdivision regulations.”

Next, Mr. Suddath addressed the following regarding the Phase 2 Final Plat:

- Streets
 - A street proposed to be dedicated as a County Road has been shown upon the plat, and has been constructed at this time
- Utilities/Fire Protection:
 - 6” water line has been installed, as well as three hydrants to serve subdivision
- Surety/Letter of Credit
 - Applicant has previously provided a signed performance agreement and irrevocable letter of credit in an amount of \$250,000 for roads and drainage.
- Septic
 - Not yet signed off on by County Environmentalist
- Plat signatures not yet obtained.

Mr. Suddath then displayed photos of the roads and the cul-de-sac. Mr. Suddath also pointed out the location of the Detention Basin within Lot 10 of the Plat. Mr. Suddath explained that when this was approved in 2018, it was assumed that the owner of the lot containing the detention basin would be responsible for the maintenance of said detention basin. However, Mr. Suddath explained, that is no longer permitted, and went on to explain the Drainage regarding this Plat:

- Detention pond and drainage ditch, have been constructed at this time
 - As-Builts not yet submitted
- A signed stormwater maintenance and inspection agreement must be submitted with this plat (not yet submitted)
- Ownership and maintenance responsibility for the proposed detention pond would fall to the homeowner of the lot.
- As the Final Plat has expired for this item, the Planning Commission may wish to ask the developer about the feasibility of establishing an HOA and setting aside drainage infrastructure within Common Open Space, and may require doing so
- The owner’s representative has requested that alternatively, the Planning Commission enter into a contract with the current property owners for the pond.
 - Proposed agreement included in packet
 - This agreement would commit the developer to maintain the pond until such time as they sell it, which is essentially already the case.

Mr. Suddath completed his presentation with example motions.

Mr. Bratton called Mr. Richard Graves forward.

Mr. Graves, representative, explained the proposed Detention Pond agreement, stating that the landowner of the lot would maintain the detention pond, adding that the existence of a HOA would only be to maintain this pond. Mr. Graves added that the developers will maintain the pond until the lot is sold, at which time the landowner will assume responsibility for the pond.

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Mr. Geminden asked Ms. Dennen about the problems with the contract.

Ms. Dennen stated that the rules regarding maintenance of the detention ponds was changed because of the problems encountered with the ongoing maintenance of these ponds. Ms. Dennen added that there are many flooding issues within the County, resulting from individual homeowners being assumed to maintain the ponds.

Mr. Bratton asked how long the Plat had been expired.

Mr. Suddath stated that the Plat expired in September 2020.

Mr. Bratton asked for staff procedure regarding extension of plats when they are approaching expiration.

Mr. Suddath stated that, to his knowledge, under the previous regulations, the deadline for a Final Plat could not be granted an extension.

Mr. Bratton asked if the applicant would have to start over.

Mr. Suddath stated that he was unsure how they would have proceeded under the old regulations, adding that there is a new set of regulations for subdivisions that this falls subject to, now.

Mr. Bratton clarified that this is an opportunity to bring this development into compliance under the new regulations.

Mr. Suddath agreed.

Mr. Bratton asked if there were any questions.

Mr. Honeycutt asked Ms. Dennen where this puts us legally, as this Final Plat has expired and regulations have changed.

Ms. Dennen stated that as a Plat is expired, how far would we extend that?

Mr. Taylor asked about the process.

Mr. Suddath stated that the path forward would be to establish the HOA and revise the Final Plat to show the detention pond, open space and sink holes. Mr. Suddath stated that it would take time to establish the HOA as it must go to the state to be chartered.

Mr. Taylor made a motion to deny a Final Plat for Sunset Springs, Phase 2, allowing them to return with a Plat that meets current regulations, seconded by Mr. Honeycutt.

Mr. Bratton asked for discussion.

Mr. Geminden asked for clarification that all that was lacking is an HOA and the Greenspace.

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Mr. Suddath confirmed. Mr. Suddath stated that the plat has expired, adding that the approval of the plat is not really before the Commission, and explained that an alternative would be to allow them to revise the plat in order to meet current regulation requirements.

Mr. Graves asked for Motion #1 to be considered.

Mr. Suddath stated that if the Commission wished to do that, a condition could be added, stating the requirement of the establishment of an HOA, stipulating that the Plat could not be recorded until the HOA is chartered and established.

Mr. Taylor asked Ms. Dennen if this would avoid setting a precedent for expired plats.

Ms. Dennen stated that the changes would comply with the new regulations.

Mr. Taylor withdrew his first motion.

Mr. Geminden asked for clarification of adding the requirement of the creation of open space and an HOA.

Mr. Taylor made a motion to approve a Final Plat for Sunset Springs, Phase 2 contingent upon:

- 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 2 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 prior to the signature by the Planning Commission Secretary**
- d) A Bond shall be provided to the Highway Department to ensure that remaining road improvements, to include surface asphalt, are installed**
- e) A Letter of Credit shall be provided for 50% of overall cost of Stormwater infrastructure in order to ensure maintenance**
- f) Applicant shall maintain any outstanding bonds and/or letters of credit until such time as the County provides written authorization to release them.**
- g) A revised Final Plat shall be submitted to the Planning Commission for review and approval meeting all current requirements of the County Zoning Resolution to include provision of required Common Open Space**
- h) A Homeowner's Association shall be established for this development in accordance with Chapter 8 of the Sumner County Zoning Resolution, seconded by Mr. Honeycutt. Motion passed unanimously.**

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

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2. **HENRY HARRIS ACRES – SKETCH PLAT (Major)** – Marian Rogers, Represented by Richard Graves – 1st Commission Voting District (Terry Wright and Moe Taylor) – Applicant is requesting Sketch Plat approval for a 3-lot residential subdivision located at **470 Henry Harris Road, Westmoreland, TN, 37186**. Subject property is Tax Map 028, Parcel 023.00, contains 7.23 acres, and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, displaying an aerial photo of the property and the Sketch Plat. Mr. Suddath then explained the following regarding the Sketch Plat:

- **Roads:** Subdivision would access Henry Harris Road
- Proposed lot widths meet requirements.
- **Utilities and Fire Protection:**
 - No water line depicted along the road frontage of the property.
 - One Fire Hydrant will be necessary for this subdivision
 - A water and fire pressure availability letter must be submitted with the Preliminary Plat
 - Lots to be served by Septic Tanks
- Required open space appears to be depicted upon the plat.
- **Drainage:** If more than one acre is to be disturbed, this development will need to submit an Erosion Prevention and Sediment Control (EPSC) Plan along with Drainage Calculations with submittal of a Preliminary Plat. (Since only two building lots are being created, this is not likely).

Mr. Suddath explained that he has an interpretation question for the Planning Commission. Mr. Suddath explained that the County Zoning Resolution requires that all subdivisions containing 3 or more lots must establish a HOA and must set aside common open space.

In this instance, explained Mr. Suddath, only two new building lots will be created since there is an existing house that will remain. Thus, Mr. Suddath asked for interpretation whether the Planning Commission wishes to interpret this to mean 3 lots total, or 3 or more new building lots.

Mr. Suddath stated that, if the latter, then the open space may be removed from the plat and no HOA is necessary.

Next, Mr. Suddath explained the next steps:

- If approved, will need to receive Preliminary and then Final Plat approval from the Planning Commission
- Will need to submit Drainage Calculations and Erosion Prevention & Sediment Control Plan and meet all other requirements related to Stormwater Management with Preliminary Plat if the subdivision will disturb more than one acre,

Mr. Suddath concluded his presentation with example motions.

Mr. Bratton asked if Mr. Graves had any comments.

Mr. Honeycutt made a motion to approve a Sketch Plat for Henry Harris Acres, with the following condition:

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- a) **If more than one acre is to be disturbed, 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.**

Mr. Honeycutt stated his opinion that if only two new building lots are being created, then the open space may be removed from the plat and no HOA would be necessary.

Mr. Taylor seconded the motion.

Mr. Rhodes stated that if there were more lots to come, an HOA would need to be established now.

Mr. Suddath stated that this is a good point, and merits being looked into on a case-by-case basis. Mr. Suddath stated that this particular property is a stand-alone tract, the entirety of which is being developed.

Mr. Taylor asked if the Commission should have a hard and fast rule regarding this, or should each development be looked at individually.

Mr. Suddath stated that if there is drainage infrastructure, someone must be charged with maintaining that, such as an HOA. However, that is not the case with this Plat, added Mr. Suddath, which would justify a case-by-case determination.

A vote was taken and the motion passed unanimously.

Mr. Bratton encouraged anyone who wished to speak to the next item, to please sign up.

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

3. **THE GOAT FARM PUD –REZONING & CONCEPT PLAN – Old Hickory Hockey , LLC - Stratos Development/MC2 Group, represented by Lose Design – 6th Commission Voting District (Deanne DeWitt and Luke Tinsley) –Applicant is requesting a Rezoning from Rural Residential (RR) to Planned Unit Development (PUD) in order to construct and operate an indoor sports facility and associated services and uses as depicted upon the submitted Concept Plan. Subject property is located on Shute Lane, Hendersonville, TN, 37075 is Tax Map 146, Parcel 069.01, contains 28.65 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, March 11, 2021. THIS IS A PUBLIC HEARING.**

Mr. Suddath provided an overview of the property, stating that the proposed development is divided across jurisdictions, with the northern portion being in the City of Gallatin and the southern portion being unincorporated. Mr. Suddath stated that the subject property is

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surrounded on the west, east and south by the City of Hendersonville. Mr. Suddath explained that the city portion of the development was recommended for approval by the Gallatin Planning Commission, January 25, 2021.

Mr. Suddath then provided a project summary, stating:

- County portion of the project would contain a 96,000 sq ft indoor ice skating facility, with a seating capacity of 1,800 people
 - This facility serves as the “anchor” for the entire development
- County portion would also contain 3 additional 16,000 sq ft buildings that would have several allowable commercial and community facility uses per the Master Plan
- The northern portion of the development would have access to Nashville Pike (US-31E) and would contain a variety of commercial uses, including restaurants, a hotel, multifamily development and an area described as an “Entertainment Plaza”
 - The northern portion of the development is subject to the regulations of the City of Gallatin and not those of Sumner County
- Approximately 23% of the overall site, and 42% of the County portion would be set aside as greenspace in order to accommodate a stream and walkability enhancements and to provide Stormwater detention and water quality controls for the development.

At this point, Mr. Suddath explained how this request was publically noticed, including a neighborhood meeting held in accordance with County Zoning Resolution on January 28, 2021, signage placed along road frontage on Shute Lane, adjoining property owners sent certified letters and notice advertised in the Gallatin News & Hendersonville Standard on March 11, 2021. Mr. Suddath displayed the Public Notice from The Gallatin News and photos from the neighborhood meeting.

Next, Mr. Suddath displayed the property location in context of the County’s Comprehensive Plan, an aerial photo and municipal boundaries of the property. Mr. Suddath displayed the Master Plan and the Overall Site Layout Plan created by Lose Design.

Mr. Suddath then explained the following regarding the PUD:

- All internal roads proposed to be public
- Design of internal streets proposed to be consistent across the entire development, and across jurisdictional boundaries
 - 24 foot pavement width minimum
 - All streets in County portion must be constructed and inspected to County Standards related to compaction, base stone depth, binder coat and top coat thickness
- County portion of the Development will directly access Shute Lane
 - This access will be one of the secondary entrances; main entrance is proposed to access US-31E
- Development proposed to have a road stub to adjacent property within the Hunt Club Subdivision to the East via Vaughan Street.
 - 3 alternatives provided within submittal.

Mr. Suddath then displayed the Roadways Plan Sheet, explaining that the Shute Lane entrance is directly across from Jack Anderson Elementary School. Mr. Suddath stated that he has requested that the developers look at what would need to be done at this intersection. Next, Mr. Suddath displayed the Vehicular Circulation Plan, showing traffic flow. Mr. Suddath stated that two

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entrances are proposed that are within the County's jurisdiction; Shute Lane and Vaughn Street. Mr. Suddath then presented the three Vaughn Street connection alternatives, including:

- 1) full vehicular access
- 2) emergency access with no other vehicular traffic, and
- 3) the elimination of the access, allowing only pedestrian traffic.

Mr. Suddath stated that staff recommendation would be to maintain some access, especially in the event of an emergency. Mr. Suddath stated that feedback would be needed from the Planning Commission regarding the Vaughn Street connectivity.

Mr. Suddath then displayed the Shute Lane street connection.

At this time, Mr. Suddath stated that a traffic study had been prepared by KCI Technologies and has been submitted with this application, in accordance with the County's Zoning Resolution.

Mr. Suddath stated that the full Traffic Impact Analysis was included in Agenda Packet. Mr. Suddath also stated appreciation for the quick turnaround of the required Traffic Study.

Next, Mr. Suddath explained the Traffic Study Recommendations as follows:

#1) Shute Lane and Site Access A

- *Provide one ingress and one egress lane on the westbound approach of Site Access A.*
- *Install a southbound left-turn lane on Shute Lane with at least 75 feet of storage.*

#2) Nashville Pike and Site Access B

- *Provide one ingress lane and two egress lanes on the northbound approach of Site Access B.*
- *Signalize the intersection; It was assumed protected-permissive left-turn phasing was provided on the westbound approach.*
- *Coordinate the new signal with existing signals.*

#3) Shute Lane, Jack Anderson Elementary and Site Access C

Mr. Suddath stated that this recommendation most directly affects the County portion of the development.

- *Create an all-way stop controlled intersection by installing STOP signs (R1-1) and stop bars on all approaches.*
- *Install "Stop Ahead" advanced warning signs (W3-1) on the northbound and southbound approaches.*

#4) Signal Timing Optimization and Coordination

- *Signal timings at all the signalized study intersections should be optimized upon completion of the development, Furthermore, after providing a traffic signal at the intersection of Nashville Highway and Site Access B, signal timing coordination should be conducted between the intersections of Nashville Highway and Shute Lane, Nashville Highway and Site Access B, and Nashville Highway and Cages Bend Road/Big Station Camp Road.*

#5) Pedestrian Facilities

- *Sidewalk should be constructed along the northern frontage of the property (along Nashville Highway) and the western frontage of the property (along Shute Lane).*
- *Crosswalks should be installed on all approaches of Shute Lane, Jack Anderson Elementary, and Site Access C. These crosswalks should include pedestrian curb ramps*

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and detectable warning mats.

Additional Recommendations:

- *As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.*
- *Final design of internal roadways and parking should meet all City of Gallatin's standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met or a roundabout is provided.*

Mr. Suddath then displayed the provided Parking Table. Mr. Suddath stated that detailed parking plans must be submitted with Site Plan to the Planning Commission, for construction of any proposed commercial buildings.

Mr. Suddath explained that parking calculations and drawings will need to reflect the specific proposed uses being considered at that time.

Given the cross jurisdictional requirements, and the unique mix of uses proposed, Mr. Suddath stated that parking calculations are particularly complicated for this application.

Mr. Suddath stated that the applicant is indicating 624 spaces within the County portion of the project, and added that they cite previous experience with similar projects as their rationale for the parking provided.

Mr. Suddath added that, given the complexity of this mixed-use project, an overall parking study is something that the Planning Commission may wish to require, before forwarding a recommendation on to the County Commission, or alternatively, it may be required prior to Site Plan approval; stating that the latter would at minimum be recommended.

Mr. Suddath stated that The GOAT Farm PUD is classified as Group Assembly, per the County Zoning Resolution, and explained that a Parking Study will be required with the Site Plan submittal, in order to provide justification for the proposed parking.

Regarding Drainage, Mr. Suddath explained the following:

- Eight (8) water quality/detention basins are depicted throughout the development, three (3) of which are contained in the County.
- TDEC required 60 foot stream buffer also shown, which must remain in its natural state throughout construction
- Fully Engineered construction plans and drainage calculations must be submitted at Site Plan stage
 - Care must be taken to ensure that offsite drainage impacts are not imposed on adjacent properties, particularly to the south.
 - Post development stormwater flows must not exceed predevelopment stormwater flows
 - County/State water quantity and quality requirements must be met.
 - Downstream analysis will be needed with Site Plan Submittal to confirm that any downstream drainage structures can accommodate concentrated flows.

Mr. Suddath then displayed the depicted the three Detention Basins which are located on the

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County portion of the development and an aerial photo of the property, showing downstream conditions.

Mr. Suddath then explained the property signage, stating that within the County portion, two freestanding development signs are proposed near the Shute Lane entrance. Mr. Suddath added that an additional outparcel sign is proposed in front of the Ice Facility. Mr. Suddath displayed the submitted signage concepts.

Next, Mr. Suddath presented multiple images of the proposed landscape and buffering, providing a detailed description. Mr. Suddath stated that they are proposing the addition of trees into the existing 20 foot buffer between The Hunt Club. Mr. Suddath also displayed the proposed retaining wall and supplemental plantings, surrounding the property.

Mr. Suddath then explained the following regarding Utilities and Fire Protection:

- Utilities to be provided by White House Utility District
- Applicant has furnished a Water/Sewer availability letter for this project as is required by the County Zoning Resolution (included in Packet)
- At this time, it is staff's understanding that Fire Protection will be provided by the City of Gallatin.
- A formal agreement to this effect is not finalized at this time

Mr. Suddath added that the hydrant location, and interior of streets and parking will need to meet Fire Code requirements as per Traffic Study.

Next, Mr. Suddath displayed and explained the Phasing Plan:

- Phase 1: Installation of road, drainage and Stormwater infrastructure across the entire development, as well as installation of buffer and supplemental buffer plantings in order to allow for maximum growing time
 - County Planning & Engineering Staff will inspect improvements throughout installation; applicant must coordinate all activities with the County
- Phase 2: Construction of Ice Facility on Sumner County side of development.

Mr. Suddath explained the next general steps, to include:

- Rezoning and Master Plan approval 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
- A complete engineered site plan submittal may then be submitted to the Planning Commission.
 - 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 requirements must be met
 - Zoning Resolution requires that surety will need to be provided at the site plan stage for landscaping, and that plantings must be maintained in perpetuity
 - After Site Plan approval, the applicant may schedule Pre-Con meeting, and obtain a Land Disturbance Permit

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- Then infrastructure (Drainage, road etc) installation may begin.

Mr. Suddath completed his presentation with example motions.

Mr. Bratton opened the Public Hearing.

Bob Davis, 100 Houghland, stated concerns of the connectivity to Vaughn Street, with regard to traffic and safety.

Rachel Autry, 152 Vaughn Street, read a prepared statement, addressing concerns of safety, buffering, connectivity, stormwater and privacy. Ms. Autry referenced portions of the County Comprehensive Plan and Zoning Regulations during her statement.

Sarah Hilton, 2317 Cages Bend, expressed concern of the additional traffic that will be generated, especially around Jack Anderson Elementary School and the location of a hotel near a school. Ms. Hilton also asked about placement of the sign. Ms. Hilton asked when the results of the Traffic Study would be made public.

Mr. Suddath stated that the recommendations of the Traffic Study were presented during his presentation. Mr. Suddath added that the Traffic Study is public record and may be viewed in the Development Services office or through a Records Request.

Jamie Campbell, 379 Stratford Park Blvd, stated support of The Goat Farm request, citing sports, tax revenue generation. Mr. Campbell added that peak traffic for this will not be during school hours.

Tom Zaffore, 360 Shute Lane, stated concerns with the Traffic Study, adding that the widening of Shute Lane should be considered.

Jeannie Baird, 159 Compton Street, spoke in support of the Ice Rink and restaurants, however, expressing concern of the small size of the property to contain such a large development and the entrances. Ms. Baird also expressed concern of the preservation of an existing historic rock wall.

Del Ghia, 113 Sperance Lane, stated opposition, citing the land use as inconsistent with the area. Mr. Ghia also expressed concerns of traffic and noise. Mr. Ghia stated that Mr. Suddath stated that the HOA was in support of the project, and added that he has a letter from the HOA, dated February 2021, stating that the HOA would not take a stand on this development.

Mr. Suddath stated that he did not say the HOA endorsed the project. Mr. Suddath clarified that he stated that it had been communicated to his office by the developer that the HOA is supportive of supplemental plantings within the buffer.

Marc Costa, 118 Sperance Lane, stated opposition to the project, citing concerns of the validity of a Hockey facility, an ongoing investigation into the stream and the possible presence of Indiana bats. Mr. Costa also raised concern of traffic, noise and transients, stating this should be in another location.

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Kylene Ross, 1105 Shoreside Drive, stated opposition to this project, citing concerns of road construction, traffic and safety especially around the hotel and the school.

At this point, Mr. Rhodes clarified that the hotel is located within the Gallatin City limits. Mr. Rhodes explained that this Planning Commission is only allowed to consider the Ice Arena and the portion that is located in the County, outside of the city limits.

Ryan Van Nuck, 115 Sperance Lane, expressed opposition, stating concerns with traffic, the placement of this commercial property between two subdivisions, traffic, light pollution, noise, blasting of the ground on the east side during development and the reduction of the width of the proposed buffer from the standard 35 feet to 20 feet.

Glenda Tanksley, 101 Lakeside Circle, asked if there were plans to improve the condition of Shute Lane. Ms. Tanksley stated concerns of traffic, emergency services access and possible predators near the school.

Mr. Bratton asked Mr. Suddath if he would like to address any of the comments.

Mr. Suddath stated that the standard buffer is a Type-2, 35-foot buffer. However, Mr. Suddath explained that within a PUD, alternatives can be submitted for consideration by the developer, which is what has been proposed.

Mr. Suddath stated that he would defer to Lose Design to explain why they chose the buffer they presented.

Mr. Suddath stated that there are no proposed widening to Shute Lane within the County. Mr. Suddath added that a turning lane is proposed to be striped in toward the northern part, in the City of Gallatin. Mr. Suddath stated that KCI could be called up to explain concerns regarding the Traffic Study.

Mr. Suddath explained that this was a difficult project to design around, as portions of Shute Lane alternate between the county and city limits.

At this time, Mr. Bratton stated that Lose Design could address some of the concerns.

Mr. John Sexton, Lose Design, stated that they have presented the Planning Commission with three alternate designs for the entrance off Vaughn Road:

- 1) Full vehicular and Pedestrian access
- 2) Crash gate/Emergency access gate
- 3) Pedestrian access only

Mr. Sexton stated that the two main concerns from the public have been traffic and buffering. Mr. Sexton confirmed that a Type-2 buffering is indeed 35 feet, however, because of constraints with the size of the stream buffer and the property buffer, they are proposing a buffer narrowed to 20 feet. Mr. Sexton stated that through conversations with the HOA, they have proposed supplemental plantings, including the same plant material that is within The Hunt Club buffering, adding that this has not been finalized.

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Mr. Tucker referenced the hotels, and asked if that property has been zoned commercial.

Mr. Sexton stated that the land was zoned R20 and is being Rezoned, through the City of Gallatin, to Planned General Commercial (PGC).

Mr. Tucker asked that traffic concerns be addressed, referencing a traffic warrant.

Mr. Sexton stated that a Traffic Study was completed and then deferred to the representative from KCI to elaborate. Mr. Sexton stated that, in addition to the study, the developers are working with KCI to conduct a Corridor Study.

The representative from KCI Technologies, stated that warrants were performed at all signalized intersections within the study area. The representative went on to state that the study did warrant a left turn lane at the northern most site access on Shute Lane.

Sarah Hilton, 2317 Cages Bend, stated shock that the Traffic Study results recommended the entrance be placed directly across the street from an Elementary School.

Del Ghia, 113 Sperance Lane, stated that the school traffic is already a nightmare.

Mr. Rhodes stated that he understands traffic issues surrounding all schools within the county. Mr. Rhodes agreed that Shute Lane need to be worked on, however he added that this facility will be utilized mainly during non-school hours.

Mr. Geminden asked if this receives a positive recommendation, and proceeds through the approval process, could some of these concerns be resolved along the way. Mr. Geminden stated that this is a great development for the community, adding that this needs to be good for all.

Mr. Suddath explained that there are points in the process, during which details will be worked out. Mr. Suddath stated that many of the conditions of approval, for this request are centered around the Site Plan approval, which is equivalent to the Preliminary Plat for a Major Subdivision submittal, adding that that is the stage at which the very detailed information is presented. Mr. Suddath added that the Planning Commission is essentially being asked to vote and make a recommendation on the concept plan for this development, now.

Mr. Suddath explained that the Site Plan submittal will be very detailed and is when the drainage plans, corridor study, etc. will be reviewed.

There being no one else wishing to speak, Mr. Bratton closed the Public Hearing.

Mr. Taylor 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 Goat Farm PUD, contingent upon the following:

a) Following approval of the rezoning, the applicant shall submit a commercial site plan package meeting the requirements of Chapter 14 of the County Zoning Resolution, and

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- applicable requirements contained in the Sumner County Subdivision Regulations and Stormwater Management Resolution for review and approval by the Sumner County Regional Planning Commission;**
- b) All recommendations contained in the submitted traffic impact study shall be depicted upon any future submitted site plan, and shall be addressed during Phase 1 of future construction;**
 - c) A downstream analysis shall be submitted by the applicant prior to issuance of a Land Disturbance Permit, which shall analyze and provide appropriate mitigation solutions for any impacts downstream of this project location;**
 - d) Applicant shall submit a parking demand study for the overall development with submittal of Site Plan application**
 - e) Following approval of rezoning, any and all requests for signage must conform to the submitted master signage plan, with no off-site signage of any kind being allowed, and must obtain a Sign Permit meeting the requirements of Chapter 12 of the Sumner County Zoning Resolution.**
 - f) The proposed connection to Vaughn Road shall be “Option B”, with an emergency access only fire gate**
 - g) A traffic signal shall be installed at the southern Shute Lane entrance to the development across from Jack Anderson Elementary, seconded by Mr. Geminden.**

Mr. Bratton asked for any further discussion. There being no further discussion, Mr. Bratton called for a vote.

Motion passed unanimously.

Mr. Rhodes made a general statement, that with developments that come through for approval, the Commission often requires developers to improve portions of the road, to support whatever they are doing. Mr. Rhodes added that as Shute Lane is developed, the Commission would continue to ask developers to repair their portion of the road.

There being no further business, Mr. Honeycutt made a motion to adjourn, seconded by Mr. Williams.

Meeting adjourned at 6:57 pm.