

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
OCTOBER 24, 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
STEVE GRAVES
JIM WILLIAMS
BILL TAYLOR**

**MEMBERS ABSENT:
TOM TUCKER
MIKE HONEYCUTT**

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

MOTION FOR APPROVAL OF THE SEPTEMBER 2017 MINUTES BY MR. WILLIAMS, SECONDED BY MR. STEVE GRAVES. MOTION PASSED UNANIMOUSLY.

Mr. Bratton asked Ben Allen, the new Staff Attorney, to introduce himself. Mr. Allen briefly introduced himself to the Planning Commission.

Mr. Bratton announced to the audience that there will be three Public Hearings at this meeting. Mr. Bratton stated that all who signed up to speak will have their chance to speak and then the applicant will speak when called. Mr. Bratton asked that the audience give the same respect to the applicant that the applicant gave to them when speaking.

- 1. HUNTER'S TRACE SUBDIVISION – ABANDONMENT OF SUBDIVISION – REPRESENTED BY RICHARD GRAVES – (1ST COMMISSION DISTRICT – Mike Akins and Moe Taylor) – applicant is requesting to abandon the current subdivision, Hunter's Trace. Final Plat was recorded on 5/24/2006, Plat Book 23 Page 189. Subject property is located at 1004-1020 Mossberg Drive, Map 042L, Group A, Parcels 001.00 – 009.00, contains 11.62 acres, and is zoned Agricultural.**

Mr. Joyner stated that the applicant was asking for a Subdivision Plat Revocation Approval of a previously approved and recorded 9-lot Subdivision, located along the north side of Mt. Vernon Road. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All other comments have been addressed.

Mr. Steve Graves asked Mr. Richard Graves how long was the road.

Mr. Richard Graves stated that the road was approximately one mile. Mr. Richard Graves stated that there was no bond on this and the right of way dedication needs to be revoked by the Highway Department.

Mr. Joyner stated that he will need to get with Judy Hardin, Highway Superintendent, and ask her how she would handle this.

There was discussion.

Motion to approve by Mr. Kirby, seconded by Mr. Geminden. Motion passed unanimously.

2. **LINSON ACRES SECTION 2 – FINAL PLAT – REPRESENTED BY RICHARD GRAVES – (2ND COMMISSION DISTRICT – Billy Geminden and Larry Hinton)** – Applicant is requesting Final Plat approval for 7 lots located on Snider Perry Road and Martin Chapel Road. Subject property is located on Tax Map 003, Parcel 016.00 & 016.02. Property contains 8.69 acres and is zoned Agricultural

Mr. Joyner stated that the applicant was asking for Final Plat approval of a 7-lot subdivision located along Snider Perry Road and Martin Chapel Road. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All other comments have been addressed.

There was discussion.

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

3. **SCI TOWERS, LLC (J Bruce Rainey, property owners) - SITE PLAN – REPRESENTED BY CRAIG PARKER – (3RD COMMISSION DISTRICT-Alan Driver and Steve Graves)** – Applicant is requesting approval for a Site Plan to construct a 195’ wireless telecommunication monopole with a 100’ X 100’ leased area. Subject property is located at **East A B Wade Road, Portland, TN 37048**, is on Tax Map 051, Parcel 055.00, contains 27.40 acres, is zoned Agricultural. Conditional Use Permit was approved by the Zoning Board of Appeals on October 12, 2017.

Mr. Joyner stated that the applicant was asking for a Site Plan approval of a 195’ monopole located at East A B Wade Road, west of Highland Road. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All comments have been addressed by the applicant.

Mr. Craig Parker came forward to represent and explain the request for a site plan.

Mr. Taylor asked Mr. Parker if all 27.4 acres would be covered for the tower.

Mr. Parker stated that only a 100’ x 100’ would be leased out for the tower.

Mr. Taylor asked who would maintain the leased property.

Mr. Parker stated that SCI Towers would maintain the leased property.

Mr. Kirby stated that there are two airports within 15 miles of this tower. Mr. Kirby asked Mr. Parker if he was aware of these airports and if a Form 7460 was filed.

Mr. Craig stated that he is aware of the airports and has been in contact of the FFA and FCC and has listed the tower with them.

Mr. Taylor asked if this was discussed last month.

Mr. Joyner stated that there were two others sites on the agenda last month but different locations.

There was discussion.

Motion to approve by Mr. Taylor, seconded by Mr. Geminden. Motion passed unanimously.

- 4. NEW HIGHWAY 109N-OLD HIGHWAY 109N INTERCHANGE – REZONING – REPRESENTED BY BRIDGES LAND SURVEYING – (3RD COMMISSION DISTRICT-Alan Driver and Steve Graves)** – Applicant is requesting to have property located at 1623 Scotty Parker Road, 140 Rainear Lane, and 199 Rainear Lane rezoned from Residential 1A to C2 PUD. 1623 Scotty Parker Road property is on Tax Map 104, Parcel 005.00 P/O, contains 14 acres, and is zoned Residential 1A. 140 Rainear Lane property is on Tax Map 104, Parcel 028.01, contains 12.9 acres, and is zoned Residential 1A. 199 Rainear Lane property is on Tax Map 104, Parcel 028.04, contains 34.8 acres, and is zoned Residential 1A. **This is a public hearing.**
This applicant was referred back to the Planning Commission by the County Commission.

Mr. Joyner stated that the Applicant is requesting to have property located at 1623 Scotty Parker Road, 140 Rainear Lane, and 199 Rainear Lane rezoned from Residential 1A to C2 PUD. 1623 Scotty Parker Road property is on Tax Map 104, Parcel 005.00 P/O, contains 14 acres, and is zoned Residential 1A. 140 Rainear Lane property is on Tax Map 104, Parcel 028.01, contains 12.9 acres, and is zoned Residential 1A. 199 Rainear Lane property is on Tax Map 104, Parcel 028.04, contains 34.8 acres, and is zoned Residential 1A. Mr. Joyner stated that this applicant was approved by the Planning Commission on June 27, 2017 to move on to the County Commission. The County Commission voted to send it back to the Planning Commission on August 28, 2017.

Mr. Bratton opened the floor for Public Hearing.

Mr. Frank Rainear come forward in favor of this rezoning.

Since there was no one else to speak, Mr. Bratton closed the Public Hearing.

Mr. Steve Bridges came forward to represent and explain the request.

Mr. Taylor stated that he had spoken to Alan Driver and there was a concern with the drive and adding a buffer for privacy during church service hours.

Mr. Bridges stated that he would look to see if the drive could be moved, but was not sure. Mr. Bridges also stated that there will be a buffer between the site and the church.

There was discussion.

Motion to approve item to be sent to the County Commission by Mr. Geminden, seconded by Mr. Steve Graves. Motion passed unanimously.

5. **SOMERSET DOWNS PUD – REZONING - REPRESENTED BY RAGAN-SMITH – (7TH COMMISSION DISTRICT – Joanne Kemp and Trisha Lemarbre)** – Applicant is requesting to have property located on Long Hollow Pike and an extension of Luxborough Drive rezoned from Residential 1A to Planned Unit Development – Low Density. Subject property is on Tax Map 123, Parcel 035.01, contains 5.04 acres and is currently zoned Residential 1A. **This is a public hearing.**

Mr. Joyner stated that the Applicant is requesting to have property located at Long Hollow Pike and an extension of existing Luxborough Drive from Phase 4 rezoned from Residential 1A to Low-Density Residential Planned Unit Development and Preliminary Master Development Plan. Property is located within the City of Hendersonville Urban Growth Boundary and is currently zoned Residential 1A. All other comments have been addressed.

Mr. Bratton opened the floor for Public Hearing.

Since no one was present to speak, Mr. Bratton closed the Public Hearing.

Mr. George Welch and Mr. Jay Easter with Ragan-Smith came forward to represent and explain the request.

Mr. Taylor asked if the entrances to the houses would be like the existing homes.

Mr. Brian Carroll with Somerset Downs stated that the entrances of the new houses will be like the existing homes.

There was discussion.

Motion to approve item to be sent to the County Commission by Mr. Steve Graves, seconded by Mr. Geminden. Motion passed unanimously.

6. **RICKY MCGUIRE – REZONING - REPRESENTED BY CRENSHAW LAND SURVEYING – (12TH COMMISSION DISTRICT – Michael Guthrie and Bob Pospisil)** – Applicant is requesting to have part of property located on 3200 HWY 25 rezoned from Residential to C2. Subject property is on Tax Map 074, Parcel 039.00, contains 1.49 acres and is currently zoned Residential. **This is a public hearing.**

Mr. Joyner stated that the Applicant is requesting to have property located at 3200 Hwy 25, at the north corner of Hwy 25 and Hwy 76 rezoned from Residential A to C2 PUD. Property is not located within any Urban Growth Boundary and is currently zoned Residential A. All other comments have been addressed.

Mr. Bratton opened the floor for Public Hearing.

Since no one was present to speak, Mr. Bratton closed the Public Hearing.

Mr. Ricky McGuire and Ms. Erica McGuire came forward to represent and explain the request.

Mr. Steve Graves stated that Commissioner Mike Guthrie called him in favor of the rezoning of the property owned by the McGuires.

Mr. Bratton stated that Commissioner Mike Guthrie called him and stated the same comment.

Motion to approve item to be sent to the County Commission by Mr. Steve Graves, seconded by Mr. Geminden. Motion passed unanimously.

OTHER ITEMS:

Mr. Taylor stated that Gallatin Planning Commission approved a new apartment complex to be built on Greenlea Blvd.

Mr. Steve Graves asked Mr. Joyner if the Planning Commission could get the developer of Shiloh to come back in and talk about the current phase of building.

Mr. Joyner stated that request could be done.

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

Meeting Adjourned @ 6:03 p.m.