

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 26, 2016
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
JERRY KIRBY
JIM WILLIAMS
STEVE GRAVES
BILL TAYLOR**

MEMBERS ABSENT:

TOM TUCKER

STAFF PRESENT:

**RODNEY JOYNER, COUNTY PLANNER
LINDA McCULLOUGH, ADMINISTRATIVE ASSISTANT
LEAH MAY DENNEN, COUNTY ATTORNEY**

STAFF ABSENT:

ERIKA PORTER, STAFF ATTORNEY

**MOTION FOR APPROVAL OF THE MARCH 2016 MINUTES BY MR. GRAVES,
SECONDED BY MR. TAYLOR. MOTION PASSED UNANIMOUSLY.**

- 1. HELEN GARRETT – PRELIMINARY PLAT – REPRESENTED BY JIM CARMAN – (4th COMMISSION DISTRICT)** – Applicant is requesting Preliminary Plat approval of 7 lots on Sandy Valley Road. Subject property is located on Tax Map 116 P/O Parcel 002.00. Property is 8.23 acres and is zoned R1A.

Mr. Joyner opened the discussion with a summary of the above mentioned plat stating that the property is zoned R1A and does not lay between urban growth. This property is northwest side of Sandy Valley Road, between New Hope Road and Brinkley Branch Road. This property is defined as having a significant value for continued agricultural purposes and a rural way of life in the future, with a mixture of low density residential and rural estate lots. Only remaining comment from Staff is if the public utility

easements need to be along the road or somewhere else on the lots. Staff asks for these to be applied to the plats before being recorded. This is a standard comment.

Mr. Bratton opened the floor for discussion.

Mr. Graves asked for the location of Sandy Valley Road.

Mr. Joyner stated that Sandy Valley Road is at the intersection of Long Hollow Pike and New Hope Road, South East of White House.

Mr. Graves asked if this property was close to Copper Creek.

Mr. Taylor replied that this property was on the opposite side.

Mr. Joyner stated that this property is on the border of city limits of Goodlettsville and unincorporated county.

Mr. Taylor asked if the transmission lines would bother any of these lots.

Mr. Joyner stated that the buildable areas within these lots are outside of the transmission lines.

Mr. Bratton stated that TVA transmission lines do not seem to lower the value of properties and that owners seem to be getting used to having them around.

Mr. Bratton asked if there was any other discussion.

There was no further discussion.

Motion for approval by Mr. Honeycutt, seconded by Mr. Williams. Motion passed unanimously.

- 2. MATTHEW CARMAN – FINAL PLAT – REPRESENTED BY JIM CARMAN – (1ST COMMISSION DISTRICT)** – Applicant is requesting Final Plat approval of 6 lots on West Mount Vernon Road. Subject property is located on Tax Map 042 P/O Parcel 052.01. Property is 5.61 acres and is zoned Agricultural.

Mr. Joyner opened the discussion with a summary of the above mentioned plat stating that the property is zoned Agricultural and located in a primarily rural area containing low-density residential areas. This property is located along the north side of West Mount Vernon Road, west of the Mount Vernon Road intersection and east of the Cal Durham Road. Preliminary Plat was approved on March 26, 2016, and tonight applicant

is asking for approval for Final Plat approval. Applicant will add notes to the Final Plat as requested.

Mr. Bratton opened the floor for discussion.

Mr. Taylor asked if there were drainage issues between lots 4 & 5.

Mr. Carman replied that this was road frontage of the remaining property that Matthew Carman owns.

Mr. Graves asked if the utility department has seen these plats.

Mr. Carman replied that Matthew Carman has been in touch with Bethpage – Castalian Springs Utility District.

Mr. Graves stated that the reason he asked was that the pressure around Mount Vernon Road was low.

Mr. Carman stated that he understood the concern and he knew the Matthew Carman was working with the utility department.

Mr. Joyner stated that the Planning Department sends copies of the plats to the utility districts that are responsible for that region.

Mr. Bratton asked if there were any other questions. He also stated that he assumed that when the utility districts sign off they are responsible for the water pressure, but has seen where this is not the case at times. It is our responsibility to try and protect individuals who buy property when we can.

Mr. Graves asked if it was in the process of the builder to put in the pressure pump.

Mr. Taylor asked what the pressure amount should be.

Mr. Bratton stated that pressure amount could be different depending on where you are located in a subdivision.

Mr. Graves stated that the normal pressure is 20 lbs.

Mr. Bratton asked if there were any other questions.

Motion for approval by Mr. Honeycutt, seconded by Mr. Graves. Motion passed unanimously.

Motion to adjourn by Mr. Honeycutt, seconded by Mr. Williams. Motion passed unanimously.

Meeting Adjourned 5:17 P. M.