

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
SEPTEMBER 27, 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
JIM WILLIAMS
TOM TUCKER
STEVE GRAVES**

**MEMBERS ABSENT:
JERRY KIRBY**

STAFF PRESENT:

**RODNEY JOYNER, PLANNING & STORMWATER DIRECTOR
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING &
STORMWATER
LEAH MAY DENNEN, COUNTY ATTORNEY
LAUREN WALKER, STAFF ATTORNEY**

**MOTION FOR APPROVAL OF THE MAY 2016 MINUTES BY MR. HONEYCUTT,
SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

**LEAH DENNEN INTRODUCED THE NEW STAFF ATTORNEY, LAUREN
WALKER, TO THE BOARD.**

- 1. BLEDSOE CROSSINGS – FINAL PLAT – REPRESENTED BY MIKE
HOLLAND – (3RD COMMISSION DISTRICT) – Applicant is requesting Final Plat
approval of 51 lots on Highway 25. Subject property is located on Tax Map 110 Parcel
012.00. Property is zoned Agricultural and R1A.**

Mr. Joyner stated that Richard Jones would be present to represent the applicant in place of Mike Holland.

Richard Jones was present to represent Bledsoe Crossings and asked the members of the Board to defer their request until October.

**Motion to defer by Mr. Honeycutt, seconded by Mr. Williams. Motion passed
unanimously.**

Mr. Taylor asked if any progress had been made on the traffic study that was discussed at the last meeting on Bledsoe Crossings.

Mr. Joyner stated that a traffic study had been done and submitted to the Planning Department including access to the subdivision. Mr. Joyner stated that Mr. Jones could speak more on this issue.

Ms. Dennen stated that the applicant could not speak since the item on the agenda was deferred. The board members could only discuss among themselves.

Mr. Bratton stated that the Board members could ask Mr. Joyner questions on the subject item and that Mr. Joyner could answer them.

Mr. Joyner stated that there was a traffic study done and at the time the study was submitted, there is a rear access and an access at Highway 25. They looked at the number of cars that come in and out and according to the study, will not require any turning lanes.

Mr. Joyner stated that the engineering drawings were submitted and the comments have been addressed and the deferral is due to septic issues.

Mr. Graves stated that Hilton Lane will be down the road from this development, and was not sure how the traffic study was conducted but there is some traffic from Hilton Lane.

Mr. Joyner stated that this project will suffice the requirements, but as this area develops more, the area may require more studies and may require improvements to Highway 25. Mr. Joyner added that he has encouraged applicants to look into what a Cluster Development could offer which allows more access, but we cannot force them to do this. Over time, this will require a traffic study.

Mr. Graves stated that there is talk of a large development that will be coming in at the end of Hilton Lane and this could cause traffic problems.

Mr. Joyner stated that if a development of that size should come to Hilton Lane then it would require a traffic study to be done.

Mr. Taylor asked if TDOT would do the traffic study or would the developer ask for it.

Mr. Joyner stated that the engineer for the development normally contacts TDOT to discuss the need for road improvements.

Mr. Graves stated that his concern is that as this area is developed, traffic on Highway 25 will become more and more congested.

Mr. Joyner stated that over time, as traffic accumulates, more traffic studies will be done and may require a turning lane or other road improvements.

Mr. Taylor asked if the long range plans accommodate for greenways and trails in this area.

Mr. Joyner stated that it does not, and in fact, this property falls into the Historic Overlay District, and the residential portions fall back to the subdivision regulations and the Historic Overlay only addresses non-residential regulations. The preliminary plans did show part of this land with a trail, but new plans have not shown these. TDOT does show Highway 25 as being a pedestrian friendly road and if changes were made to Highway 25, it would be up to TDOT.

Mr. Bratton asked if there was any other discussion on this matter.

There was no more discussion.

Mr. Bratton stated that this agenda item was moved to defer and asked for a vote to defer.

Motion passed unanimously.

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

MEETING ADJOURNED AT 5:15 P.M.