

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
SEPTEMBER 26, 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
MIKE HONEYCUTT
STEVE GRAVES
JIM WILLIAMS
BILL TAYLOR
TOM TUCKER**

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**

**MOTION FOR APPROVAL OF THE AUGUST 2017 MINUTES BY MR. WILLIAMS,
SECONDED BY MR. GEMINDEN. MOTION PASSED UNANIMOUSLY.**

Mr. Bratton announced to the audience that there will be two 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. SCI TOWERS, LLC (Calvin & Wanda Kirkham, property owners) - SITE PLAN – REPRESENTED BY MICHAEL SHINE – (1st Voting District (Mike Akins and Moe Taylor) – 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 1899 A B Wade Road, Portland, TN 37048, is on Tax Map 050, Parcel 036.00, contains 139.90 acres, is zoned Agricultural. Conditional Use Permit was approved by the Zoning Board of Appeals on August 10, 2017.**

Mr. Joyner stated that the applicant was asking for a Site Plan approval of a 195' monopole located at 1899 A. B. Wade Road, east of Dobbins Pike. Property is not located within the Urban Growth Boundary and is zoned Agricultural. All comments have been addressed by the applicant.

Michael Shine came forward to represent and explain the request for a site plan.

Mr. Bratton asked Mr. Shine if this tower would be used as a single source tower.

Mr. Shine stated that the tower would be used by multiple sources.

Mr. Taylor stated that there are two airports within 15 miles of this tower. Mr. Taylor asked Mr. Shine if he was aware of these airports.

Mr. Shine 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.

There was discussion.

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

- 2. SCI TOWERS, LLC (Geraldine Kepley, property owners) - SITE PLAN – REPRESENTED BY MICHAEL SHINE – (1st Voting District (Mike Akins and Moe Taylor) – 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 2881 HWY 259, Portland, TN 37048, is on Tax Map 022, Parcel 016.00, contains 51.50 acres, is zoned Agricultural. Conditional Use Permit was approved by the Zoning Board of Appeals on August 10, 2017.**

Mr. Joyner stated that the applicant was asking for a Site Plan approval of a 195' monopole located at 2881 HWY 259, 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.

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

There was discussion.

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

3. **RICHARD WILLIAMS PROPERTY SUBDIVISION – PRELIMINARY/FINAL PLAT – REPRESENTED BY RICHARD GRAVES – (3RD COMMISSION DISTRICT-Alan Driver and Steve Graves)** – Applicant is requesting Preliminary/Final Plat approval for 5 lots located on East A. B. Wade Road. Subject property is located on Tax Map 051, Parcel 052.03. Property contains 5.25 acres and is zoned Agricultural

Mr. Joyner stated that the applicant was asking for Preliminary/Final Plat approval of a 5-lot subdivision located along East A B Wade Road. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All other comments have been addressed.

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

4. **LINSON ACRES SECTION 2 – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – (2ND COMMISSION DISTRICT – Billy Geminden and Larry Hinton)** – Applicant is requesting Preliminary 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 Preliminary 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.

Motion to approve by Mr. Geminden, seconded by Mr. Steve Graves, Mr. Honeycutt abstained from voting. Motion passed unanimously.

5. **BUCKLODGE SUBDIVISION SECTION IV – FINAL PLAT – REPRESENTED BY RICHARD GRAVES – (3RD COMMISSION DISTRICT – Alan Driver and Steve Graves)** - Applicant is requesting Final Plat approval for 9 lots located on Old Gallatin Road. Subject property is located on Tax Map 060, Parcel 030.00 P/O. Property contains 10.43 acres and is zoned Agricultural. Preliminary Plat approval was granted on August 22, 2017.

Mr. Joyner stated that the applicant was asking for Final Plat approval of a 9-lot subdivision located along Old Gallatin Road, south of Keytown Road. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All comments have been addressed by the applicant.

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

6. **CREEKVIEW ESTATES – SKETCH PLAT – REPRESENTED BY BRUCE RAINEY – (3RD COMMISSION DISTRICT – Alan Driver and Steve Graves)** - Applicant is requesting Sketch Plat approval for 70 lots located on Deshea Creek Road and Pruitt Lane. Subject property is located on Tax Map 105, Parcel 007.00 P/O. Property contains 71.6 acres and is zoned Residential A and Residential 1A.

Mr. Joyner stated that the applicant was asking for Sketch Plan approval of a 70-lot subdivision located along Deshea Creek Road and Pruitt Lane. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All comments have been addressed by the applicant.

Mr. Taylor asked Mr. Rainey if there could be another way in and way out thru Robert E Lee Drive.

Mr. Rainey stated that he did not change anything from the previous sketch plan but could look into this question.

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

7. **GREENDALE** – **REZONING - REPRESENTED BY BRUCE RAINEY & ASSOCIATES** – (7TH COMMISSION DISTRICT – **Joanne Kemp and Trisha Lemarbre**) – Applicant is requesting to have property located on Long Hollow Pike rezoned from Residential 1A to Planned Unit Development – Low Density. Subject property is on Tax Map 123, Parcel 037.00, contains 58.45 acres and is currently zoned Residential 1A. **This item was a Public Hearing.**

- A. **Gary Horn, 1605 Newmans Trail, stated that his concern is the high speeds of traffic and the new plans do not show much change from the previous proposed subdivision.**
- B. **Ray Baker, 199 The Hollows Court, stated that his concern is the traffic and the existing stormwater issues.**
- C. **Randy Fly, 1002 Stirlingshire, stated that his concern is the existing stormwater issues.**
- D. **Carolyn Utley, 193 The Hollow Court, stated that her concern is the blasting for the new construction, flooding issues, and the extra traffic on Long Hollow Pike.**

Mr. Joyner stated that the applicant was asking for Re-zoning approval from Residential 1A to Planned Unit Development – Low Density located on Long Hollow Pike. Property is located within the City of Hendersonville Urban Growth Boundary and is currently zoned Residential 1A. Proposed re-zoning would be for approximately 101 lots with 15 plus acres of Common Open Space. All comments have been addressed by the applicant.

Bruce Rainey came forward to represent and explain the re-zoning of Greendale.

Mr. Taylor stated that he did not like the front end parking and parking on the streets. Mr. Taylor also had concerns about the stormwater issues. Mr. Taylor asked Mr. Joyner if tonight's vote was to approve the preliminary plat.

Mr. Joyner stated that tonight's vote would only be for the re-zoning of the property from Residential 1A to Planned Unit Development – Low Density.

Mr. Geminden stated that he still has many concerns about the runoff going to Tower Hill and The Hollows. Mr. Geminden asked Mr. Rainey if all the drives were going to be a pervious surface. Mr. Geminden also asked Mr. Rainey about culverts and waterways for the water to flow.

Mr. Rainey stated that the only down stream structure to be concerned with is crossing Long Hollow Pike before it gets to Drakes Creek. Mr. Rainey stated that it will not increase the flow of the water and has taken precautions to insure this will not happen. Mr. Rainey stated that he could not insure that all the drives would be a pervious surface, but will be backed up by pervious surface drives if other surfaces fail. (Mr. Rainey went on to say that he feels it's the responsibility of the HOA to pay for repairs of drives and only resort to the Letter of Credit for emergencies.) Mr. Rainey stated that it is hard to change the lay of the land on a skinny piece of property. Mr. Rainey stated that

he feels he's done the best he could with the layout of this land and there will not be any houses within 400 feet of Long Hollow Pike.

Mr. Tucker stated that the HOA is run by the developer until a certain number of houses are built. Mr. Tucker also stated that he has heard that before the HOA takes over that the drives are not maintained.

Mr. Rainey stated that there are some things that the HOA can not control, but the bigger things they can.

Mr. Joyner asked Mr. Rainey if there was going to be an open connection to Newman's Trail.

Mr. Rainey told Mr. Joyner that he was correct.

Mr. Bratton stated to the Board that they had heard the applicants request and asked if there were any other questions.

Motion to approve by Mr. Honeycutt. There was no second motion, item was denied due to lack of action.

8. GALLATIN GUN CLUB – REZONING - REPRESENTED BY GREENLID DESIGN, LLC – (1ST COMMISSION DISTRICT – Mike Akins and Moe Taylor) –

Applicant is requesting to have property located on Old Wolf Hill Road rezoned from Agricultural to C2. Subject property is on Tax Map 064, Parcel 055.01, contains 119.07 acres and is currently zoned Agricultural. **This item was a Public Hearing.**

- A. Shawn Fennel, 819 Plantation Blvd., stated that he was in opposition of the gun club due to the noise levels the firing ranges would make and the possibility of
- B. Russ Ward, 155 Bear Carr Road, stated that he was in opposition of the gun club due to safety reasons. The club would allow members to come and go with no one monitoring the shooting.
- C. Ann Alvis, 475 Wolf Hill Road, stated that the backside of their property is about 400 yards from the proposed gun club. Ms. Alvis feels like if the gun club is passed it would be considered spot zoning. Ms. Alvis asked the Board if they would like a gun club in their backyard. Ms. Alvis also read a letter from her husband, Gerald Alvis in opposition of this gun club.
- D. Karen Knox, 155 Bear Carr Road, stated that she is in opposition of the gun club due to traffic and safety.
- E. Terry Gerblick, 440 Phillip Hollow Road, stated that she is in opposition of the gun club due to environmental issues with the lead going into the streams.
- F. Carol Pearl, 216 Old Wolf Hill Road, stated that she is in opposition of the gun club due to the noise and environmental issues. Ms. Pearl stated that she owned a horse farm

and the noise would always scare her horses and the lead from the bullets would fall onto her property, and her horses could potentially eat it.

- G. John Williams, 166 Old Wolf Hill Road, stated that he was in opposition of the gun club stating that it is not a fit for their area.
- H. Wanda Sue Wheeley, 440 Leath Chapel Road, stated that she was in opposition of the gun club because of the lead reaching her springs from which she receives her drinking water.
- I. David Manning, 172 Old Wolf Hill, stated that he was in opposition of the gun club due to the noise levels, environmental issues, and the safety of stray bullets reaching neighboring properties.
- J. Janice Tuttle, 6349 Old Hwy 31E, stated that she was in opposition of the gun club because it is not a fit for their community.
- K. Joe Tuttle, 205 Wolf Hill Road, stated that he was in opposition of the gun club due to the noise levels, environmental issues, and the safety of the community.
- L. Brent Brown, 256 Chipman Road, stated that he was in opposition of the gun club due to safety issues, environmental issues, and is not a fit for that area.
- M. Scott Lyon, 250 Old Wolf Hill Road, stated that he was in opposition of the gun club due to the noise levels, environmental issues, and the safety of the community.

Andy Leath, with GreenLid Designs, LLC, came forward on behalf of Gallatin Gun Club to present and explain the request.

William Legg, President of the Gallatin Gun Club, came forward to speak on behalf of the Gallatin Gun Club.

Mr. Geminden stated that he did not see the gun club as being a fit for this proposed area.

Motion to deny item by Mr. Geminden, seconded by Mr. Tucker. Motion passed unanimously.

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

Meeting Adjourned @ 7:03 p.m.