

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 24, 2018
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
JERRY KIRBY
TOM TUCKER**

MEMBERS ABSENT:

MIKE HONEYCUTT

STAFF PRESENT:

**RICHARD JONES, PLANNING REPRESENTATIVE
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING &
STORMWATER
LEAH MAY DENNEN, COUNTY ATTORNEY
BEN ALLEN, STAFF ATTORNEY**

MR. BRATTON ADDRESSED THE BOARD BY TELLING THEM THAT THE COUNTY HAS HIRED A NEW PLANNER. JOSH SUDDATH WILL START ON APRIL 25, HE LIVES IN GALLATIN, AND COMES TO US FROM TDOT.

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

- ROWLAND ACRES – PRELIMINARY/FINAL PLAT – REPRESENTED BY TODD BOLLINGER – 2ND COMMISSION DISTRICT – (Larry Hinton and Billy Geminden) – Applicant is requesting Preliminary/Final Plat approval for a 5-lot subdivision located on Butler Bridge Road. Subject property is located on Tax Map 039, P/O Parcel 0081.00, contains 5.08 acres, and is zoned Agricultural.
APPLICATION DEFERRED BY APPLICANT TIL MAY**

2. **CARTER CREEK PHASE 4 – PRELIMINARY PLAT – REPRESENTED BY WILLIAM CRENSHAW – 11TH COMMISSION DISTRICT – (Scott Langford and Bill Taylor)** – Applicant is requesting Preliminary Plat approval for a 4-lot subdivision located on Parsons Private Way. Subject property is located on Tax Map 138, Parcel 003.00 and P/O 087.00, contains 6.66 acres, and is zoned Residential A (RA).
APPLICATION DEFERRED BY APPLICANT TIL MAY

3. **CARTER CREEK PHASE 4 – FINAL PLAT – REPRESENTED BY WILLIAM CRENSHAW – 11TH COMMISSION DISTRICT – (Scott Langford and Bill Taylor)** – Applicant is requesting Preliminary Plat approval for a 4-lot subdivision located on Parsons Private Way. Subject property is located on Tax Map 138, Parcel 003.00 and P/O 087.00, contains 6.66 acres, and is zoned Residential A (RA).
APPLICATION DEFERRED BY APPLICANT TIL MAY

4. **BURLOW WISEMAN ESTATES – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – 12TH COMMISSION DISTRICT – (Michael Guthrie and Bob Pospisil)** – Applicant is requesting Preliminary Plat approval for a 3-lot subdivision located on East Biggs Road. Subject property is located on Tax Map 059, Parcel 075.00, contains 3.46 acres, and is zoned Agricultural.

Mr. Jones stated that the applicant is requesting Preliminary Plat approval for a 3-lot subdivision located on East Biggs Road. Property is not located within any Urban Growth Boundary, and all comments have been addressed. Mr. Jones stated that he would like the issue of the fire hydrants to be discussed in this meeting.

Mr. Bratton stated that the issue with the fire hydrants was an amendment approved in 2004 which states fire hydrants shall be located within 500 feet of each lot. Mr. Bratton stated that discussion about fire hydrants could be discussed if it is the will of the body.

Mr. Taylor asked if the developer could be made to put in 6” lines instead of 4” to support the water flow for hydrants.

Mr. Bratton stated that the water companies will not allow you to put a 6” water line onto a 4” water line because the lines can not hold the pressure.

Mr. Geminden asked if our regulations had anything to do with the number of lots in the subdivision.

Mr. Bratton and Mr. Jones stated that there is not anything in the regulations stating this fact.

Mr. Graves discussed how the fire hydrants are escrowed with the Castilian Springs/Bethpage Utilities District.

There was discussion.

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

5. **BURLOW WISEMAN ESTATES – FINAL PLAT – REPRESENTED BY RICHARD GRAVES – 12TH COMMISSION DISTRICT – (Michael Guthrie and Bob Pospisil)** – Applicant is requesting Final Plat approval for a 3-lot subdivision located on East Biggs Road. Subject property is located on Tax Map 059, Parcel 075.00, contains 3.46 acres, and is zoned Agricultural.

Mr. Jones stated that the applicant is requesting Final Plat approval for a 3-lot subdivision located on East Biggs Road. Property is not located within any Urban Growth Boundary, and all comments have been addressed.

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

Mr. Bratton recused himself from the next items. Mr. Geminden chaired items 6 & 9.

6. **OAK DRIVE ESTATES – FINAL PLAT – REPRESENTED BY RICHARD GRAVES – 2ND COMMISSION DISTRICT – (Billy Geminden and Larry Hinton)** – Applicant is requesting Final Plat approval for a 5-lot subdivision located at 1683 – 1715 Rapids Road. Subject property is located on Tax Map 002, P/O Parcel 013.00, contains 4.68 acres, and is zoned Agricultural.

Mr. Jones stated that the applicant is requesting Final Plat approval for a 5-lot subdivision located on Rapids Road. Property is not located within any Urban Growth Boundary, fire hydrants have been escrowed, and all comments have been addressed.

Motion to allow the public to speak by Mr. Steve Graves, seconded by Mr. Tucker. Motion passed unanimously.

Mr. John McCloud, 195 Oak Drive, came forward to express his concern about Oak Drive Estates. Mr. McCloud is concerned about the lack of fire hydrants for the new subdivision.

Mr. Geminden closed the public hearing.

Mr. Richard Graves came forward to explain that the developer has complied to all changes asked of him by the Planning Commission and respectfully asked for approval.

There was discussion.

Ms. Dennen stated that the Planning Commission can only approve or deny according to the Zoning Resolution and Subdivision Regulations that are in place now.

There was discussion.

Motion to approve by Mr. Steve Graves, seconded by Mr. Williams. The motion was not unanimous, therefore a vote was taken:

Mr. Williams – Yes

Ms. Steve Graves – Yes Mr. Taylor - No

Mr. Tucker – Yes Mr. Kirby – Yes

The motion passed.

7. **BAKER PERDUE ESTATES - SKETCH PLAT – REPRESENTED BY RICHARD GRAVES – 1ST COMMISSION DISTRICT – (Mike Akins and Moe Taylor) –**
Applicant is requesting Sketch Plat approval for a 77-lot subdivision located on Highway 259. Subject property is on Tax Map 030, Parcel 029.00, contains 116.84 acres, and is zoned Agricultural.

Mr. Jones stated that the applicant is requesting Sketch Plat approval for a 77-lot subdivision located on Highway 259. Property is not located within any Urban Growth Boundary, and all comments have been addressed.

Motion to approve by Mr. Steve Graves, seconded by Mr. Geminden. The motion was not unanimous, therefore a vote was taken:

Mr. Williams – Yes Mr. Geminden - Yes

Ms. Steve Graves – Yes Mr. Taylor - No

Mr. Tucker – Yes Mr. Kirby – Yes

The motion passed.

8. **WISEMAN ACRES – SKETCH PLAT – REPRESENTED BY RICHARD GRAVES - 2ND COMMISSION DISTRICT – (Billy Geminden and Larry Hinton) –**
Applicant is requesting Sketch Plat approval for a 14-lot subdivision located on Cook Road. Subject property is on Tax Map 003, Parcel 041.01, contains 31.7 acres, and is zoned Agricultural.

Mr. Jones stated that the applicant is requesting Sketch Plat approval for a 14-lot subdivision located on Cook Road. Property is not located within any Urban Growth Boundary, and all comments have been addressed.

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

Mr. Bratton stated that if it be the will of the body, the fire hydrant issue should stay as it is stated in the Subdivision Regulations until a new Regulation is put into place.

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

- 9. OAK DRIVE ESTATES – SKETCH PLAT – REPRESENTED BY RICHARD GRAVES – 2ND COMMISSION DISTRICT – (Billy Geminden and Larry Hinton) –** Applicant is requesting Sketch Plat approval for a 29-lot subdivision located at Oak Drive and Rapids Road. Subject property is located on Tax Map 002, P/O Parcel 013.00, contains 60.34 acres, and is zoned Agricultural.

Mr. Jones stated that the applicant is requesting Sketch Plat approval for a 29-lot subdivision located at Oak Drive and Rapids Road. Property is not located within any Urban Growth Boundary, and all comments have been addressed.

Mr. Richard Graves came forward to explain that the developer is willing to comply to the will of the Planning Commission.

Motion to approve by Mr. Steve Graves, seconded by Mr. Geminden. The motion was not unanimous, therefore a vote was taken:

Mr. Williams – Yes

Ms. Steve Graves – Yes Mr. Taylor - No

Mr. Tucker – Yes Mr. Kirby – Yes

The motion passed.

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

Meeting Adjourned @ 6:13 p.m.