

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JUNE 26, 2018
5:00 P.M.**

**SUMNER COUNTY ADMINISTRATION BUILDING
ROOM 112
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066**

**MEMBERS PRESENT:
BILLY GEMINDEN, VICE-CHAIRMAN
STEVE GRAVES
MIKE HONEYCUTT
BILL TAYLOR
JERRY KIRBY
JIM WILLIAMS
TOM TUCKER**

**MEMBERS ABSENT:
LUTHER BRATTON, CHAIRMAN**

**STAFF PRESENT:
JOSH SUDDATH, PLANNING DIRECTOR
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING &
STORMWATER
LEAH MAY DENNEN, COUNTY ATTORNEY**

**MOTION FOR APPROVAL OF THE MAY MINUTES BY MR. STEVE GRAVES,
SECONDED BY KIRBY. MOTION PASSED UNANIMOUSLY.**

Mr. Suddath asked the Commission to consider adding Birchwood Subdivision to the Agenda. This item was requested to be placed on the Agenda by Mr. Ray Carman. The Planning Commission approved this item in January of 2018 as a 5-lot subdivision, however, due to soil issues, the Final Plat was turned in as a 4-lot subdivision and could not be signed by staff.

Ms. Leah Dennen stated that she did not think it was a good idea to allow this to be approved due to the fact that no one has been notified of the item being on the agenda.

Motion to deny this item to be added to the agenda by Mr. Honeycutt, seconded by Mr. Taylor. Motion passed unanimously.

**MOTION FOR APPROVAL OF THE JUNE AGENDA BY MR. STEVE GRAVES,
SECONDED BY MR. KIRBY. MOTION PASSED UNANIMOUSLY.**

1. **CARTER CREEK PHASE 4 – FINAL PLAT – REPRESENTED BY WILLIAM CRENSHAW – 11TH COMMISSION VOTING DISTRICT – (Scott Langford and Bill Taylor)** – Applicant is requesting Final 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

Mr. Suddath stated that the applicant is requesting a Final Plat approval on a 4-lot subdivision located on Parsons Private Way. This development is not located in any municipality's planning area, and is currently zoned Residential A (RA). This item was deferred at the applicant's request at the April Planning Commission Meeting, Preliminary/Final Plat approval came before the Planning Commission in May, but due to outstanding issues, the Commission approved the Preliminary Plat and requested the Final Plat to come before them in June.

Mr. Suddath stated that at the Preliminary stage, the Planning Commission asked the surveyor to address required language for the final document, MS4 notes related to Stormwater, and clarification of where the .65 acres of open space would be located that was recorded with Phase 1. The Planning Commission also requested that all homeowners to belong to the existing HOA, and would like for that to be noted on the final plat. Mr. Suddath stated that all the requested issues have been addressed.

Mr. Taylor asked Mr. Suddath how did they resolve the HOA issue.

Mr. Suddath stated that all property owners would belong to the existing HOA and that this comment was noted on the final plat.

Motion to approve Final Plat by Mr. Honeycutt, seconded by Mr. Tucker. Motion passed unanimously.

2. **ROWLAND ACRES – FINAL PLAT – REPRESENTED BY TODD BOLLINGER – 2ND COMMISSION DISTRICT – (Larry Hinton and Billy Geminden)** – Applicant is requesting a 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.

Mr. Suddath stated that the applicant is requesting Final Plat approval on a 5-lot subdivision located Butler Bridge Road. This property is not located in any municipality's planning area, is currently zoned Agricultural, and is not presented as a phase of a future larger development. This item was deferred at the applicant's request at the April Planning Commission Meeting, Preliminary/Final Plat approval came before the Planning Commission in May, but due to outstanding issues, the Commission approved the Preliminary Plat and requested the Final Plat to come before them in June.

Mr. Suddath stated that the Planning Commission requested that the surveyor address the water line not noted on plat, the distance to the nearest fire hydrant, note the curb cuts that would be approved by the Road Superintendent, and to remove the certificate for the County Engineer, as our county does not have one. Mr. Suddath stated that all these issues have been addressed but the surveyor will still need to provide information on escrowing the fire hydrant on the plat.

Motion to approve Final Plat conditioned upon the applicant escrowing a fire hydrant with the White House Utility District, and showing the location of the hydrant upon the plat by Mr. Honeycutt, seconded by Mr. Kirby. Motion passed unanimously.

- 3. BAKER PERDUE ESTATES – FINAL PLAT PHASE 1 – REPRESENTED BY RICHARD GRAVES – 1ST COMMISSION DISTRICT – (Mike Akins and Moe Taylor) – Applicant is requesting Preliminary Plat approval for a 5-lot Phase 1 subdivision located on Highway 259. Subject property is on Tax Map 030, P/O Parcel 029.00, contains 6.36 acres, and is zoned Agricultural.**

Mr. Suddath stated that the applicant is requesting Final plat approval of a 5-lot subdivision located on Highway 259 and Highway 174. A sketch plat was approved at the April Planning Commission Meeting and Preliminary Plat approval was in May. This development is not located in any municipality's planning area, and all written responses to Staff's comments have been provided to Staff.

Mr. Suddath stated that the only outstanding issues for this plat is that the applicant will need to work with TDOT to obtain permits to access Highway 259 and Highway 174. TDOT may require a traffic study to be conducted to show improvements and turn lanes. The applicant will also need to provide drainage calculations for future phases.

Mr. Richard Graves came forward to represent and explain this item.

Mr. Taylor asked Mr. Suddath if there was a way to require the developer to place 6" water lines in the development, especially with the addition of the other lots.

Mr. Suddath stated that he would have that conversation with the applicant.

Mr. Graves stated that he had been in touch with the city engineer and there is plenty of pressure and that the new lines would be 6", and would be looped over to Highway 174 (Fairfield Road). Mr. Graves stated that even though the water tower is visible from the lots, there still won't be any fire protection.

Motion to approve Final Plat of Phase I by Mr. Kirby, seconded by Mr. Williams. Motion passed unanimously.

4. **OAK DRIVE ESTATES – FINAL PLAT PHASE II – REPRESENTED BY RICHARD GRAVES – 2ND COMMISSION DISTRICT – (Billy Geminden and Larry Hinton)** – Applicant is requesting Final Plat approval for a 6-lot subdivision located on Rapids Road. Subject property is located on Tax Map 002, P/O Parcel 013.00, contains 6.16 acres, and is zoned Agricultural.

Mr. Suddath stated that the applicant is requesting Final plat approval of a 6-lot Phase II subdivision located on Rapids Road. A sketch plat and Final Plat Phase I was approved at the April Planning Commission Meeting and Preliminary Plat Phase II was approved at the May Planning Commission Meeting. This development is not located in any municipality's planning area, and all written responses to Staff's comments have been provided to Staff.

Mr. Suddath stated that since this phase is a part of a larger 24-lot multiphase project, road improvements will be necessary on Oak Drive along the frontage of lot 20 and lot 6. It is requested that the applicant dedicate sufficient right of way to construct a cul-de-sac at the end of Oak Drive for the purpose of school bus and emergency vehicle turnaround. Mr. Suddath stated that drainage calculations must be submitted for future phases.

Motion to approve Final Plat of Phase II subject to the following conditions:

- A. The applicant bonding or completing improvements to Oak Drive along affected road frontage of Lots 20 and 6.**
 - B. Dedicating sufficient property for the construction of a cul-de-sac at the end of Oak Drive.**
- By Mr. Tucker, seconded by Mr. Steve Graves. Motion passed unanimously.**

5. **WYNNWOOD STORAGE – SITE PLAN AND GRADING PLAN PHASE 4 – REPRESENTED BY BRUCE RAINEY – 3RD COMMISSION DISTRICT – (Alan Driver and Steve Graves)** – Applicant is requesting Site Plan and Grading Plan approval to construct two additional storage buildings at 2808 Hartsville Pike. Subject property is located on Tax Map 110, Parcel 082.00, contains 3.44 acres, and is zoned C-2 PUD.

Mr. Suddath stated that the applicant is requesting Site Plan and Grading approval for Phase 4 of Wynnwood Storage. Property is located within the Castalian Springs Historic Overlay that was approved in 2013. A PUD Master Plan was approved in 2010, and Phase 1, 2, and 3 was approved thereafter. Phase 4 is for two additional buildings on 3.44 acres.

Mr. Suddath stated that there are some outstanding issues that need to be met for the Final Master Development Plan.

Mr. Tucker asked Mr. Suddath if there was a timeline for these projects to be completed.

Mr. Bruce Rainey came forward to answer the outstanding issues that have not been addressed.

- A. Required brick or stone façade veneer on the Northwest faces of the building – Mr. Rainey stated that the veneer would be placed on the faces of the building after Phase 4 is completed. Mr. Rainey stated that any part of the building that can be seen will receive the veneer.
- B. Office/Manager Residence Building – Mr. Rainey stated that this may not be completed due to the owner living close by and could take care of issues. A keyless remote entry may be installed instead of an on-site manager.
- C. Fencing along rear of the property – Mr. Rainey stated that there is some fencing on the property now.
- D. Landscaping along West property line – Mr. Rainey stated that some landscaping has already been done but will add more if needed.
- E. Paving for parking lot (clarification from Planning Commission regarding Penzupress applicant) – Mr. Rainey stated that the Planning Commission allowed Penzupress as a permanent solution. No asphalt paving required, the Penzupress has been working good so far and has made a good hard surface.
- F. Signage along Hartsville Pike (not required, but allowed) – Mr. Rainey stated that there may not be signage due to the slope of the land and blocking the right of way.

Mr. Suddath stated that there are no noted drainage issues. The County's consultant engineer confirms that the drainage to the rear of the property is acceptable without further improvements.

There was discussion on the product that is currently being used on the parking lot.

Mr. Geminden asked how the County would ensure that the landscaping would be completed, and also stated that landscaping is not required when receiving the Certificate of Occupancy.

Mr. Suddath stated that the Certificate of Occupancy could be withheld on Commercial PUD's if the conditions of an approval are not met.

Motion to approve Site Plan and Drainage Plan conditioned upon that staff goes out and makes sure all outstanding issues have been addressed before applicant receives their Certificate of Occupancy by Mr. Honeycutt, seconded by Mr. Steve Graves. Motion passed unanimously.

6. **McARTHUR ESTATES – PRELIMINARY/FINAL PLAT – REPRESENTED BY JIM CARMAN - 3RD COMMISSION DISTRICT – (Alan Driver and Steve Graves)**
– Applicant is requesting a Preliminary/Final Plat approval for a re-subdivision of 4 lots located on Branham Mill Road. Subject property is located on Tax Map 106, Parcels P/O 018.07, 018.08, 018.09, and 018.10, contains 3.49 acres, and is zoned Agricultural.

Mr. Suddath stated that the applicant is requesting Preliminary/Final plat approval of a 4-lot re-subdivision on Branham Mill Road. This plat would supersede Plat Book 29, Page 309 and would shift lots 8, 9, and 10 to the west of the property. The remainder lot to the South would be accessed on the east side of the property.

Mr. Suddath stated that the only outstanding issue is the soil areas need to be identified.

Mr. Steve Graves asked Mr. Suddath if the road had to be widened in front of these lots.

Mr. Suddath stated that he was not sure if the roads had been widened, but the plat did allow right of way for future road improvements.

Mr. Jim Carman stated that right of way was to be dedicated on the final plat and that some of the road has already been widened.

Mr. Steve Graves asked Mr. Carman if the applicant would be developing the back side of this property.

Mr. Carman stated that in the future, the applicant would be developing the back part of the property.

Motion to approve the Preliminary Plat with the applicant returning for final plat approval by Mr. Honeycutt, seconded by Mr. Taylor. Motion passed unanimously.

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

Meeting Adjourned @ 5:54 p.m.