

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
MARCH 27, 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
MIKE HONEYCUTT
STEVE GRAVES
JIM WILLIAMS
BILL TAYLOR
JERRY KIRBY
TOM TUCKER**

MEMBERS ABSENT:

STAFF PRESENT:

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

**MOTION FOR APPROVAL OF THE FEBRUARY MINUTES WITH THE
CORRECTION THAT MR. TAYLOR WAS ABSENT FROM THE FEBRUARY
MEETING BY MR. TUCKER, SECONDED BY MR. WILLIAMS. MOTION PASSED
UNANIMOUSLY.**

- 1. WOODSIDE HAVEN – PRELIMINARY PLAT – REPRESENTED BY RICHARD
GRAVES – 3RD COMMISSION DISTRICT – (Alan Driver and Steve Graves) –**
Applicant is requesting Preliminary Plat approval for a 4-lot subdivision located at 616 -
622 South Tunnel Road. Subject property is located on Tax Map 071, P/O Parcel 082.00
and 083.01, contains 4.02 acres, and is zoned Agricultural.

Mr. Joyner stated that the applicant is asking for Preliminary Plat approval of a 4-lot
subdivision located on South Tunnel Road. Property is not located within any Urban
Growth Boundary and is zoned Agricultural. All other comments have been addressed.

There was discussion.

Mr. Steve Graves asked if the Highway Department put in the tiles for drainage.

Ms. Dennen stated that the Highway Department will assist them in sizing the proper tile and will install the tile or the developer will install.

Mr. Steve Graves asked if the Planning Commission could require the developer to put a 20' slab of concrete at the road.

Ms. Dennen stated that Judy Hardin would make that decision.

Mr. Bratton asked Mr. Steve Graves if he was asking for aprons.

There was discussion.

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

2. **WOODSIDE HAVEN – FINAL PLAT – REPRESENTED BY RICHARD GRAVES – 3RD COMMISSION DISTRICT – (Alan Driver and Steve Graves)** – Applicant is requesting Final Plat approval for a 4-lot subdivision located 616 - 622 South Tunnel Road. Subject property is located on Tax Map 071, P/O Parcel 082.00 and 083.01, contains 4.02 acres, and is zoned Agricultural.

Mr. Joyner stated that the applicant is asking for Final Plat approval of a 4-lot subdivision located on South Tunnel Road. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All other comments have been addressed.

Mr. Steve Graves asked Mr. Richard Graves if lots 2 and 3 would be coming to them for approval.

Mr. Richard Graves stated that those lots have already been approved.

Mr. Taylor asked what the standards were for fire hydrants.

Ms. Dennen stated that we do not have any standards for fire hydrants since we do not have fire departments.

Mr. Joyner stated that in the past there were requirements for fire hydrants every 500 feet. Minor plats that are north of the city, fire hydrants sometimes could be found as far away as 2,000 feet away from each other. Water utility departments were requiring payments in lieu of to provide fire hydrants.

There was discussion.

Mr. Geminden asked if it would be possible if the certificates and signatures be placed on the Preliminary Plat before it comes to the Planning Commission for Final Plat approval. He stated that on plat that was approved at a past meeting is now being held up by the Highway Department because of flooding issues.

Mr. Richard Graves stated that the issue Mr. Geminden was talking about was on a plat approval in which an employee of Ms. Hardin's had an issue with. Ms. Hardin requested from Mr. Richard Graves the design of the detention pond and engineering plans of the drainage. Mr. Richard Graves stated that was the hold up and he is working on Ms. Hardin's request.

There was discussion concerning water lines and fire hydrants.

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

Mr. Bratton recused himself from the next items. Mr. Geminden chaired items 3, 4, & 5.

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

John McCloud, 195 Oak Drive came forward to express his concern about flooding in this area and presented pictures for the record.

Allan Matherne, 1323 Rapids Road came forward to express his concern about the water flow and traffic.

Public hearing was closed.

Motion to move Item #5 to #3 so the sketch plan can be looked at as an overall subdivision by Mr. Taylor, seconded by Mr. Tucker.

There was discussion.

Mr. Joyner stated that the Preliminary and Final Plats of item #3 and 4 have to be addressed at this meeting. These items are 60 days out and a vote, whether up or down, has to be voted on tonight. Mr. Joyner stated that the sketch plat is just a layout of how the applicant is wanting to plan the subdivision and does not have to be voted on but items #3 and 4 will need a vote.

Ms. Dennen stated that she agreed with Mr. Joyner.

Mr. Taylor withdrew his motion to move agenda items around.

3. **OAK DRIVE ESTATES – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – 2ND COMMISSION DISTRICT – (Billy Geminden and Larry Hinton)** – Applicant is requesting Preliminary 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. Joyner stated that the applicant is asking for Preliminary Plat approval of a 5-lot subdivision located at 1683 – 1715 Rapids Road. Property is not located within any Urban Growth Boundary and is zoned Agricultural. All other comments have been addressed.

Mr. Steve Graves stated that he still had concerns about the roads and wanted to know if anyone has spoken to Judy Hardin.

There was discussion.

Mr. Richard Graves stated that the applicant has met the road frontage requirements, the width requirements, and the square footage requirements. Mr. Richard graves stated that according to the Subdivision Regulations, he has met all requirements.

Mr. Joyner stated that the Preliminary Plat has met all requirements.

There was discussion.

Mr. Richard Graves stated that he would like Andy Leath, who did the drainage engineering for this plat, to come up and speak about the drainage.

Mr. Richard Graves stated that the applicant did not have a problem with the Board moving the Sketch Plat around, and, also stated that the Sketch Plat meets or exceeds the requirements of the Subdivision Regulations. Mr. Richard Graves also stated that a bond for road improvements has been given to Judy Hardin at the Highway Department.

Andy Leath, GreenLid Designs, stated that he only evaluated the five lots on this plat and that the land was being used as roll crops and roll crops have more run off than a developed area.

There was discussion.

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

Mr. Honeycutt - Yes Mr. Williams – Yes

Ms. Steve Graves – Yes Mr. Taylor - No

Mr. Tucker – Yes Mr. Kirby – Yes

The motion passed.

4. **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. Joyner stated that the applicant is asking for Final Plat approval of a 5-lot subdivision located on 1683 – 1715 Rapids 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. Honeycutt, there was no second. Motion failed due to lack of second.

5. **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 4.68 acres, and is zoned Agricultural.

Mr. Joyner stated that the applicant is asking for Sketch Plat approval of a 29-lot subdivision located at Oak Drive and Rapids 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. Honeycutt, there was no second. Motion failed due to lack of second.

6. ROBERT L WORSHAM – REZONING – REPRESENTED BY BRUCE RAINEY – 7TH COMMISSION DISTRICT – (Joanne Kemp and Trisha Lemarbre) –

Applicant is requesting to have property located at 2030 New Hope Road, Hendersonville, TN be rezoned from Residential 1A to C1 PUD. Subject property is located on Tax Map 123, Parcel 042.00, contains 1.6 acres, and is currently zoned Residential 1A.

This is a public hearing.

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, March 15, 2018.

Mr. Bratton opened the public hearing.

Since there was no one to speak, Mr. Bratton closed the public hearing.

Mr. Joyner stated that the applicant is asking for rezoning approval for property located at 2030 New Hope Road, Hendersonville, TN be rezoned from Residential 1A to C1 PUD. Mr. Joyner stated that if any changes are made to this property, a Planned Unit Development (PUD) would need to be created. Property is not located within any Urban Growth Boundary and is currently zoned Residential 1A with an existing store. All other comments have been addressed.

Mr. Bruce Rainey came forward to represent this item and stated that he disagreed with Mr. Joyner that the item would need to be a PUD since the property has been a store since the 1800's.

There was discussion on this matter.

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

7. CANINE COMMAND LLC – REZONING – REPRESENTED BY WILFRED “Dean” HUNTER – 4TH COMMISSION DISTRICT – (Jerry Foster and Leslie Schell) – Applicant is requesting to have property located at 1607 Scotty Parker Road, Gallatin, TN be rezoned from Residential 1A to C2 PUD. Subject property is located on Tax Map 104, Parcel 002.00, contains 1 acre, and is currently zoned Residential 1A. This property was approved by the Zoning Board of Appeals on July 14, 2016, for a Conditional Use Permit.

This is a public hearing.

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, March 15, 2018.

Mr. Bratton opened the public hearing.

Since there was no one to speak, Mr. Bratton closed the public hearing.

Mr. Joyner stated that the applicant is asking for rezoning approval for property located at 1607 Scotty Parker Road, Gallatin, TN be rezoned from Residential 1A to C2 PUD. Property is not located within any Urban Growth Boundary and is currently zoned Residential 1A. This property was approved by the Zoning Board of Appeals on July 14, 2016, for a Conditional Use Permit. All other comments have been addressed.

Mr. Dean Hunter came forward to represent this item.

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

OTHER BUSINESS:

Discuss and potentially vote on a new Stormwater fee for Land Disturbance permits, along with revised criteria for these fees.

This is a public hearing.

Item was advertised in The Gallatin News on Thursday, March 15, 2018.

Mr. Bratton opened the public hearing.

Since there was no one to speak, Mr. Bratton closed the public hearing.

Mr. Tracey Barrow came forward asking the Board to increase the Land Disturbance Permit fee from \$200.00 to \$300.00, and revised criteria for these fees.

There was discussion.

Motion to approve by Mr. Honeycutt, seconded by Ms. Tucker. The motion was not unanimous, therefore a vote was taken:

Mr. Honeycutt - Yes Mr. Williams – Yes

Ms. Steve Graves – No Mr. Taylor - Yes

Mr. Tucker – Yes Mr. Kirby – Yes

The motion passed.

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

Meeting Adjourned @ 6:26 p.m.