

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
MAY 22, 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
MIKE HONEYCUTT
BILL TAYLOR
JERRY KIRBY**

**MEMBERS ABSENT:
JIM WILLIAMS
TOM TUCKER**

**STAFF PRESENT:
RICHARD JONES, 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 APRIL MINUTES BY MR. STEVE GRAVES,
SECONDED BY MR. GEMINDEN. MOTION PASSED UNANIMOUSLY.**

**MR. BRATTON INTRODUCED JOSH SUDDATH AS THE NEW DIRECTOR OF
PLANNING AND STORMWATER.**

**Motion to allow Mr. Suddath to be the new Secretary of the Planning Commission by Mr.
Taylor, seconded by Mr. Steve Graves. Motion passed unanimously.**

**Motion to allow Mr. Bratton to be the backup to the Secretary of the Planning Commission
by Mr. Steve Graves, seconded by Mr. Geminden. Motion passed unanimously.**

- 1. CARTER CREEK PHASE 4 – PRELIMINARY/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). This development is not located in any municipality's planning area. This item was deferred at the applicant's request at the April Planning Commission Meeting.

Mr. Suddath stated that water and sewer are in place, and the developer certifies that all lots are serviced by existing fire hydrants. The development is served by an existing private street maintained by the home owners association. Maintenance for all Stormwater infrastructure in the development will be the responsibility of the homeowner's association or property owner.

Mr. Suddath stated that before the final plat would be signed, the surveyor would need 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. Mr. Suddath would also like for all homeowners to belong to the existing HOA, and would like for that to be noted on the final plat.

Mr. Taylor asked Mr. Suddath if he had all of those questions, when would they be addressed.

Mr. Suddath stated that those questions and concerns would have to be address before the final plat was signed by staff.

Mr. Taylor asked how could open green space could just disappear.

Mr. Suddath stated that the surveyor would have to address that question before the final plat was signed.

Mr. Mark Williams with Halo Reality came forward to represent this item.

Ms. Leah Dennen stated that if the motion is to approve the Preliminary Plat only, then the motion needs to state that the Final Plat will need to come back to the Planning Commission with all improvements addressed.

There was discussion.

Motion to approve Preliminary Plat with the contingency that all improvements are made by the surveyor by Mr. Bratton and the Final Plat will come back to the Planning Commission, seconded by Mr. Steve Graves. Motion passed unanimously.

- 1. 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. This development is

not located in any municipality's planning area. This item was deferred at the applicant's request at the April Planning Commission Meeting.

Mr. Suddath stated that the proposed 4 lot subdivision was a standalone subdivision located along Butler Bridge Road, east of Old Gallatin Road, with lots ranging from .976 acres to 1.17 acres. No drainage or topographical drawings were submitted with this plat.

Mr. Suddath stated that the 1st submittal of the plat referenced a 4 inch water line and was removed on the 2nd submittal. Mr. Suddath stated that if there is no water line on this property, the square footage of the parcels will need to be 60,000 square feet not 40,000 square feet. Mr. Suddath noted that the nearest fire hydrant must be noted on the final plat, 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 requirements would need to be addressed before final plat would be signed.

There was discussion concerning the approval process.

Mr. Bratton asked Ms. Dennen how this approval should be handled from a legal standpoint.

Ms. Dennen stated that the applicant could withdrawal the item, but some action needed to take place.

Mr. Suddath stated that if the Board approved the Preliminary Plat at this meeting, action on this item has been taken. The applicant can make the required changes and bring Final Plat to the Commission in June.

Motion to approve Preliminary Plat with the contingency that all improvements are made by the surveyor by Mr. Geminden and the Final Plat will come back to the Planning Commission, seconded by Mr. Taylor. Motion passed unanimously.

- 1. BAKER PERDUE ESTATES – PRELIMINARY 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. A sketch plat was submitted at the April Planning Commission Meeting and received approval. The applicant has addressed all staff comments for the initial review of the preliminary plat. This development is not located in any municipality's planning area.**

Mr. Suddath stated that the applicant presented the first 5-lots of a multiphase 76 lot subdivision with lots ranging from .94 acres to 1.95 acres. No drainage calculations have been submitted so drainage flow is not clear for this phase at this time. 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 development will be served by a 4 inch water line and the nearest fire hydrant is located .39 miles south on SR-259. Fire hydrants will need to be escrowed since the development has inadequate water infrastructure. These requirements should be addressed upon final plat approval.

Mr. Richard Graves came forward and stated that the developer will be working with TDOT on the drive issues and an engineer is currently working on the drainage issues.

Mr. Taylor asked Mr. Graves if the water lines were 4 inches.

Mr. Graves stated that the lots in Phase I will be on 4 inch water lines but the next phase will be upgraded to 6 inch lines. Mr. Graves stated that he has been in contact with the City of Portland, however, these lines will not have enough pressure for fire protection.

Motion to approve Preliminary Plat of Phase I by Mr. Kirby, seconded by Mr. Geminden. Motion passed unanimously.

Due to a conflict, Mr. Bratton turned the meeting over to Mr. Geminden for the next item.

- 2. OAK DRIVE ESTATES – PRELIMINARY PLAT PHASE II – REPRESENTED BY RICHARD GRAVES – 2ND COMMISSION DISTRICT – (Billy Geminden and Larry Hinton) – Applicant is requesting Preliminary 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. A sketch plat was submitted at the March Planning Commission Meeting and received approval. The final plat for Phase 1 was approved on April 24, 2018. The applicant has addressed all staff comments for Phase II for the initial approval of the preliminary plat. This development is not located in any municipality's planning area.**

Mr. Suddath stated that the applicant is proposing 6-lots of a multiphase 24 lot subdivision with lots ranging from .92 acres to 1.23 acres. No drainage calculations have been submitted at this time but since road improvements will be necessary on Oak Drive, construction drawings for this phase should be submitted with the final plat. The development will be served by a 4 inch water line and fire hydrants have been escrowed between lots 4 and 5 of Phase I. Another fire hydrant will likely be needed to service lots

22, 23, and 24 since they are more than 500 feet away. Fire hydrants will need to be escrowed since the development has inadequate water infrastructure. These requirements should be addressed upon final plat approval.

Mr. Taylor asked how many total lots.

Mr. Graves stated that the total will be 24 lots but the back will be 5 acre lots. Mr. Graves stated that escrow has been submitted for fire hydrants and road improvements will be made on Oak Drive per the Highway Department's specs.

Motion to approve Preliminary Plat of Phase I by Mr. Kirby, seconded by Mr. Geminden. Motion passed unanimously.

Meeting was turned back over to Mr. Bratton.

- 3. GAMBOA/WHITE – REPRESENTED BY BRUCE RAINEY – 3RD COMMISSION DISTRICT – (Alan Driver and Steve Graves)** – Applicant is requesting to appeal to Subdivision Regulations Chapter IV, Article 4-107.3, Individual Disposal System Requirements, related to septic on multiple tracts on South Tunnel Road. Subject property is located on Tax Map 071, Parcels 051.00 and 052.00.

Mr. Suddath stated that this item was related to a minor subdivision plat that was received at the Planning office in April. The plat was an adjustment of the property boundaries for lots located on South Tunnel Road to accommodate soil issues at 425 South Tunnel Road. Since the septic soil area crosses the neighboring property, Staff is not able to approve the Minor Plat. The Planning Commission approval would serve to empower staff to approve the plat administratively. All other staff comments have been addressed.

Mr. Bruce Rainey came forward to explain the request.

Mr. Taylor asked Mr. Rainey if the house was on a septic system.

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

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

Meeting Adjourned @ 5:44 p.m.