

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 26, 2005
5:00 P.M.**

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

MEMBERS PRESENT:

CHARLES HAYNES, CHAIRMAN
ANTHONY HOLT, VICE CHAIRMAN
TOM GROVE
NANCY CORLEY
BOBBY LEON THOMPSON
RALPH COLLIER
CORDELL BORDERS
LEON STRONG
CECIL RAY
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
RAGAN HALL

MEMBERS ABSENT:

DAVID SATTERFIELD

OTHERS PRESENT:

MIKE MOULTON, PLANNING DIRECTOR
ROB GARRISON, STATE PLANNER
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

- **MOTION FOR APPROVAL OF THE MARCH MINUTES BY MR. GROVE, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

**1. A. REZONING-PUBLIC HEARING-SAINT BLAISE RETREAT-(4TH COUNTY COMMISSION DISTRICT)CAROL S. STURDIVANT, PENELOPE ZINDAK, AND JESSICA BIR ARE REQUESTING TO HAVE THEIR PROPERTY (SAINT BLAISE RETREAT) REZONED FROM ESTATE A TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. SUBJECT PROPERTY IS LOCATED AT 120 SAINT BLAISE COURT, GALLATIN, TN., CONTAINS 78 LOTS/50.18 ACRES, IS ON TAX MAP 124, PARCEL 47.00, AND IS ZONED ESTATE A.
THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON APRIL 8, 2005. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.**

PRELIMINARY MASTER DEVELOPMENT PLAN-SAINT BLAISE RETREAT- (4TH COUNTY COMMISSION DISTRICT) REPRESENTED BY SEC. INC. THEY WERE REQUESTING PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL. SUBJECT PROPERTY IS LOCATED AT 120 SAINT BLAISE COURT, GALLATIN, TN., IS ON TAX MAP 124, PARCEL 47.00, CONTAINS 78 LOTS/50.18 ACRES, AND IS ZONED ESTATE A.

MR. MOULTON STATED THAT WE HAVE A PROPOSED HIGHWAY 386 STUDY, THAT WAS NOT IN YOUR PACKET. THIS STUDY HAS BEEN WORKED ON FOR THE LAST SEVERAL MONTHS. THERE IS A ROUNDABOUT THAT WOULD BE IN THE PROPOSED ROAD WAY. THE RIGHT OF WAY FOR THE ROUNDABOUT WILL POTENTIALLY TOUCH THE NORTHEASTERN CORNER OF THIS PROPOSED DEVELOPMENT THAT YOU HAVE BEFORE YOU TONIGHT. MR. MOULTON REMINDED EVERYONE AGAIN THAT THIS IS A PROPOSED PLAN AT THIS TIME.

CHAIRMAN HAYNES OPENED THE FLOOR FOR THE PUBLIC HEARING.

ANN CARTER WITH MARTIN REALTY CAME FORWARD TO SPEAK FOR THE CURRENT PROPERTY OWNERS TO STATE THAT THEY ARE IN FAVOR OF THIS DEVELOPMENT. SHE STATED THAT THIS DEVELOPMENT WOULD BENEFIT THE COMMUNITY.

BOB TAYLOR CAME FORWARD TO STATE THAT HE WAS NOT OPPOSED TO THE DEVELOPMENT, BUT WAS CONCERNED FOR THE NEIGHBORS ON THE OTHER SIDE OF THIS DEVELOPMENT. MR. TAYLOR SUGGESTED THAT THEY CONTINUE THE BUFFER ZONE FOR THE TWELVE PROPERTIES THAT RUN DOWN SAINT BLAISE COURT.

DREW MADDUX CAME FORWARD TO STATE THAT HE JUST WANTED TO MAKE SURE THAT THEY COMPLY WITH THE PROPOSED ROAD PLAN FOR HIGHWAY 386.

CHAIRMAN HAYNES CLOSED THE PUBLIC HEARING.

MOTION BY MRS. CORLEY TO MAKE THE LETTER FROM JOHN TERZO, 1010 ST. BLAISE TRAIL A PART OF THE RECORD, SECONDED BY MR.HOLT. MOTION PASSED UNANIMOUSLY.

MR. MOULTON STATED THAT THEY NEED TO CHANGE THE ZONING LISTED ON THE PLAT AS A LOW DENSITY PLANNED UNIT DEVELOPMENT, THIS IS NOT HOW IT IS CURRENTLY ZONED. MR. MOULTON STATED THAT THEY NEED TO REPOSITION THE FIRE HYDRANT SO THAT LOT # 1 IS COVERED UNDER THE 500 FEET DISTANCE AS MEASURED BY THE ROAD. MR. MOULTON STATED THAT THEY HAVE MET ALL OF THE OTHER STAFF COMMENTS.

MR. JOHN JOHNSON AND JAMIE REED CAME FORWARD TO EXPLAIN THIS REQUEST AND TO ANSWER QUESTIONS FROM THE MEMBERS.

THERE WAS EXTENSIVE DISCUSSION ABOUT THE PROPOSED ROAD PLAN FOR HIGHWAY 386 AND THE ROUNDABOUT POSSIBLY TOUCHING THIS PROPOSED DEVELOPMENT.

THERE WAS DISCUSSION ABOUT THE BUFFERING.

MR. GARRISON STATED THAT WHAT THIS BODY HAS APPROVED IN THE PAST, REGARDING BUFFERING, IS A REQUIREMENT OF A 10 FOOT LANDSCAPING EASEMENT IN FAVOR OF THE HOMEOWNERS ASSOCIATION SO IF THE TREES FELL DOWN THERE WOULD BE PERPETUAL MAINTENANCE.

MR. GARRISON STATED THAT THEY ARE PRESERVING THE EXISTING TREE LINES.

MR. JOHNSON EXPLAINED THAT WE ARE APPROXIMATELY 120 FEET FROM ST. BLAISE ROAD. MR. JOHNSON STATED HE DID NOT KNOW HOW BIG THE PROPOSED ROUND BOUT WOULD BE. THE PLACEMENT OF THE PROPOSED ROUNDABOUT WOULD ONLY AFFECT LOT 79, WHICH IS OPEN SPACE WHERE THE STEP SYSTEM WOULD BE LOCATED.

MR. HOLT THINKS WE SHOULD FIND OUT EXACTLY WHERE THIS ROUNDABOUT IS GOING TO BE LOCATED.

MR. MOULTON STATED AFTER SPEAKING WITH GRESHAM AND SMITH WE WILL NEED TO UPDATE OUR MAJOR THOROUGHFARE PLAN AFTER THIS PROPOSED PLAN FOR HIGHWAY 386 HAS BEEN ADOPTED.

CHAIRMAN HAYNES ASKED THE DEVELOPER, THAT SINCE THE PLANNING COMMISSION MEMBERS DID NOT SEE THIS PROPOSED PLAN FOR HIGHWAY 386 UNTIL FIVE MINUTES PRIOR TO THE MEETING, WOULD THEY BE RECEPTIVE TO A THIRTY DAY DEFERRAL.

MR. JOHNSON STATED THAT HE WAS AWARE OF THE ROUNDABOUT AND DID NOT SEE THAT THIS IS A ISSUE AT THIS POINT.

THERE WAS EXTENSIVE DISCUSSION ABOUT THE PROPOSED ROUNDABOUT.

MR. HOLT ASKED MR. JOHNSON IF HE WOULD CONSIDER DEDICATING 20 FEET FOR A PROPOSED RIGHT-OF-WAY AS OPPOSED TO A GREEN SPACE. MR. JOHNSON STATED THAT CURRENTLY THERE IS A 60 FOOT RIGHT-OF-WAY IN FRONT OF THIS PROPERTY.

CHAIRMAN HAYNES STATED THAT WE NEED MORE TECHNICAL INFORMATION ABOUT THIS PROPOSED ROUNDABOUT.

MR. COLLIER ASKED IF THERE WERE ANY APPROVALS FROM THE STATE REGARDING THE STEP SYSTEM.

MR. MOULTON STATED THAT THE APPROVAL OF THIS DEVELOPMENT WOULD BE SUBJECT TO THE STATE APPROVAL OF THE STEP SYSTEM.

MR. MOULTON STATED THAT THIS PROPERTY IS IN THE GALLATIN URBAN GROWTH BOUNDARY.

MR. COLLIER STATED THAT HE FELT THIS PROPERTY SHOULD BE SEWERED AND THAT THIS DEVELOPMENT IS NOT COMPATIBLE WITH THE SURROUNDING AREA.

MRS. CORLEY QUESTIONED PLAT NOTE # 2 "ALL LOTS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER BY WHITE HOUSE UTILITY DISTRICT". WHY WOULD IT SAY THIS IF THE SEWER WAS TO BE SERVED BY A STEP SYSTEM.

MR. GARRISON EXPLAINED THAT THEY WILL HAVE WATER FROM WHITE HOUSE UTILITY DISTRICT, BUT NOT WHITE HOUSE UTILITY SEWER. MR. GARRISON STATED THAT THIS WAS AN ERROR AND SHOULD HAVE BEEN TWO SENTENCES.

MOTION BY MR. HIXSON FOR A THIRTY DAY DEFERRAL, SECONDED BY MR. THOMPSON. MOTION PASSED UNANIMOUSLY.

2. A. REZONING-PUBLIC NOTICE-FIVE COVES TRACE- (6TH COUNTY COMMISSION DISTRICT)- JULIO PIERPAOLI ETUX WAS REQUESTING TO HAVE THEIR PROPERTY REZONED FROM RESIDENTIAL B TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. SUBJECT PROPERTY CONTAINS 27.29 ACRES, CONSISTS OF 49 LOTS, IS LOCATED OFF CAGES BEND ROAD, IS ON TAX MAP 165, PARCEL 2.00 AND IS ZONED RESIDENTIAL B. THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON APRIL 13, 2005. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

B. PRELIMINARY MASTER DEVELOPMENT PLAT-FIVE COVES TRACE- (6TH COUNTY COMMISSION DISTRICT)- REPRESENTED BY BRUCE RAINEY-THEY WERE REQUESTING PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL. SUBJECT PROPERTY CONTAINS 27.29 ACRES, CONSISTS OF 49 LOTS, IS LOCATED OFF CAGES BEND ROAD, IS ON TAX MAP 165, PARCEL 2.00 AND IS ZONED RESIDENTIAL B. THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON APRIL 13, 2005. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

MR. RAINEY CAME FORWARD TO EXPLAIN THE REQUEST. MR. RAINEY STATED THEY WILL HAVE APPROXIMATELY 49 SINGLE FAMILY HOMES ON APPROXIMATELY 12,000 SQUARE FOOT LOTS. THIS WILL BE A GATED COMMUNITY, AND WILL BE A HIGHLY RESTRICTED DEVELOPMENT WITH THE HOMEOWNERS ASSOCIATION MAINTAINING THE LAWNS AND LANDSCAPING ON ALL OF THE PROPERTIES. THIS WILL BE A HYBRID, A COMBINATION OF A CONDOMINIUM AND A STANDARD SUBDIVISION. EVERY HOME WILL BE ON A SEPARATE LOT, THE HOMES WILL BE 80 TO 90 PERCENT BRICK OR STONE. THE HOMES WILL BE A MINIMUM SIZE OF 2,000 SQUARE FEET PLUS A TWO CAR ATTACHED GARAGE, FOR A TWO LEVEL HOME IT WILL BE 1,100 SQUARE FEET ON THE FIRST FLOOR PLUS A TWO CAR ATTACHED GARAGE. THE ROADS WILL BE PRIVATELY MAINTAINED WITH A CURB AND GUTTER ON THE STREETS, WITH SIDEWALKS ON ONE SIDE, AND A WALKING TRAIL ALONG THE LAKE SIDE. THERE WILL BE LANDSCAPE ISLANDS ON THE CUL-DE-SACS.

THERE WAS EXTENSIVE DISCUSSION.

MR. MOULTON STATED THAT IF THIS WAS APPROVED TONIGHT IT WOULD HAVE TO BE WITH A FEW CONTINGENCIES 1) THE PRIVATE ROAD ISSUE, AND 2) THE AVERAGE SIZE OF THE LOT BEING 12,500 SQUARE FEET, THIS WOULD REQUIRE A CHANGE IN THE EXISTING LDRPUD LANGUAGE.

MRS. CORLEY ASKED HOW THIS WOULD BE SEWERED?

MR. RAINEY STATED THAT THEY WERE GOING TO BUILD A PUMP STATION DOWN BELOW THE DAM, AND RUN A FORCE MAIN UP TO A NEW SEWER LINE THAT IS BEING RUN TO EMERALD POINT SUBDIVISION.

MR. MOULTON STATED AT THE NEXT PHASE OF THIS DEVELOPMENT HE WOULD REQUIRE DRAINAGE CALCULATIONS.

CHAIRMAN HAYNES OPENED THE FLOOR FOR THE PUBLIC HEARING.

BRIAN COOK, 1115 LAKE RISE PLACE, CAME FORWARD TO STATE THAT WE WANT HOUSES BACK THERE THAT WILL NOT HAVE A NEGATIVE EFFECT ON OUR PROPERTIES. MR. COOK SHOWED PICTURES OF THE SUBJECT PROPERTY IN IT'S CURRENT STATE.

BILL MULLER, 1109 LAKE RISE PLACE, CAME FORWARD WITH CONCERN ABOUT THE PROPOSED DENSITY, TRAFFIC PATTERNS, IMPACT OF THE EXISTING SCHOOLS, RIGHT-OF-WAYS, AND THE SEWAGE SYSTEM.

KEN DAVIS , 2995 CAGES BEND ROAD, CAME FORWARD TO SAY HE WAS NOT OPPOSED TO THE DEVELOPMENT OF THIS PROPERTY, BUT CONCERNED ABOUT THE SQUARE FOOTAGE OF THE PROPOSED HOMES, SINCE HIS HOME IS 4,500 SQUARE FEET, WHICH IS ACROSS THE STREET FROM THIS DEVELOPMENT. MR. DAVIS SAID THESE LOTS SHOULD BE AT LEAST 20,000 SQUARE FEET.

KAY BROWN, 2963 CAGES BEND ROAD, STATED SHE HAD NO PROBLEM WITH DEVELOPING THIS SUBDIVISION, BUT IS CONCERNED WITH THE DENSITY, INCREASED TRAFFIC, WANTS TO UPHOLD THE VALUE OF THE EXITING PROPERTY VALUES, AND CONCERNED ABOUT THE IMPACT ON THE SCHOOLS.

DAWN FERGUSON, 114 MOONLIGHT, SAID SHE WAS SPEAKING FOR HER NEIGHBORS ALSO, AND WANTED TO GO ON RECORD, THAT SHE WAS NOT OPPOSED TO THE DEVELOPMENT, BUT WOULD LIKE THIS TO MAINTAIN THE VALUES OF THE SURROUNDING PROPERTIES.

ROGER GALANTER, 1065 MORNING VIEW DRIVE, STATED HE WAS CONCERNED ABOUT THE DENSITY, ALSO CONCERNED ABOUT INCREASED TRAFFIC ON CAGES BEND. MR. GALANTER STATED HE WAS NOT OPPOSED TO THE DEVELOPMENT OF THIS PROPERTY.

FOR THE RECORD, MR. HIXSON LEFT THE MEETING.

CHAIRMAN HAYNES CLOSED THE PUBLIC HEARING.

MRS. CORLEY WANTED TO MAKE A PART OF THE RECORD THE LETTER FROM KEN AND ANITA HATCHETT.

MR. RAINEY STATED THAT HE ASKED FOR A PLANNED UNIT DEVELOPMENT, BECAUSE THIS WOULD BE THE BEST USE FOR THE PROPERTY. MR. RAINEY STATED WE COULD GET THE SAME DENSITY WITHOUT ANY REZONING, EXCEPT FOR FOLLOWING THE CLUSTER PROVISION IN THE ZONING ORDINANCE. THE PROPOSED HOMES WILL BE IN THE \$300,000 TO \$400,000 RANGE. THE HOMEOWNERS ASSOCIATION FEES WILL RUN AROUND \$75. TO \$100 A MONTH. THE GARAGES WILL BE SIDE COURT YARD OR REAR ENTRY, NO FRONT ENTRY.

MRS. CORLEY REFERENCED THE MOTION MADE BY MR. FREUDENTHAL IN THE APRIL 19, 2005 MINUTES OF THE HENDERSONVILLE PLANNING COMMISSION MINUTES ""MOTION TO REQUEST THAT THE CITY'S SUBDIVISION REGULATIONS BE ENFORCED IN THE SUBDIVISION" WHAT CHANGES WOULD YOU MAKE BESIDES SIDEWALKS ON BOTH SIDES OF THE STREET TO UPHOLD THE CITY'S REGULATIONS.

MR. RAINEY STATED SIDEWALKS ON BOTH SIDES OF THE STREET.

MR. GARRISON STATED THAT THE FIRE FLOW WOULD CHANGE.

MRS. CORLEY ASKED MR. RAINEY IF THEY WOULD BE WILLING TO PUT SIDEWALKS ON BOTH SIDES OF THE STREETS AND CUL-DE-SACS?

MR. RAINEY STATED NO, HE COULD NOT SEE ANY BENEFIT TO SIDEWALKS ON BOTH SIDES OF THE STREET. WE ARE SPENDING QUITE A BIT OF MONEY ON PUTTING IN THE WALKING TRAIL.

CHAIRMAN HAYNES ASKED IF THEY ADD MORE SQUARE FOOTAGE ON THE BOTTOM FLOOR OF THE TWO STORY HOMES INSTEAD OF A MINIMUM OF 1,100 SQUARE FEET. IT WOULD LOOK NICER IF THERE WAS A MINIMUM OF 1,500 OR 1,600 SQUARE FEET ON THE BOTTOM FLOOR AND 400 OR 500 SQUARE FEET UPSTAIRS.

MR. RAINEY STATED THEY COULD ADD MORE SQUARE FOOTAGE TO THE BOTTOM FLOOR.

MR. COLLIER ASKED FOR SOMEONE TO EXPLAIN THE USES PERMITTED IN THE RB ZONING.

MR. MOULTON EXPLAINED THE USES ALLOWED IN THE RB ZONING.

MOTION TO RECOMMEND REZONING TO THE COUNTY COMMISSION, BY MR. BORDERS, CONTINGENT UPON STAFF'S COMMENTS BEING SATISFIED WHICH INCLUDES A MINIMUM OF 1,500 OR 1,600 SQUARE FEET ON BOTTOM FLOOR OF A TWO STORY HOME AND 400 OR 500 SQUARE FEET FOR THE UPSTAIRS, AND THE LANGUAGE CHANGE ON THE PRIVATE DRIVE, SECONDED BY MR. THOMPSON. MOTION PASSED.

11 AYES: BORDERS, THOMPSON, HOLT, GROVE, CORLEY, STRONG, RAY, TEMPLETON, BRATTON, WILLIAMS AND HALL

1 NAY: COLLIER

(HIXSON NOT PRESENT)

MOTION BY MR. COLLIER TO AMEND THE MOTION THAT THE HOMES BE 90 % BRICK OR STONE AND THERE BE NO VINYL SIDING, YOU COULD HAVE VINYL TRIM BUT NO VINYL SIDING, SECONDED BY MRS. CORLEY. MOTION FAILED.

2 AYES: COLLIER & CORLEY

10 NAYS: HOLT, GROVE, THOMPSON, BORDERS, STRONG, RAY , TEMPLETON, BRATTON, WILLIAMS, AND HALL

(HIXSON NOT PRESENT)

MOTION TO THE AMEND THE MOTION BY MR. COLLIER THAT THERE BE SIDEWALKS ON BOTH SIDES OF THE STREET, SECONDED BY MRS. CORLEY. MOTION FAILED.

6 AYES: HOLT, WILLIAMS, COLLIER, CORLEY, STRONG, AND TEMPLETON

7 NAYS: HAYNES, GROVE, THOMPSON, BORDERS, RAY, BRATTON, AND HALL

(HIXSON NOT PRESENT)

CHAIRMAN HAYNES EXPLAINED TO EVERYONE, THAT IT WAS IN THE WORK STUDY, THAT WE ADDRESSED THE PRIVATE ROAD ISSUE, WHICH WILL BE ADVERTISED FOR NEXT MONTH'S PLANNING COMMISSION MEETING. IF THIS DEVELOPMENT IS APPROVED IT WOULD HAVE TO BE SUBJECT TO THE PRIVATE ROAD ISSUE BEING APPROVED, AND ALSO THE DENSITY ISSUE. YOU CAN NOT HAVE UNDER THE STANDARDS 39 PERCENT OPEN SPACE AND COUNT THE DENSITY TOWARD THE DEVELOPMENT.

AFTER THE VOTE WAS TAKEN, MR. THOMPSON LEFT THE MEETING.

3. CLEARVIEW FARM-PHASE 2-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY-(12 TH COUNTY COMMISSION DISTRICT)-OWNER-T. W. BATEY-(FYI- ROAD PLAN AND PROFILE PLANS WERE SUBMITTED)THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 15 LOTS ON CLEARVIEW ROAD. SUBJECT PROPERTY CONTAINS 18.32 ACRES, AND IS ON TAX MAP 37, PARCEL 61.00 AND IS ZONED AGRICULTURAL.

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT HE HAD MET ALL OF THE STAFF COMMENTS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. COLLIER, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

MR. RAINEY STATED THAT ALL THE HOMES WOULD BE STICK BUILT.

3. **HERBERT R. REESE-PRELIMINARY PLAT FOR THE ESTATE OF-REPRESENTED BY CARROLL CARMAN-(3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 24 LOTS ON/OFF HIGHWAY 31-E. SUBJECT PROPERTY CONTAINS 42.39 ACRES, IS ON TAX MAP 90, PARCEL 5.00 & 6.00 AND IS ZONED AGRICULTURAL.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT ALL OF THE STAFF COMMENTS HAVE BEEN ADDRESSED.

MOTION FOR APPROVAL BY MR. WILLIAMS, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

MR. MOULTON STATED THAT THE BUILDING COMMISSIONER WOULD REQUIRE A FLOOD ELEVATION CERTIFICATE ON ANY BUILDING PERMITS APPLIED FOR.

FOR THE RECORD, MR. HOLT LEFT THE MEETING BRIEFLY.

MR. HOLT NOT PRESENT FOR THE VOTE.

FOR THE RECORD, MR. HOLT RETURNED TO THE MEETING.

4. **MT. VERNON HOUSE OF PRAYER-SITE PLAN-(1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-THEY WERE REQUESTING SITE PLAN APPROVAL FOR A NEW BUILDING LOCATION. SUBJECT PROPERTY IS LOCATED ON MT. VERNON ROAD, CONTAINS 1.94 ACRES, IS ON TAX MAP 49, PARCEL 18.00 AND IS ZONED AGRICULTURAL.**

THIS WAS DEFERRED, THEREFORE NO ACTION WAS TAKEN.

5. **JAMES GRAY SCOTT-PRELIMINARY PLAT-(2ND COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-OWNER; JAMES G. SCOTT-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 8 LOTS ON/OFF WHITE ROAD. SUBJECT PROPERTY CONTAINS 15.198 ACRES, IS ON TAX MAP 14, PARCEL 13.00 AND IS ZONED AGRICULTURAL.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT ALL STAFF COMMENTS HAVE BEEN ADDRESSED.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. STRONG, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

6. **AUTUMN CREEK-POOL SITE PLAN-(7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY SEC, INC.-OWNER/DEVELOPER; PARKS REALTY TRUST-THEY WERE REQUESTING SITE PLAN APPROVAL OF A POOL SITE. SUBJECT PROPERTY IS LOCATED ON ANDERSON ROAD, IS ON TAX MAP 138, PARCEL 31.00, AND IS ZONED L.D.R.P.U.D.**

JAMIE REED CAME FORWARD TO REPRESENT THIS REQUEST.

THERE WAS DISCUSSION ABOUT SCREENING ON ANDERSON ROAD.

MR. REED STATED THAT THEY WOULD BE GLAD TO PLANT MORE TREES.

MR. MOULTON STATED HE WOULD WORD THE PLAT NOTE TO SAY IT MEETS THE SAME LANDSCAPING PERIMETER STANDARDS AS THE REST OF THE PROPERTY.

MR. MOULTON SUGGESTED THAT THEY CONTINUE THE LANDSCAPING AROUND THE CURVE ON ANDERSON ROAD.

MOTION FOR APPROVAL BY MR. COLLIER, CONTINGENT THAT THEY CONTINUE THE LANDSCAPING THEME AROUND THE CURVE ON ANDERSON ROAD, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

FOR THE RECORD, MR. GROVE LEFT THE MEETING.

7. **LEROY HESTER PROPERTY SUBDIVISION-FINAL PLAT-(1ST COUNTY COMMISSION DISTRICT)- REPRESENTED BY RICHARD GRAVES-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 5 LOTS ON HESTER ROAD. SUBJECT PROPERTY CONTAINS 6.07 ACRES, IS ON TAX MAP 51, PARCEL 40, AND IS ZONED AGRICULTURAL.**

THERE WAS NO ONE PRESENT TO REPRESENT THIS, THEREFORE NO ACTION WAS TAKEN.

OTHER BUSINESS: NONE

MEETING ADJOURNED AT 7:15 P.M.