

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
MAY 24, 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
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
RAGAN HALL

MEMBERS ABSENT:

DAVID SATTERFIELD
CECIL RAY

OTHERS PRESENT:

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

- **MOTION FOR APPROVAL OF APRIL 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 WERE 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 88 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 BRUCE RAINEY 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 88 LOTS/50.18 ACRES, AND IS ZONED ESTATE A.

THIS WAS DEFERRED AT THE APRIL 2005 PLANNING COMMISSION MEETING.

CHAIRMAN HAYNES OPENED THE FLOOR FOR THE PUBLIC HEARING.

THERE WAS NO ONE PRESENT TO SPEAK, THEREFORE CHAIRMAN HAYNES CLOSED THE PUBLIC HEARING.

MR. RAINEY CAME FORWARD TO EXPLAIN AND REPRESENT THIS REQUEST. MR. RAINEY PASSED AROUND A HANDOUT OF A BRIEF SYNOPSIS OF WHAT THEIR PLANS WERE. MR. RAINEY STATED THAT THERE ARE A FEW CHANGES TO THIS DEVELOPMENT FROM WHAT WAS PRESENTED LAST MONTH. ONE OF THE BIGGEST CHANGES IS THAT WE ARE GOING TO A SANITARY SEWER WHICH WILL BE PROVIDED BY WHITE HOUSE UTILITY DISTRICT. THERE HAVE BEEN 8 LOTS ADDED TO THIS PROJECT IN ORDER TO PAY FOR THE 6,000 FEET OF ADDED SEWER LINE, WHICH MEANT WE LOST ABOUT ½ OF THE OPEN SPACE. WE STILL HAVE 22% OPEN SPACE FOR THIS PROJECT. THE HOMES WILL BE IN EXCESS OF 2,000 SQUARE FEET AND UP, AND WILL BE ALL BRICK OR STONE.

MR. MOULTON STATED THAT THEY HAVE ADDED AMENITIES IN THE OPEN SPACE, AND HAVE ADDED A LANDSCAPING BUFFER AROUND THE PERIMETER OF THE PROPERTY. MR. MOULTON EXPLAINED AFTER REVIEWING THE MOST RECENT REVISED STUDY FOR THE CITY AND COUNTY REGARDING THE PROPOSED ROAD PLAN, HE IS STILL UNDER THE IMPRESSION THAT THE PROPOSED ROUNDABOUT WOULD NOT IMPACT THIS DEVELOPMENT.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL OF PRELIMINARY MASTER DEVELOPMENT PLAN, AND TO RECOMMEND REZONING TO THE COUNTY COMMISSION, BY MR. HIXSON, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

FYI: NANCY CORLEY WAS NOT PRESENT AT THE TIME THE VOTE WAS TAKEN.

- 2. REZONING-PUBLIC HEARING- CARELLTON- (4TH COUNTY COMMISSION DISTRICT)-** JIM CARELL WAS REQUESTING TO HAVE HIS PROPERTY REZONED FROM ESTATE A TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT, A MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND A HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

SUBJECT PROPERTY FRONTS ON LONG HOLLOW PIKE AND UPPER STATION CAMP CREEK ROAD, IS ON TAX MAP 124, PARCELS 6.08, 6.09, 6.10, 7.00, AND 7.01, AND IS ON TAX MAP 115, PARCEL 39, CONTAINS 418.54 ACRES, AND IS CURRENTLY ZONED ESTATE A.

THE PROPOSED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT WILL CONTAIN 261 ACRES, THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL AND A FIRE STATION, AND THERE ARE 295 PROPOSED DWELLING UNITS.

THE PROPOSED MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT WILL CONTAIN 1.71 ACRES, AND THE PROPOSED USE WILL BE FOR A DAY CARE.

THE PROPOSED HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT WILL CONTAIN 155.83 ACRES, THE PROPOSED USE WILL BE FOR SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, PERSONAL AND GROUP CARE FACILITIES, AND EQUESTRIAN FACILITIES, THERE ARE 574 PROPOSED DWELLING UNITS AND 62 ASSISTED LIVING UNITS. (TOTAL NUMBER OF PROPOSED DWELLING UNITS FOR THIS DEVELOPMENT IS 869.)

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON MAY 13, 2005.

THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

B. PRELIMINARY MASTER DEVELOPMENT PLAN-CARELLTON- (COUNTY COMMISSION DISTRICT)- THEY WERE REQUESTING PRELIMINARY MASTER DEVELOPMENT PLAN FOR 418.54 ACRES THAT FRONTS LONG HOLLOW PIKE AND UPPER STATION CAMP CREEK ROAD. SUBJECT PROPERTY IS ZONED ESTATE A, AND IS ON TAX MAP 124, PARCELS 6.08, 6.09, 6.10, 7.00, AND 7.01, AND IS ON TAX MAP 115, PARCEL 39.

CHAIRMAN HAYNES OPENED THE FLOOR FOR THE PUBLIC HEARING.

MR. BOB TAYLOR CAME FORWARD WITH A COUPLE QUESTIONS CONCERNING TRAFFIC.

MR. DUZANE CAME FORWARD TO EXPRESS CONCERN OF FIRE ISSUES, OVERCROWDING OF EXISTING SCHOOLS, AND WHAT TYPE OF SEPTIC SYSTEMS THIS DEVELOPMENT WOULD HAVE.

CHAIRMAN HAYNES CLOSED THE FLOOR FOR THE PUBLIC HEARING.

FYI: NANCY CORLEY ENTERED THE MEETING

ALLEN THOMPSON, RAGAN-SMITH-ASSOCIATES, INC. CAME FORWARD TO PRESENT A VERY INFORMATIVE SLIDE PRESENTATION OF WHAT THE PROPOSED DEVELOPMENT WOULD RESEMBLE AND ANSWERED ANY QUESTIONS THE PLANNING COMMISSION HAD.

MR. ALLEN THOMPSON EXPLAINED THAT THEY ARE EXTENDING THE SEWER 6,400 LINEAR FEET, IMPROVING THE EXISTING PUMP, AND UPGRADING THE WATER SERVICE WITH A 3,000,000 GALLON TANK. THERE WILL BE A LEFT HAND TURN INTO OUR SITE AT THE SECONDARY ENTRANCE AND AT THE MAIN ENTRANCE WE WILL HAVE A LEFT HAND TURN INTO OUR SITE, A LEFT HAND LANE GOING SOUTH ON BIG STATION CAMP CREEK BOULEVARD AND A DE-ACCELERATION LANE , AND IN ADDITION TO THIS IT WILL BE SIGNALIZED. THERE WILL BE APPROXIMATELY \$80,000.00 GOING TOWARD THE SUMNER COUNTY BIKEWAY ALONG THE SOUTHERN SIDE OF LONG HOLLOW PIKE. MR. ALLEN THOMPSON STATED THAT THIS WILL BE A VERY UPSCALE DEVELOPMENT WITH THE USE OF AN ARCHITECTURAL REVIEW BOARD AND THE MANAGEMENT OF A HOME OWNERS ASSOCIATION.

MR. ALLEN THOMPSON STATED THAT THIS DEVELOPMENT WILL BE PROVIDING 1.1 MILLION DOLLARS IN ADEQUATE FACILITIES TAXES FOR THE SCHOOLS IN SUMNER COUNTY. MR. ALLEN THOMPSON EXPLAINED THAT THEY HAVE JUST PUT AN OPTION ON 200 ACRES OF PROPERTY DIRECTLY NORTH OF THE DEVELOPMENT WHICH BORDERS LIBERTY LANE AND OF THAT 200 ACRES THEY WILL BE GRANTING THE COUNTY 20 ACRES TO DEVELOP AN ELEMENTARY SCHOOL.

CHAIRMAN HAYNES OPENED THE FLOOR FOR QUESTIONS FROM THE PLANNING COMMISSION.

COMMISSIONER BOBBY LEON THOMPSON ASKED WHOSE GROWTH BOUNDARY IS THIS PROJECT IN?

MR. MOULTON REPLIED THAT THIS IS IN GALLATIN'S URBAN GROWTH BOUNDARY.

COMMISSIONER BOBBY LEON THOMPSON ASKED IF THIS DEVELOPMENT WAS IN FULL COMPLIANCE OF THE LAND USE PLAN THAT THIS PLANNING COMMISSION AND COUNTY COMMISSION APPROVED, AND DOES IT MEET ALL THE CRITERIA AND SPECIFICATIONS THAT ARE OUTLINED IN THAT LAND USE PLAN?

MR. MOULTON REPLIED THAT THE LONG HOLLOW PIKE CORRIDOR LAND USE PLAN WAS EXTENDED 1,000 FEET NORTH OF LONG HOLLOW PIKE. THE OPEN SPACE BETWEEN LONG HOLLOW PIKE AND THE FRONTAGE ROAD IS 290 FEET DEEP THEREFORE FIRST 4 OR 5 ROWS WOULD ACTUALLY FALL INTO THE 1,000 FOOT PERIMETER THAT WE HAVE SHOWN ON OUR LAND USE PLAN. MR. MOULTON STATED THAT HE FELT THAT THESE FRONT LOTS MEET THE INTENT OF THE LAND USE PLAN. SINCE THE FIRST 4 OR 5 ROWS OF THIS DEVELOPMENT DO FALL INTO THE 1,000 FEET AND THIS WOULD BE A QUESTION THAT THE PLANNING COMMISSION WOULD HAVE TO ANSWER AS TO WHETHER THESE LOTS MEET THE FULL INTENT OF THE LAND USE PLAN. MR. MOULTON STATED THAT HE COULD NOT GIVE COMMISSIONER BOBBY LEON THOMPSON A SPECIFIC ANSWER TO THAT QUESTION.

THERE WAS DISCUSSION.

MR. MOULTON STATED, AS THE PLANNING DIRECTOR, HE FEELS THE INTENT OF THE LAND USE PLAN IS BEING MET WITH THE DEVELOPER, BUT HE WOULD BE GLAD TO COMPARE THIS DEVELOPMENT TO THE LAND USE PLAN FOR FURTHER STUDY.

MR. HOLT STATED THAT HE FELT THAT IT WOULD BE BENEFICIAL FOR THIS PLANNING COMMISSION TO REVIEW THIS LAND USE PLAN AND POSSIBLY AMEND IT TO INSURE THAT THIS DEVELOPER IS CLEAR THAT HE IS GOING TO FALL WITHIN OUR LAND USE PLAN AS AMENDED, IF WE CHOSE TO DO SO. WE NEED TO MAKE IT KNOWN FOR ALL OTHER DEVELOPERS THAT THIS IS AN ESTABLISHED LAND USE PLAN AND WE DO TAKE THIS PLAN SERIOUSLY. MR. HOLT STATED THAT HE FELT IT IS IMPORTANT THAT WE PROTECT THE INTEGRITY OF THE LAND USE PLAN. MR. HOLT EXPLAINED THAT HE FELT IT WOULD BE BENEFICIAL THAT WE ADJUST/AMEND THIS PLAN.

THERE WAS DISCUSSION.

MOTION BY MR. HOLT TO DEFER THIS FOR THIRTY DAYS SO WE CAN LOOK AT OUR OVER ALL LAND USE PLAN AND LOOK WITHIN THE WISDOM OF THIS COMMITTEE TO SEE IF WE NEED TO AMEND OR MAKE ANY CHANGES TO THE LAND USE PLAN SO THIS WILL BE STRAIGHT FORWARD AND THERE WILL BE NO QUESTIONS WHETHER THIS DOES OR DOES NOT FALL WITHIN OUR ESTABLISHED LAND USE PLAN, SECONDED BY MR. HALL. MOTION PASSED.

10 AYES: HOLT, HALL, CORLEY, THOMPSON, BORDERS, STRONG, HIXSON, TEMPLETON, BRATTON AND WILLIAMS

2 NAYS: COLLIER & GROVE

MR. GROVE STATED HE DID NOT SEE ANY REASON TO DEFER THIS FOR THIRTY DAYS.

THERE WAS MORE DISCUSSION.

MRS. CORLEY ASKED MR. ALLEN THOMPSON IF IT WOULD BE POSSIBLE TO PROVIDE A COPY OF THE TRAFFIC STUDY WITH THE UNDERLYING STATISTICAL DATA ON WHICH YOUR DECISIONS AND RECOMMENDATIONS WERE MADE TO THIS BODY PRIOR TO OUR NEXT MEETING.

MR. ALLEN THOMPSON CONCURRED.

MRS. CORLEY ASKED MR. ALLEN THOMPSON IF THEY COULD PROVIDE A COPY OF THE OPTION TO PURCHASE THE ADDITIONAL 200 ACRES, AS WELL AS, A PROPOSED DOCUMENT THAT WOULD DONATE THE LAND TO SUMNER COUNTY FOR A SCHOOL SITE.

MR. ALLEN THOMPSON STATED HE FELT THAT THIS WOULD NOT BE A PROBLEM TO PROVIDE.

MRS. CORLEY ASKED MR. ALLEN THOMPSON IF IT WOULD BE POSSIBLE BEFORE OUR NEXT MEETING FOR HIM TO REVIEW THIS WITH THE SUPERINTENDENT OF SCHOOLS, BENNIE BILLS, OR TO AT LEAST RUN IT BY THE SCHOOL BOARD TO SEE IF THIS PROPOSED SITE, WHICH THEY CURRENTLY HAVE A CONTRACT ON TO DONATE FOR THE ELEMENTARY SCHOOL WOULD BE ACCEPTABLE OR IF THE 20 ACRES IS ENOUGH. MRS. CORLEY ASKED IF THEY HAD DISCUSSED WITH THE SCHOOL BOARD THE IMPACT THAT THIS DEVELOPMENT WOULD HAVE ON THE SCHOOL SYSTEM OR THE LONG RANGE BUILDING PLAN AND IF IT WOULD BE POSSIBLE FOR YOU TO APPROACH THEM ABOUT EITHER HAVING MR. BILLS OR SOMEONE FROM THE SCHOOL BOARD COME TO OUR NEXT PLANNING COMMISSION MEETING TO DISCUSS WHETHER A DONATION OF 20 ACRES FOR AN ELEMENTARY SCHOOL REALLY SOFTENS THE IMPACT OF 900 HOUSES AND POTENTIALLY MORE THAN 1,500 STUDENTS.

MR. ALLEN THOMPSON STATED THAT THEY COULD DO THIS. MR. ALLEN THOMPSON STATED THAT THEY HAD DONE A STUDY OF THE PROPOSED IMPACT OF THE SCHOOLS.

MRS. CORLEY ASKED MR. ALLEN THOMPSON IF THEY COULD PROVIDE A COPY TO THE PLANNING COMMISSION, BEFORE OUR NEXT MEETING, OF THE UNDERLYING DATA THAT YOU USED TO COME UP WITH THE RATIOS OF HOW MANY STUDENTS THERE WERE PER HOUSEHOLD.

MR. ALLEN THOMPSON CONCURRED.

MRS. CORLEY ASKED MR. ALLEN THOMPSON IF THEY HAD DONE ANY STATISTICAL RESEARCH ON THE NATIONAL FIRE SERVICE CONCERNING REQUIREMENTS NOT OF FIRE FLOW BUT RECOMMENDATIONS OF WHAT TYPE OF FIRE SERVICE SHOULD BE PROVIDED FOR VARIOUS DENSITY DEVELOPMENTS.

MR. ALLEN THOMPSON STATED NO.

MRS. CORLEY ASKED MR. ALLEN THOMPSON IF THEY HAD THE CAPABILITY OF DOING ANYTHING BEFORE OUR NEXT MEETING TO PROVIDE US WITH INFORMATION ON WHAT KIND OF FIRE SERVICE SHOULD BE PROVIDED FOR THIS DENSE DEVELOPMENT.

MR. ALLEN THOMPSON STATED THEY WOULD TAKE A LOOK AT THIS.

CHAIRMAN HAYNES ASKED IF MR. ALLEN THOMPSON COULD ATTEND THE NEXT WORK STUDY AT 4:00 P.M. BEFORE WE MEET IN A FORMAL SESSION AND WE WILL ADVERTISE THIS. CHAIRMAN HAYNES STATED THERE ARE A LOT OF UNANSWERED QUESTIONS.

MR. ALLEN THOMPSON STATED THAT HE WOULD BE PRESENT AT THE WORK STUDY.

- 3. 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.(FYI: PLAT APPROVAL EXPIRED, PRIOR TO RECORDING IN R.O.D. OFFICE)**

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. GARRISON STATED THAT ALL OF THE STAFF COMMENTS HAD BEEN ADDRESSED.

THERE WAS DISCUSSION.

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

- 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.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY STILL NEEDED TO SHOW THE SEATING CAPACITY, SHOW LANDSCAPING, INDICATE "DUST FREE" DRIVE AND PARKING, SHOW 911 ADDRESS, AND SHOW LOCATION AND DISTANCE TO THE NEAREST FIRE HYDRANT AND APPROVAL BY THE ZONING BOARD OF APPEALS.

MOTION FOR APPROVAL BY MR. BRATTON, CONTINGENT THAT THE ABOVE MENTIONED STAFF COMMENTS HAVE BEEN ADDRESSED, SECONDED BY MR. HOLT. MOTION PASSED UNANIMOUSLY.

- 5. MARK TRIPLETT-REVISED FINAL PLAT-(12TH COUNTY COMMISSION DISTRICT) REPRESENTED BY BRADSHAW ENGINEERING-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 6 LOTS ON POND ROAD. SUBJECT PROPERTY IS ON TAX MAP 74, PARCEL 21.00, AND IS ZONED AGRICULTURAL AND CONTAINS 5.642 ACRES.**

MR. BRADSHAW CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY NEED TO OBTAIN ALL SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HOLT CONTINGENT UPON SIGNATURES, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

- 6. AUTUMN CREEK-SECTION 1 AND 1-A-FINAL PLAT RESUBDIVISION OF LOTS 6, 7, 8 & 9-REPRESENTED BY BRUCE RAINEY- (7TH COUNTY COMMISSION DISTRICT)- THEY WERE REQUESTING FINAL PLAT APPROVAL OF 4 LOTS ON GOLDEN LEAF LANE OFF ANDERSON ROAD. SUBJECT PROPERTY CONTAINS 1.12 ACRES, IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND IS ON TAX MAP 138, PARCEL 31.**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. GARRISON STATED THAT ALL STAFF COMMENTS HAVE BEEN MET EXCEPT FOR SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL CONTINGENT UPON OBTAINING ALL SIGNATURES BY MR. HOLT, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

- 7. AUTUMN CREEK, SECTION 3- FINAL PLAT-REPRESENTED BY BRUCE RAINEY- (7TH COUNTY COMMISSION DISTRICT)- THEY WERE REQUESTING FINAL PLAT APPROVAL OF 60 LOTS. SUBJECT PROPERTY CONTAINS 21.57 ACRES, 60 LOTS AND IS ON TAX MAP 138, PARCEL 31, AND IS ZONED LOW DENSITY PLANNED UNIT DEVELOPMENT.**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THE DRAINAGE CALCULATIONS MUST BE FINALIZED, SIDEWALKS MUST BE BONDED WITH THE ROADS, AND OBTAIN ALL THE SIGNATURES.

CHAIRMAN HAYNES ASKED WHERE THE INDEPENDENT ENGINEER WAS LOCATED THAT WE SENT THESE CALCULATIONS TO FOR REVIEW.

MR. RAINEY STATED THAT THE ENGINEER WAS LOCATED IN NASHVILLE, TN.

CHAIRMAN HAYNES STATED THAT IN THE FUTURE WE SHOULD USE AN ENGINEER THAT WAS LOCATED IN SUMNER COUNTY.

THERE WAS DISCUSSION.

MR. MOULTON STATED IF APPROVED THERE ARE A FEW STAFF COMMENTS THAT STILL NEED TO BE PROVIDED SUCH AS OBTAINING DRAINAGE CALCULATIONS BEING FINALIZED, SIDEWALKS BEING BONDED, AND OBTAINING ALL SIGNATURES.

MOTION BY MRS. CORLEY FOR APPROVAL CONTINGENT UPON THE DRAINAGE CALCULATIONS BEING FINALIZED, SIDEWALKS MUST BE BONDED/POSTED, AND OBTAINING ALL THE SIGNATURES, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

- 8. CLARK'S MINI-STORAGE- PHASE 2- SITE PLAN-REPRESENTED BY BRUCE RAINEY-** (1ST COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING SITE PLAN APPROVAL FOR 4 BUILDINGS. SUBJECT PROPERTY IS LOCATED ON HIGHWAY 31-E, CONTAINS 5.99 ACRES, IS ON TAX MAP 68, PARCEL 23 AND 120, AND IS ZONED COMMERCIAL 1.

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. GARRISON STATED THAT MR. RAINEY SAID THAT HE WAS GOING TO ADDRESS THE OVERALL DRAINAGE. MR. GARRISON STATED THAT THE NEXT PHASE MR. RAINEY WILL DO A MASTER DRAINAGE PLAN AND A MASTER LANDSCAPE PLAN.

MR. RAINEY STATED THAT THEY ARE TRYING TO FIND SOME KIND OF TREE THAT THEY CAN PUT ALONG THE NORTH PROPERTY LINE THAT WOULD LIVE.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HALL CONTINGENT ON THE NEXT PHASE THAT THEY DO A DRAINAGE MASTER PLAN FOR THE PROPERTY, AND A MASTER LANDSCAPE PLAN SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

- 9. HERBERT R. REESE-FINAL PLAT (FOR THE ESTATE OF)-REPRESENTED BY CARROLL CARMAN-(3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL 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 AND TO ANSWER ANY QUESTIONS.

MR. GARRISON STATED THAT ALL OF THE STAFF COMMENTS HAVE BEEN ADDRESSED EXCEPT FOR OBTAINING ALL SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MRS. CORLEY SUBJECT TO THEM OBTAINING ALL THE SIGNATURES, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

10. **JAMES GRAY SCOTT-FINAL PLAT-(1ST COUNTY COMMISSION DISTRICT)- REPRESENTED BY CARROLL CARMAN-OWNER; JAMES G. SCOTT-THEY WERE REQUESTING FINAL 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 CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT ALL OF STAFF COMMENTS HAVE BEEN ADDRESSED EXCEPT FOR OBTAINING ALL SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL CONTINGENT UPON OBTAINING SIGNATURES, BY MRS. CORLEY, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

MR. HOLT STATED HE SPOKE WITH MR. BILLS YESTERDAY ABOUT THEM PROPOSING A 20 ACRE ELEMENTARY SCHOOL SITE WHICH IS ACCEPTABLE WITH THE BOARD OF EDUCATION. THEY NEED 25 ACRES FOR A MIDDLE SCHOOL AND POSSIBLY 30 ACRES FOR A HIGH SCHOOL. MR. HOLT STATED THAT SOMEWHERE ON THE 200 ACRES WOULD BE AN ACCOMMODATING SCHOOL SITE.

MR. HOLT MADE A MOTION TO CALL A WORK STUDY SESSION TO LOOK AT OUR LAND USE PLAN TO SEE IF THE PROPOSED CARELLTON DEVELOPMENT IS WITHIN THE LINE OF THE LAND USE PLAN. MOTION DIED FOR LACK OF A SECOND.

MEETING ADJOURNED AT 6:35 P.M.