

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JULY 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
DAVID SATTERFIELD
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
RAGAN HALL

MEMBERS ABSENT:

OTHERS PRESENT:

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

**MOTION FOR APPROVAL OF JUNE MINUTES BY MR. HALL, SECONDED BY MR. HIXSON.
MOTION PASSED UNANIMOUSLY.**

**MR. THOMPSON MADE A MOTION TO MOVE DISCUSSION OF THE GAMBRELL PROPERTY
UNDER OTHER BUSINESS TO THE FRONT OF THE AGENDA, SECONDED BY MR. HALL.
MOTION PASSED UNANIMOUSLY.**

MR. MOULTON PASSED OUT THE FINAL COPY OF THE PLAT OF THE JACKIE RAY GAMBRELL PROPERTY "AS BUILT SITE PLAN" WHICH IS LOCATED AT 3706 HIGHWAY 76, COTTONTOWN, TN., AND IS ON TAX MAP 74, PARCEL 31.00.

MR. MOULTON STATED THAT THIS BODY HAD GIVEN MR. GAMBRELL AN EXTENSION OF TIME TO GET THE WORK REQUIRED ON SITE TO AGREE WITH THE "AS BUILT SITE PLAN", THEN HE WAS TO SUBMIT AN "AS BUILT SITE PLAN". MR. MOULTON STATED THAT HE RECENTLY PROVIDED COMMISSIONER SMART WITH A LIST IN CHRONOLOGICAL ORDER, OF MINUTES FROM BOTH THE ZONING BOARD OF APPEALS AND THE PLANNING COMMISSION. MR. MOULTON READ ALOUD THE HAND WRITTEN NOTES THAT HE HAD PROVIDED COMMISSIONER SMART WITH TO PUT THIS PROJECT TO BED: 1) PROVIDE AN AS BUILT SITE PLAN TO THE PLANNING COMMISSION FOR THE JULY 26, 2005, MEETING (WHICH YOU HAVE BEFORE YOU TONIGHT) - SITE PLAN NEEDS TO SHOW LOCATION OF PAVING AND SCREENING (TREES AS INDICATED ON THE SITE PLAN SUBMITTED BY RICHARD GRAVES ON MAY 25, 2004) 2) SHOW LOCATION OF THE SEPTIC SYSTEM 3) SEE FEBRUARY 12, 2004 ZONING BOARD OF APPEALS MOTION, MUST COMPLY WITH THESE STANDARDS.

MR. MOULTON STATED TO THIS BODY THAT MR. GAMBRELL HAS PAVED, AND HAS LOCATED HIS SEPTIC SYSTEM (FYI:THE FIELD LINES ARE OUTSIDE OF THE PAVEMENT). PER MR. MOULTON, THE ONLY THING THAT REMAINS TO BE COMPLETED IS THE LANDSCAPING.

COMMISSIONER SMART STATED THAT THE LANDSCAPING IS CURRENTLY BEING DONE.
THERE WAS EXTENSIVE DISCUSSION.

MOTION BY MR. HOLT FOR APPROVAL OF MR. GAMBRELL'S PROPERTY CONTINGENT UPON LANDSCAPING AND TREES BEING IN PLACE BY OCTOBER 31, 2005, AND UPON COMPLETION OF THAT AND ALL HIS LANDSCAPING IS DONE (THEY SHOULD NOT DIE THIS FALL), SECONDED BY MR. THOMPSON. NO VOTE TAKEN ON THIS MOTION:

(FOR THE RECORD MRS. CORLEY ENTERED THE MEETING.)

MR. HOLT ASKED MR. MOULTON WHAT WOULD HAPPEN IF MR. GAMBRELL DOES NOT COMPLETE THE LANDSCAPING BY OCTOBER 31, 2005, ARE WE GOING TO SHUT HIM DOWN?

MR. MOULTON STATED THAT IT IS HIS UNDERSTANDING THAT THE WAY THE ZONING LAWS ARE AND AS WE APPLY THE ZBA TO THIS, THE ZONING BOARD GRANTED HIM A CONDITIONAL USE PERMIT CONTINGENT UPON THIS BODY (PLANNING COMMISSION) APPROVING A SITE PLAN. IF THIS BODY APPROVES THE SITE PLAN WITH A CONTINGENCY THAT THE LANDSCAPING BE COMPLETED BY OCTOBER 31, 2005, AND IF MR. GAMBRELL DOES NOT HAVE HIS LANDSCAPING COMPLETED BY OCTOBER 31, 2005 THEN BY LAW HE IS NOT-COMPLIANT, THEN IT BECOMES A ZONING ISSUE WITH THE ZONING OFFICE, BOARD OF ZONING APPEALS, ETC.

MR. BRATTON STATED HE WOULD NOT BE OPPOSED TO MOVING THE DATE FOR COMPLIANCE UNTIL NOVEMBER 2005.

MR. HOLT ACCEPTED MR. BRATTONS AMENDMENT: NEW MOTION AS FOLLOWS:

**MOTION BY MR. HOLT FOR APPROVAL OF MR. GAMBRELL'S PROPERTY CONTINGENT UPON LANDSCAPING AND TREES BEING IN PLACE BY NOVEMBER 30, 2005, AND UPON COMPLETION OF THAT AND ALL HIS LANDSCAPING IS DONE (THEY SHOULD NOT DIE THIS FALL), SECONDED BY MR. THOMPSON. MOTION PASSED.
13 AYES: HOLT, GROVE, CORLEY, COLLIER, BORDERS, STRONG, RAY, SATTERFIELD, HIXSON, TEMPLETON, BRATTON, WILLIAMS AND HALL
1 NAYS: THOMPSON**

MOTION TO AMEND THE MOTION BY MR. THOMPSON, THAT THIS DISCUSSION OF GAMBRELL PROPERTY BE LAID TO REST, LET HIM PLANT HIS TREES, SECONDED BY MR. GROVE. AMENDMENT NOT PASSED DUE TO THE FACT THE VOTE WAS NEVER CALLED FOR.

MRS. CORLEY QUESTIONED THE MEANING OF MR. THOMPSON'S AMENDMENT TO THE MOTION.

MR. THOMPSON STATED THAT HIS AMENDMENT IS "LET THIS MAN GETS HIS TREES PLANTED AND THEN WE SHOULD LEAVE HIM ALONE".

**CHAIRMAN HAYNES STATED THAT WE DID NOT NEED MR. THOMPSON'S AMENDMENT, HE FELT THAT AFTER THE TREES WERE PLANTED, THE PLANNING STAFF DOES NOT PLAN ON RE-VISITING MR. GAMBRELL'S SITUATION.
MR. MOULTON CONCURRED.**

MR. THOMPSON STATED THAT MR. GAMBRELL IS A MODEL CITIZEN, PAYS HIS TAXES, ACCOMMODATES HIS NEIGHBORS, AND HE HAS HIS TWO COUNTY COMMISSIONERS PRESENT TONIGHT TO REPRESENT HIM.

MR. THOMPSON ASKED FOR THE SHOW OF HANDS FOR THE PEOPLE IN THE AUDIENCE THAT WERE IN OPPOSITION TO JACKIE RAY GAMBRELL, FOR THE RECORD, NO ONE RAISED THEIR HAND.

NOTE: THIS WAS NOT A "PUBLIC HEARING" THEREFORE NO ONE FROM THE PUBLIC WAS NOTICED TO BE PRESENT:

COMMISSIONER SMART STATED THAT THE TREE PLANTING ON HIGHWAY 25 IS FINE, BUT THE LOT ON HIGHWAY 76, IS WHERE IS HOME HIS LOCATED, WE DO NOT WANT TO PLANT TREES ALONG HIGHWAY 76. COMMISSIONER SMART ASKED THAT WE PUT THIS TO BED, AND MR. GAMBRELL WILL DO WHAT HE IS TOLD. WE DO AGREE WITH PLANTING TREES ALL THE WAY ACROSS HIS LOT ON HIGHWAY 25.

COMMISSIONER SMART STATED THAT IF HE OR COMMISSIONER WHITE SEES SOMETHING THAT THEY DO NOT AGREE WITH WE WILL TELL HIM IMMEDIATELY. COMMISSIONER SMART STATED THAT MR. GAMBRELL WILL DO WHAT IS RIGHT, HE IS JUST MAKING A LIVING, AND HE IS NOT ON WELFARE.

MOTION AMENDED BY MR. THOMPSON THAT WE ONLY REQUIRE MR. GAMBRELL TO PLANT TREES ALONG HIGHWAY 25 AND NOT REQUIRE MR. GAMBRELL TO PLANT TREES ALONG HIGHWAY 76, SECONDED BY MR. GROVE. AMENDED MOTION FAILED.

6 AYES: THOMPSON, GROVE, STRONG, BORDERS, HIXSON, & WILLIAMS

8 NAYS: HALL, BRATTON, RAY, CORLEY, TEMPLETON, HOLT, COLLIER & SATTERFIELD

MR. THOMPSON EXPLAINED THAT HE MADE THIS MOTION BECAUSE IF WE MAKE HIM PLANT TREES ALONG HIGHWAY 25 THIS WOULD BLOCK HIS VIEW FROM THE ROAD.

CHAIRMAN HAYNES STATED THAT WHILE WE ARE ON OTHER BUSINESS ITEMS LET'S DISCUSS THE AMENDMENT ON PRIVATE ROADS.

B. DISCUSS AMENDMENT TO CHAPTER 1, SECTION 1-113.109: AMENDMENT TO ALLOW PRIVATE ROADS.

MR. MOULTON EXPLAINED THAT THIS BODY VOTED TWO MONTHS AGO TO APPROVE A LANGUAGE CHANGE IN THE SUBDIVISION REGULATIONS TO AMEND THE LANGUAGE ON PRIVATE ROADS TO BE ALLOWED IN THESE GATED COMMUNITIES. MR. MOULTON STATED THAT WHEN GETTING THE COPY OF THIS AMENDMENT FOR CHAIRMAN HAYNES TO SIGN, HE NOTICED THERE WAS ONE PART OF THE SENTENCE THAT WAS LEFT OFF WHEN THIS BODY VOTED ON IT PREVIOUSLY. MR. MOULTON READ ALOUD THE ENTIRE PARAGRAPH B. "THAT ANY PRIVATE STREET SHALL BE CONSTRUCTED TO THE CURRENT STANDARDS FOR PUBLIC ROADS AS PER THESE REGULATIONS. A REGISTERED ENGINEER SHALL CONFIRM THAT THE BASE AND BINDER OF SUCH PRIVATE STREET HAS BEEN INSPECTED AND THAT IT WAS CONSTRUCTED TO COUNTY SPECIFICATIONS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT LOCATED ON SUCH PRIVATE STREET. PREVIOUSLY IN THE AMENDMENT THAT YOU VOTED ON THERE WAS A PERIOD AFTER THE WORD SPECIFICATIONS: "PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT LOCATED ON SUCH PRIVATE STREET" WAS THE WORDING THAT WAS LEFT OFF WHEN THIS WAS VOTED ON.

THERE WAS DISCUSSION.

MOTION BY MR. BRATTON TO DEFER, TO ALLOW TIME TO RESEARCH THIS AND TO DISCUSS WITH LEGAL COUNCIL, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

C. DISCUSS PROGRAM DESIGN FOR 2005-2006 (ROB GARRISON)

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

1. **LONG BEECH HEIGHTS-PHASE TWO-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY-(7TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 9.42 ACRES ON LONG HOLLOW PIKE. SUBJECT PROPERTY IS ON TAX MAP # 123, PARCEL 46, AND IS ZONED LDRPUD.**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON ASKED MR. RAINEY IF HE HAD RECORDED THE MASTER DEVELOPMENT PLAN AND THE BOUNDARY SURVEY.

MR. RAINEY RESPONDED TO MR. MOULTON'S QUESTION BY STATING THAT HE WAS NOT SURE WHETHER IT HAD BEEN RECORDED.

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

THERE WAS DISCUSSION.

MOTION FOR APPROVAL CONTINGENT THAT THE MASTER DEVELOPMENT PLAN AND THE BOUNDARY SURVEY ARE RECORDED BY MR. HIXSON, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

2. **SAINT BLAISE RETREAT-FINAL MASTER DEVELOPMENT PLAN/SKETCH PLAT-REPRESENTED BY BRUCE RAINEY-(4TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN/SKETCH PLAT APPROVAL OF 50.18 ACRES ON SAINT BLAISE COURT. SUBJECT PROPERTY IS ON TAX MAP 124, PARCEL 47, AND IS ZONED LDRPUD.**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THE MASTER DEVELOPMENT PLAN MUST BE RECORDED WITH A BOUNDARY SURVEY, AND THE WEST PORTION OF WESTHILL DRIVE NEEDS TO SHOW AN EASEMENT FOR A TEMPORARY CUL-DE-SAC. MR. MOULTON STATED THAT OTHER THAN THESE TWO ITEMS THEY HAVE MET ALL OF THE STAFF COMMENTS.

MR. RAINEY AGREED TO SHOW AN EASEMENT FOR A TEMPORARY CUL-DE-SAC.

MR. RAINEY READ ALOUD SOME OF THE RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT.

MR. HOLT ASKED WHAT IMPROVEMENTS DO THEY HAVE PLANNED FOR THIS DEVELOPMENT.

MR. RAINEY STATED THAT THEY WILL BE SUBMITTING THESE IMPROVEMENTS WITH THE PRELIMINARY PLAT AND THE CONSTRUCTION DRAWINGS.

MR. HOLT HAD QUESTIONS REGARDING THE AMENITIES, TYPE OF SIGNAGE AND RESTRICTIONS OF THIS DEVELOPMENT.

MR. HOLT ASKED THIS BODY TO ALLOW AN ADJOINING PROPERTY OWNER TO COME FORWARD TO SPEAK REGARDING THIS DEVELOPMENT.

L. A. GREEN CAME FORWARD TO SAY THAT ALL HE ASKED WAS THAT THIS BODY ESTABLISH A STANDARD FOR THIS TYPE OF DEVELOPMENT, DUE TO THE FACT, IT IS THE FIRST OF MANY. MR. GREEN ALSO INQUIRED AS TO WHETHER THERE WERE LANDSCAPING REQUIREMENTS FOR EACH HOUSE, AND IF NOT WOULD YOU CONSIDER REQUIRING SOME.

MR. MOULTON STATED THAT WE CAN NOT REQUIRE LANDSCAPING FOR EACH HOME, THEY MAY WANT TO CONSIDER THIS ON THEIR OWN.

THERE WAS DISCUSSION.

MR. HOLT STATED THAT HE WOULD LIKE TO SEE MORE DETAILED PLANS FOR THIS DEVELOPMENT.

MOTION BY MR. HOLT TO DEFER FOR THIRTY DAYS, HE WOULD LIKE TO SEE GREATER DETAILS, THE IMPROVEMENT TO ST. BLAISE COURT, SIGNAGE DESIGN, AMENITIES AS FAR AS PAVILIONS, AND THE BASKETBALL COURT, SEE YOUR RESTRICTIVE COVENANTS IN A WRITTEN FORM, AND ANY KIND OF LANDSCAPING PER HOUSE THAT THE DEVELOPER MIGHT DEEM TO BE APPROPRIATE, SECOND BY MRS. CORLEY. MOTION NOT VOTED ON.

MR. RAINEY STATED THAT HE AGREED WITH ALL MR. HOLT REQUESTED AND AGREED TO BRING THESE IN ALONG WITH THE CONSTRUCTION PLANS NEXT MONTH, I DO NOT SEE WHERE A DEFERRAL WILL GAIN ANYTHING OTHER THAN DELAYING THE DEVELOPER AND POSSIBLY MISSING THE FALL CONSTRUCTION WINDOW.

MOTION BY MR. HALL TO AMEND MOTION NOT TO DEFER AS LONG AS MR. RAINEY DOES EVERYTHING THAT WE HAVE TALKED ABOUT,(HE WOULD LIKE TO SEE GREATER DETAILS, THE IMPROVEMENT TO ST. BLAISE COURT, SIGNAGE DESIGN, AMENITIES AS FAR AS PROVILIONS, AND BASKETBALL COURT, SEE YOUR RESTRICTIVE COVENANTS IN A WRITTEN FORM, AND ANY KIND OF LANDSCAPING PER HOUSE THAT THE DEVELOPER MIGHT DEEM TO BE APPROPRIATE) THAT HE BRINGS THESE ITEMS TO NEXT MONTHS' MEETING ALONG WITH THE CONSTRUCTION PLANS, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

- 3. FIVE COVES TRACE-FINAL MASTER DEVELOPMENT PLAN/SKETCH PLAN – (6TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN/SKETCH PLAN APPROVAL OF 49 LOTS ON CAGES BEND ROAD. SUBJECT PROPERTY CONTAINS 27.29 ACRES, IS ON TAX MAP 165, PARCEL 2.00, AND IS ZONED LDRPUD.**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

MRS. CORLEY POINTED OUT THAT MR. RAINEY HAS ADDED ON STREET PARKING, AND THEN ASKED MR. RAINEY IF EVERYTHING ELSE ON THE PLAT WAS EXACTLY THE SAME AS WHAT WAS APPROVED BY THE COUNTY COMMISSION.
MR. RAINEY CONCURRED TO BOTH COMMENTS.

MR. MOULTON WANTED TO STATE, FOR THE RECORD, THAT HE RECEIVED A LETTER FROM FRED ROGERS, HENDERSONVILLE PLANNING DIRECTOR, WHICH WAS DISTRIBUTED TO EACH PLANNING COMMISSION MEMBER. THIS LETTER STATED THAT THEY (HENDERSONVILLE) WANTED TO MAKE SURE THERE WERE SIDEWALKS ON BOTH SIDES OF THE STREET, WHICH THEY HAVE. THERE IS A DIFFERENCE IN OUR FIRE HYDRANT REQUIREMENTS. MR. MOULTON STATED THAT HE HAD MISINTERPRETED WHAT HENDERSONVILLE ZONING RESOLUTION SAID REGARDING FIRE HYDRANTS. HENDERSONVILLE'S REQUIREMENTS STATE THAT THE FIRE HYDRANTS SHOULD BE 500 FEET APART, WHERE OUR (SUMNER COUNTY) REQUIREMENTS STATE THAT THE FIRE HYDRANTS ARE WITHIN 500 FEET OF THE BUILDING LOT. THEY HAVE ASKED US TO HOLD THIS PROJECT TO THEIR FIRE HYDRANT STANDARDS AND, ALSO THEY HAVE ASKED YOU TO CONSIDER REQUIRING THIS PROJECT TO GO TO 8 INCH WATER LINES IN ORDER FOR THEM (HENDERSONVILLE) TO MAINTAIN THEIR FIRE RATING IN THE FUTURE SHOULD THEY ANNEX THIS AND THEY WOULD MAINTAIN THEIR 1500 G.P.M.

THERE WAS EXTENSIVE DISCUSSION ABOUT HENDERSONVILLE'S REQUEST.

CHAIRMAN HAYNES STATED HE WOULD LIKE TO RESPOND TO GALLATIN AND HENDERSONVILLE PLANNING OFFICES BY SAYING" JUST COME ON OUT AND ANNEX THIS PROPERTY, WE ARE OVERWHELMED AS IT IS".

MR. MOULTON STATED THAT THE ONE THING WE NEED TO TAKE ACTION ON BEFORE THE FINAL MOTION, IS THAT WHAT WE HAVE BEFORE US DOES NOT MIRROR WHAT WAS APPROVED AT THE COUNTY COMMISSION AS FAR AS THEIR ZONING FOR THEIR P.U.D. MR. MOULTON STATED THAT HE WENT TO THE COUNTY COURT CLERK'S OFFICE PRIOR TO TONIGHT'S PLANNING COMMISSION MEETING AND GOT A CERTIFIED COPY OF THE PLAT THAT WAS APPROVED AT THE COUNTY COMMISSION MEETING TO VERIFY THEIR WAS A DIFFERENCE.

MR. MOULTON STATED THAT THE DIFFERENCE IS PRIMARILY A COUNTY COMMISSIONER AT THE COUNTY COMMISSION MEETING WHEN THEY WERE ASKING FOR A REZONING REQUEST ASKED WHERE THE VISITORS WOULD PARK ON HOLIDAYS, ETC. MR. RAINEY RESPONDED TO THE COMMISSIONER BY SAYING HE WOULD BE GLAD TO ADD SOME ON STREET PARKING INTERIOR TO THE PROJECT. THIS ON STREET PARKING WAS NOT INCLUDED ON THE PLAT THAT WAS RECORDED.

MR. MOULTON STATED THAT THIS BODY NEEDS TO CONSIDER WHETHER THIS A MAJOR OR MINOR CHANGE, AND MAKE THEIR DECISION AS PART OF THE MOTION. IN OUR ZONING THAT ADDRESSES P.U.D.'S THERE IS SPECIFIC LANGUAGE THAT DOES NOT ALLOW ON STREET PARKING. MR. MOULTON EXPLAINED THAT AFTER DISCUSSING THIS WITH MR. GARRISON THAT BECAUSE THIS IS A GATED COMMUNITY, AND THE ROADS INTERIOR TO THE PROJECT ARE NOT COUNTY ROADS THEY ARE PRIVATE ROADS THAT THIS PARTICULAR LANGUAGE IN IT'S PUREST SENSE WOULD NOT APPLY. ALSO THE PROPOSED AMENDMENT TO THE P.U.D. ALLOWS THE LOTS TO BE AS SMALL AS 7,500 SQUARE FEET AS OPPOSED TO THE REQUIRED 15,000 SQUARE FOOT LOTS HAS NOT YET BEEN APPROVED. THIS PROPOSED AMENDMENT IS STILL IN THE LEGISLATIVE COMMITTEE WAITING FOR A DATE TO BE HEARD BEFORE THE COUNTY COMMISSION. THE LEGISLATIVE COMMITTEE DEFERRED IT AT THIS MONTH'S MEETING. THEY (LEGISLATIVE COMMITTEE) NEEDED MORE INFORMATION BEFORE THEY WOULD CONSIDER SENDING IT FORWARD TO THE COUNTY COMMISSION FOR A VOTE.

MR. GARRISON STATED THAT THERE ARE TWO OTHER ITEMS THAT NEED TO BE CONSIDERED, THERE IS THE PRIVATE ROAD AMENDMENT WHICH HAS NOT BEEN ADOPTED, AND AMENDING THE P.U.D. ORDINANCE TO LOT SIZE TO A MINIMUM OF 7,500 SQUARE FEET, SO THESE WOULD ALSO BE A CONTINGENCY.

**MOTION TO APPROVE BY MRS. CORLEY, SECONDED BY MR. SATTERFIELD.
MOTION PASSED UNANIMOUSLY.**

MOTION TO AMEND THE MOTION BY MR. HOLT CONTINGENT ON BOTH OF THE ORDINANCES PASSING (REGARDING PRIVATE ROADS, AND LOT REDUCTION TO 7,500 SQUARE FEET), AND THAT THE ON STREET PARKING ADDITION WOULD BE A MINOR CHANGE, SECONDED BY MR. BRATTON. MOTION PASSED.

**13 AYES: HOLT, GROVE, CORLEY, COLLIER, BORDERS, STRONG, RAY, SATTERFIELD, HIXSON, TEMPLETON, BRATTON, WILLIAMS AND HALL
1 NAY: THOMPSON**

THERE WAS MORE DISCUSSION.

FOR THE RECORD, CECIL RAY LEFT THE MEETING, THEREFORE HE DID NOT VOTE ON ANY OF THE FOLLOWING ITEMS.

4. **ECONOMORU PROPERTY-PRELIMINARY & FINAL PLAT-(7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY CALDWELL ENGINEERING AND SURVEYING-THEY WERE REQUESTING PRELIMINARY & FINAL PLAT APPROVAL OF 3 LOTS ON SAUNDERSVILLE ROAD AND LOWER STATION CAMP CREEK ROAD. SUBJECT PROPERTY IS ON TAX MAP 137, PARCEL 23, IS ZONED RA.**

MR. CALDWELL CAME FORWARD TO REPRESENT THIS REQUEST.

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

THERE WAS DISCUSSION.

MOTION TO APPROVE BOTH THE PRELIMINARY AND FINAL PLAT BY MRS. CORLEY, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

MR. CALDWELL ASKED IF HE COULD ADD A PLAT NOTE PRIOR TO MR. MOULTON SIGNING THIS PLAT REFLECTING THAT THE FIRE HYDRANT WOULD NOT BE BUILT MORE THAN 250 FEET FROM LOT 1.

MR. MOULTON RESPONDED YES, HE WENT ON TO SAY YOU HAVE A RIGHT TO ADD THIS NOTE, IT DOES EXCEED THE MINIMUM STANDARDS.

CHAIRMAN HAYNES STATED THAT THE COUNTY STANDARDS STATE THAT A FIRE HYDRANT MUST BE LOCATED WITHIN 500 FEET FROM THE LOT.

5. **JAMES LLOYD MCCORMICK-PRELIMINARY PLAT-(1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 3 LOTS ON DUTCH CREEK ROAD, HARVE BROWN ROAD, AND HWY. 52. SUBJECT PROPERTY CONTAINS 6.16 ACRES, IS ON TAX MAP 29, PARCEL 49.01 AND 49.02 AND IS ZONED AGRICULTURAL.**

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. GARRISON STATED THAT ALL OF THE STAFF COMMENTS HAVE BEEN SATISFIED.

THERE WAS DISCUSSION.

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

6. **JAMES LLOYD MCCORMICK-FINAL PLAT-(1st COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 3 LOTS ON DUTCH CREEK ROAD, HARVE BROWN ROAD, AND HWY. 52. SUBJECT PROPERTY CONTAINS 6.16 ACRES, IS ON TAX MAP 29, PARCEL 49.01 AND 49.02 AND IS ZONED AGRICULTURAL.**

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT HAVE MEET ALL OF THE STAFF COMMENTS.

THERE WAS DISCUSSION.

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

7. **DESHEA ESTATES-PRELIMINARY PLAT -(3RD COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 39 LOTS ON/OFF PRUITT LANE. SUBJECT PROPERTY CONTAINS 56.84 ACRES, IS ZONED AGRICULTURAL AND IS ON TAX MAP 105, PARCEL 8.00.**

DUE TO A CONFLICT OF INTEREST, CHAIRMAN HAYNES RECUSED HIMSELF FROM DISCUSSION AND VOTING THEN HE TURNED THE MEETING OVER TO VICE-CHAIRMAN HOLT.

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THERE WERE NO STAFF COMMENTS.

MR. THOMPSON ASKED MR. CARMAN IF THIS PROPERTY WOULD BE AUCTIONED OFF IN THE FUTURE AND WHAT TYPE OF HOMES WOULD BE LOCATED IN THIS DEVELOPMENT.

MR. CARMAN STATED HE DID NOT KNOW WHETHER THESE LOTS WOULD BE AUCTIONED OFF, THE HOMES WOULD BE SITE BUILT, AND COMPARABLE TO THE EXISTING HOMES IN THE AREA.

THERE WAS DISCUSSION.

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

MEETING ADJOURNED AT 6:30 P.M.

