

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
OCTOBER 25, 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
CORDELL BORDERS
CECIL RAY
DAVID SATTERFIELD
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
RAGAN HALL

MEMBERS ABSENT:

LEON STRONG
RALPH COLLIER
BOBBY THOMPSON

OTHERS PRESENT:

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

CHAIRMAN HAYNES TURNED THE FLOOR OVER TO MR. MOULTON.

MR. MOULTON EXPLAINED TO THE BODY THAT IT IS **VERY IMPORTANT** THAT OUR MINUTES REFLECT WHO MAKES THE MOTIONS, PARTICULARLY IF IT IS A CLOSE VOTE. MR. MOULTON INSTRUCTED THE MEMBERS IF YOU ARE ADDRESSING A MOTION OR A SITUATION, PARTICULARLY IF YOU ARE ON THE BACK ROW PLEASE STAND AND SPEAK SO THE RECORDER WILL PICK IT UP. WE ARE HAVING DIFFICULTY UNDERSTANDING THINGS ON THE TAPE, SO **PLEASE STAND UP AND SPEAK AS LOUD AS YOU CAN.**

➤ **MOTION FOR APPROVAL OF THE SEPTEMBER MINUTES BY MR. HOLT, SECONDED BY MR. SATTERFIELD. MOTION PASSED UNANIMOUSLY.**

1. THOROUGHbred CROSSING-FINAL PLAT-REPRESENTED BY CARMAN SURVEYORS- (3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 29 LOTS OFF ROCK BRIDGE ROAD. SUBJECT PROPERTY CONTAINS 31.435 ACRES, IS ON TAX MAP 90, PARCEL 5.00 P/O, AND IS ZONED AGRICULTURAL.

MR. JIM CARMAN CAME FORWARD TO REPRESENT THIS PLAT AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THIS APPROVAL WOULD BE SUBJECT TO THEM OBTAINING ALL SIGNATURES, OBTAINING 911 ADDRESSES, AND PROVIDING DRAINAGE CALCULATIONS FOR FLOW- PRE AND POST DEVELOPMENT. MR. MOULTON EXPLAINED THAT THE DEVELOPER HAS CONTRACTED TO HAVE THIS DONE, BUT WE DO NOT HAVE THE CALCULATIONS AT THIS TIME.

THERE WAS DISCUSSION ABOUT THE DRAINAGE.

MS. CORLEY QUESTIONED GRANTING APPROVAL CONTINGENT UPON RECEIVING THE DRAINAGE CALCULATIONS.

MOTION BY MR. HOLT FOR APPROVAL CONTINGENT UPON THEM OBTAINING ALL OF THE SIGNATURES, 911 ADDRESSES, AND PROVIDING DRAINAGE CALCULATIONS FOR FLOW PRE AND POST DEVELOPMENT, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

2. AUTUMN CREEK, SECTION 4, PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY (7TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 10 LOTS OFF ANDERSON ROAD. SUBJECT PROPERTY IS ON TAX MAP 138, PARCEL 31, CONTAINS 5.14 ACRES, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON POINTED OUT THAT MR. RAINEY NEEDS TO HAVE THE REVISED MASTER DEVELOPMENT PLAN RECORDED(DATED 7-15-05)

MR. RAINEY STATED HE HAS RECORDED THE REVISED MASTER DEVELOPMENT PLAN.

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

THERE WAS DISCUSSION.

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

3. CARTER CREEK-PHASE 2-PRELIMINARY PLAT(AKA THE CATHERINE CARTER PROPERTY-PHASE 2-AND RESUB. OF LOT 1-PHASE 1-PRELIMINARY PLAT)-REPRESENTED BY BRUCE RAINEY-(11TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 4 LOTS OFF NEW SHACKLE ISLAND ROAD. SUBJECT PROPERTY IS ON TAX MAP 138, PARCELS 3, 6, 7, & 8, AND IS ZONED RA AND CONTAINS 8.56 ACRES.

MR. RAINEY WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY NEED TO SHOW DRAINAGE CALCULATIONS FOR PRE AND POST DEVELOPMENT FOR LOTS 8, 9 AND 10.

MR. RAINEY QUESTIONED WHERE THE LANGUAGE REGARDING THE PRE AND POST DEVELOPMENT WAS?

MR. GARRISON STATED THIS LANGUAGE WAS IN THE SUBDIVISION REGULATIONS.

MR. RAINEY EXPLAINED THAT THE ONLY THING THE SUBDIVISION REGULATIONS SHOW IS THAT WE HAVE TO SHOW CALCULATIONS FOR A 25 YEAR STORM. WE DO NOT HAVE TO SHOW PRE & POST CALCULATIONS PRIMARILY BECAUSE WE DON'T HAVE A PROVISION FOR DETENTION IN THE COUNTY.

MR. GARRISON READ FROM THE SUBDIVISION REGULATIONS 4-105.204 -EFFECT ON DOWNSTREAM DRAINAGE AREAS.

THERE WAS DISCUSSION.

MR. MOULTON STATED THAT WE NEED FOR YOUR ENGINEER TO COMMUNICATE WITH MR. HASTY,(THE ENGINEER THAT IS REVIEWING THE DRAINAGE CALCULATIONS) AND PROVIDE A LETTER FROM YOUR ENGINEER STATING ADEQUATE DRAINAGE FEATURES ARE ADEQUATE.

MOTION FOR APPROVAL BY MR. GROVE CONTINGENT UPON OBTAINING 911 ADDRESSES, SIGNATURES, AND PROVIDING DRAINAGE CALCULATIONS – PRE& POST, OR SUBMITTING A LETTER FROM HIS ENGINEER STATING EXISTING DRAINAGE FEATURES ARE ADEQUATE, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

4. CARTER CREEK- PHASE 2-FINAL PLAT (AKA THE CATHERINE CARTER PROPERTY- PHASE 2-AND RESUB. OF LOT 1, PHASE 1-FINAL PLAT)-REPRESENTED BY BRUCE RAINEY(11TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 4 LOTS ON NEW SHACKLE ISLAND ROAD. SUBJECT PROPERTY IS LOCATED OFF NEW SHACKLE ISLAND ROAD, IS ON TAX MAP 138, PARCEL 3, 6, 7, AND 8, AND IS ZONED RA.

MR. RAINEY WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THIS WAS CONTINGENT UPON BEING SUBJECT TO OBTAINING 911 ADDRESSES, SIGNATURES, AND PROVIDE CALCULATIONS PRE- & POST DEVELOPMENT OR PROVIDE A LETTER FROM HIS ENGINEER STATING ADEQUATE DRAINAGE FEATURES ARE ADEQUATE.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HOLT, SECONDED BY MS. CORLEY CONTINGENT UPON OBTAINING 911 ADDRESSES, SIGNATURES, AND PROVIDING DRAINAGE CALCULATIONS – PRE & POST, OR SUBMITTING A LETTER FROM HIS ENGINEER STATING EXISTING DRAINAGE FEATURES ARE ADEQUATE, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

5. CARTER CREEK-PHASE 3-PRELIMINARY PLAT (AKA THE CATHERINE CARTER PROPERTY-PHASE 3-PRELIMINARY PLAT)-REPRESENTED BY BRUCE RAINEY(11TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 7 LOTS OFF NEW SHACKLE ISLAND ROAD. SUBJECT PROPERTY CONTAINS 8.37 ACRES, IS ON TAX MAP 138, PARCELS 3, 6, 7, AND 8 AND IS ZONED RA.

MR. RAINEY WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY HAVE MEET ALL OF THE STAFF COMMENTS. ALL I WOULD ASK HIM FOR IS THAT THE STATEMENT/LETTER THE ENGINEER GIVES ME, CONCERNING THE DRAINAGE CALCULATIONS, WOULD COVER THE WHOLE PIECE.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MS. CORLEY, WITH ALL OF STAFF COMMENTS BEING SATISFIED, AND CONTINGENT UPON RECEIVING THE LETTER FROM THE ENGINEER THAT THE EXISTING DRAINAGE FEATURES ARE ADEQUATE, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

- ❖ **DISCUSS CHANGING THE DECEMBER 27, 2005 PLANNING COMMISSION MEETING DATE PER CHAIRMAN HAYNES:**

CHAIRMAN HAYNES ASKED THE BODY WHAT THEY THOUGHT ABOUT BACKING THE DECEMBER MEETING UP A WEEK TO DECEMBER 20, 2005.

THERE WAS DISCUSSION.

MOTION BY MR. HIXSON, SECONDED BY MR. HOLT TO MOVE THE DECEMBER MEETING TO DECEMBER 20, 2005. MOTION PASSED UNANIMOUSLY.

- ❖ **CHAIRMAN HAYNES REMINDED EVERYONE IMMEDIATELY FOLLOWING THE NOVEMBER 22, 2005 PLANNING COMMISSION MEETING, PLANNING MEMBERS AND THE PLANNING AND CODES STAFF ARE INVITED TO DINNER, (HIS COMPLIMENTS) @ O'CHARLEY'S RESTAURANT.**
- ❖ **MR. MOULTON POINTED OUT THERE WERE 77 SINGLE FAMILY PERMITS ISSUED IN SEPTEMBER 2005.**
- ❖ **MR. HOLT ASKED MR. MOULTON WHAT THE STATUS WAS OF THE PROPOSED COUNTY ENGINEER.
MR. MOULTON STATED THERE IS AN AD-HOC COMMITTEE STUDYING THE ENGINEERING POSITION.**
- ❖ **MS. CORLEY ASKED MR. MOULTON WHAT THE STATUS WAS ON THE LAND USE PLAN.
MR. MOULTON STATED THAT WE DISCUSSED THE LAND USE DRAFT TONIGHT, AND WE ASKED THAT EACH MEMBER TAKE THE TIME TO REVIEW, MAKE NOTES, AND BE PREPARED TO FINALIZE THE LAND USE PLAN AT THE NEXT MONTH'S WORK STUDY,**

MEETING ADJOURNED AT 5:45 P.M.