

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
DECEMBER 20, 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
BOBBY LEON THOMPSON
RALPH COLLIER
LEON STRONG
CECIL RAY
DAVID SATTERFIELD
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS

MEMBERS ABSENT:

CORDELL BORDERS
NANCY CORLEY
RAGAN HALL

OTHERS PRESENT:

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

**➤ MOTION FOR APPROVAL OF THE NOVEMBER MINUTES BY MR. WILLIAMS,
SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.**

- 1. LONG HOLLOW NURSERY-SITE PLAN**-REPRESENTED BY R. HARTLEY SCOTT-(4TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING SITE PLAN APPROVAL FOR A NEW ENTRY AND SIGN FOR LONG HOLLOW NURSERY. SUBJECT PROPERTY IS LOCATED ON 2064 LONG HOLLOW PIKE, AND IS ON TAX MAP 124, PARCEL 4, AND IS ZONED COMMERCIAL C.

THERE WAS DISCUSSION.

MR. GROVE ASKED IF THIS SIGN MEETS THE CITY OF GALLATIN SPECIFICATIONS.

CHAIRMAN HAYNES STATED THAT HE THOUGHT THIS SIGN WOULD MEET THE CITY OF GALLATIN'S SPECIFICATIONS DUE TO THE FACT THAT IT WAS A LOAD BEARING SIGN.

MR. SATTERFIELD ASKED HOW CLOSE THIS SIGN WOULD BE TO THE HIGHWAY?

MR. HARTLEY SCOTT CAME FORWARD AND STATED HE WAS NOT SURE HOW CLOSE THIS SIGN WOULD BE TO THE RIGHT-OF-WAY, BUT IT WOULD BE VERY CLOSE.

MR. HOLT STATED THAT WHERE THIS SIGN IS LOCATED, IT WOULD NOT BLOCK YOUR FIELD OF VISION.

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

2. **STONE CREEK-PRELIMINARY/FINAL PLAT-SUBDIVISION OF OPEN SPACES “D & E”-(4TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY HART FREELAND ROBERTS,INC.- THEY WERE REQUESTING FINAL PLAT APPROVAL OF 3 LOTS ON PITTMAN DRIVE AND GRIDER DRIVE. SUBJECT PROPERTY IS ON TAX MAP 124, PARCEL 45, CONTAINS 1.338 ACRES- GROSS AREA, AND IS ZONED LDRPUD.**

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

3. **DRAKES POINTE-FINAL PLAT-(7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAGAN SMITH & ASSOCIATES-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 83 LOTS ON/OFF DRAKES CREEK ROAD. SUBJECT PROPERTY CONTAINS 54.10 ACRES, IS ON TAX MAP 138, PARCEL 11, AND IS ZONED LDRPUD.**

MR. MOULTON STATED THAT BEFORE HE SIGNS THIS PLAT THAT HE WILL VERIFY THAT THE BOUNDARY SURVEY HAS BEEN RECORDED. MR. MOULTON STATED THAT ALL OF THE STAFF COMMENTS HAVE BEEN SATISFIED, BUT STAFF WOULD REQUEST MORE TIME TO ALLOW THE LEGAL COUNSEL TO REVIEW THE HOMEOWNERS ASSOCIATION.

MR. COLLIER ASKED MR. MOULTON IF WHEN THIS PLAT WAS APPROVED WAS IT FOR MORE RIGHT-OF-WAY ON DRAKES CREEK ROAD.

MR. MOULTON CONCURRED AND STATED THAT WE ALSO REQUIRED A SIDEWALK ON DRAKES CREEK ROAD. MR. MOULTON STATED HE DID NOT KNOW THE EXACT NUMBER OF FEET THE RIGHT-OF-WAY WAS AGREED UPON.

THERE WAS DISCUSSION.

MOTION BY MR. SATTERFIELD FOR APPROVAL WITH THE FOLLOWING CONTINGENCIES, WITH A MINIMUM OF AN ADDITIONAL 15 FOOT RIGHT-OF-WAY, LEGAL REVIEW ON THE COUNTIES BEHALF OF THE HOME OWNERS ASSOCIATION DOCUMENTS, AND SIDEWALKS BEING ON ONE SIDE OF DRAKES CREEK ROAD, SECONDED BY MR. HOLT. MOTION PASSED UNANIMOUSLY.

4. **CARELLTON-PHASES 1A & 1B-PRELIMINARY PLAT/FINAL MASTER DEVELOPMENT PLAN-REPRESENTED BY RAGAN SMITH(4TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT/FINAL MASTER DEVELOPMENT PLAT APPROVAL 83 LOTS OFF UPPER STATION CAMP CREEK ROAD. SUBJECT PROPERTY CONTAINS 112.555 ACRES, IS ON TAX MAP 124, PARCELS 6.08, 6.09, 7.00 AND 7.01, AND IS ZONED LDRPUD, MDRPUD AND HDRPUD.**

MR. ALLEN THOMPSON CAME FORWARD TO ASK FOR DEFERRAL OF THIS REQUEST.

MOTION FOR DEFERRAL BY MR. HOLT, SECONDED BY MR. SATTERFIELD. MOTION PASSED UNANIMOUSLY.

❖ **MEETING ADJOURNED AT 5:15 P.M.**

