

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
FEBRUARY 28, 2006  
5:00 P.M.**

**GENERAL SESSIONS COURT HOUSE  
NEW COURT ROOM  
117 WEST SMITH STREET  
GALLATIN, TN. 37066**

**MEMBERS PRESENT:**

CHARLES HAYNES, CHAIRMAN  
ANTHONY HOLT, VICE CHAIRMAN  
TOM GROVE  
RALPH COLLIER  
CORDELL BORDERS  
LEON STRONG  
CECIL RAY  
DAVID SATTERFIELD  
ROY HIXSON  
CYNTHIA HALL TEMPLETON  
LUTHER BRATTON  
JIM WILLIAMS

**MEMBERS ABSENT:**

NANCY CORLEY  
BOBBY LEON THOMPSON  
RAGAN HALL

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

- 1. RIVERMONT-SECTION ONE-RESUBDIVISION OF LOT FIVE-SKETCH PLAT ( 6<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY STEVEN BRIDGES JR. (OWNER/DEVELOPER-DANNY C. ROARK)-THEY WERE REQUESTING SKETCH PLAT APPROVAL OF 4 LOTS OFF DOUGLAS BEND ROAD ON MEADOW WAY. SUBJECT PROPERTY IS LOCATED ON TAX MAP 157G, GROUP A, PARCEL 5, IS ZONED RESIDENTIAL A, AND CONTAINS 5.10 ACRES ±.**

MR. BRIDGES CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

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

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HIXSON, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

- 2. EMERALD POINT-RESUBDIVISION OF LOTS 7 THRU 10, PHASE ONE, -REVISED FINAL PLAT-(6<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY STEVEN BRIDGES, JR. (DEVELOPER-NOBLE C. (KIP) CAUDILL)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 4 LOTS ON KENDRA'S RUN. SUBJECT PROPERTY IS LOCATED ON TAX MAP 158L, GROUP C, PARCEL 1.00, 3.00, 4.00 AND 6.00, IS ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, AND PLAT CONTAINS 2.586 ACRES.**

MR. BRIDGES WAS PRESENT TO REPRESENT AND EXPLAIN THIS REQUEST.

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

**MOTION FOR APPROVAL BY MR. SATTERFIELD, SECONDED BY MR. STRONG. MOTION PASSED UNANIMOUSLY.**

3. **EMERALD POINT, PHASE V, AND RESUB OF LOT TWENTY-PHASE FOUR-PRELIMINARY PLAT (6<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY STEVEN BRIDGES: ( OWNER/DEVELOPER NOBLE C. (KIP) CAUDILL- THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL 13 LOTS ON KENDRA'S RUN AND DILLON DRIVE. SUBJECT PROPERTY CONTAINS 6.15 ACRES, IS ON TAX MAP 158, PARCEL 19, AND IS ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

MR. BRIDGES WAS PRESENT TO REPRESENT AND EXPLAIN THIS REQUEST.

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

THERE WAS DISCUSSION.

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

4. **SPRINT, LESSEE, -SITE PLAN RANDY AND SUZANNE PEMPERTON, LESSOR, & - ( 11<sup>TH</sup> COUNTY COMMISSION DISTRICT)- REPRESENTED BY SPRINT PCS/LANNIE GREEN-THEY WERE REQUESTING SITE PLAN APPROVAL OF A 175 FOOT MONOPOLE TOWER (CELL TOWER). SUBJECT PROPERTY IS LOCATED AT 1237 WILLIS BRANCH ROAD, IS ON TAX MAP 143, PARCEL 52.01, CONTAINS 19.50 ACRES ,AND IS ZONED RA.**

**FOR THE RECORD, MR. HOLT ENTERED THE MEETING.**

MR. LANNIE GREEN CAME FORWARD TO REPRESENT THIS REQUEST.

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

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. SATTERFIELD, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.**

5. **AUTUMN RIDGE-PRELIMINARY PLAT -( 1<sup>ST</sup> COUNTY COMMISSION DISTRICT)- REPRESENTED BY CARROLL CARMAN (OWNER ROGER B. SIMPSON)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 6 LOTS ON MT. VERNON CHURCH ROAD. SUBJECT PROPERTY IS ON TAX MAP 49, PARCEL 18, CONTAINS 5.526 ACRES, AND IS ZONED AGRICULTURAL.**

**FOR THE RECORD, MR. BORDERS ENTERED THE MEETING.**

MR. CARMAN CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

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

THERE WAS DISCUSSION.

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

6. **ALFRED GRAVES-PRELIMINARY PLAT-( 1<sup>ST</sup> COUNTY COMMISSION DISTRICT)- REPRESENTED BY CARROLL CARMAN- (OWNER ALFRED GRAVES)- THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 6 LOTS ON CALVERT RIDGE ROAD AND J. W. THOMPSON ROAD. SUBJECT PROPERTY IS ON TAX MAP 24, PARCEL 22, IS ZONED AGRICULTURAL, AND CONTAINS 11.81 ACRES.**

MR. CARMAN WAS PRESENT TO REPRESENT AND EXPLAIN THIS REQUEST.

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

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. SATTERFIELD, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.**

- 7. ROLLING GREEN SUBDIVISION-SECTION 1-PRELIMINARY PLAT-( 1<sup>ST</sup> COUNTY COMMISSION DISTRICT) REPRESENTED BY RICHARD GRAVES: ( OWNERS JEFF COLLINS AND JOHNNY RUSSELL)-THEY WERE REQUESTING PRELIMINARY APPROVAL OF 5 LOTS ON PARKER ROAD. SUBJECT PROPERTY IS ON TAX MAP 31, PARCEL 6.01, CONTAINS 44.67 ACRES, AND IS ZONED AGRICULTURAL.**

FOR THE RECORD, MR. BRATTON ENTERED THE MEETING.

MR. GRAVES CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

MR. MOULTON STATED HE RECOMMENDED THAT WE APPROVE THIS TONIGHT ON THE PRELIMINARY LEVEL. THIS FARM WAS SUBMITTED AS A SKETCH PLAT WHICH PROMPTED A LOT OF DISCUSSIONS AND MEETINGS ABOUT THE EXISTING SINK HOLE. WE ARE MOVING ALONG WITH WHAT THE MINIMUM STANDARDS ARE, AND WILL RECOMMEND FOR APPROVAL OF SUCH SINK HOLE TYPE ACTIVITY.

MR. GRAVES EXPLAINED THAT HIS UNDERSTANDING AFTER THE MEETING WITH THE GEO TECH ENGINEERS WAS THAT THIS PLAT WOULD FALL UNDER THE RULES THAT ARE IN PLACE NOW, WHICH WOULD REQUIRE A 25 FOOT SETBACK. WE WOULD BE WILLING TO MOVE THAT MINIMUM SETBACK TO 50 FEET AWAY FROM THE TOP OF THE RIM.

MR. MOULTON READ ALOUD FROM THE SUBDIVISION REGULATIONS 4-101.4 CHARACTER OF LAND. MR., MOULTON STATED THAT WE WOULD BE BETTER OFF WITH OUR STANDARDS ESTABLISHED AND AGREED UPON, BEFORE WE MOVE ON WITH ANY ONE PROJECT. IF WE DO NOT HAVE THIS NAILED DOWN, I WOULD BE WILLING TO LET HIM MOVE ON WITH THE MINIMUM 50 FOOT SETBACK.

THERE WAS EXTENSIVE DISCUSSION.

CHAIRMAN HAYNES RECOMMENDED THAT SINCE LOT #1 IS AFFECTED BY THE SINK HOLE WHY DON'T WE GIVE PRELIMINARY APPROVAL OF THE PLAT BEFORE US TONIGHT AND GIVE FINAL APPROVAL OF LOTS # 2- 5 TONIGHT.

MR. MOULTON EXPLAINED THAT BASED ON THE CURRENT LANGUAGE WE COULD APPROVE THIS PLAT TONIGHT. WHAT HAS BROUGHT ALL THIS TO OUR ATTENTION IS THE LOCATION OF THIS FARM, IT IS IN AN AREA THAT IS KNOW, TO HAVE HARSH SOIL, SINKHOLES, ETC.

**MOTION BY MR. BRATTON TO ACTUALLY APPROVE LOTS 1-5 AS A PRELIMINARY & FINAL PLAT AND WITH A CONTINGENCY ON LOT 1 # NOT BEING APPROVED UNTIL IT MEETS STAFF'S MINIMUM REQUIREMENTS AND THEN LOT 1 WOULD BE APPROVED, SECONDED BY MR. HOLT. MOTION PASSED UNANIMOUSLY.**

8. **CARTER CREEK, PHASE 1, REVISED FINAL PLAT-( 11<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY: (OWNER CATHERINE CARTER)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 3 LOTS OFF NEW SHACKLE ISLAND ROAD. SUBJECT PROPERTY IS ON TAX\_MAP 138, PARCELS, 3,6,7,& 8, TOTAL AREA IS 10.93 ACRES, AND IS ZONED RESIDENTIAL A.**

MR. RAINEY CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

MR. MOULTON STATED THAT WHAT MR. RAINEY SUBMITTED ON THE FIRST SUBMITTAL AS COMPARED TO THE PLAT SUBMITTED ON THE SECOND SUBMITTAL WAS DIFFERENT.

MR. RAINEY EXPLAINED TO THE BODY THAT HE AND MR. MOULTON HAD SPOKEN ABOUT THE CHANGES PRIOR TO THIS MEETING TONIGHT.

MR. RAINEY EXPLAINED THE CHANGES IN THE PLATS THAT WERE SUBMITTED WERE THAT HE INCREASED LOT 6 TO ABOUT 4 ACRES, TOOK LOT 4 & 5 AND PUT THEM INTO 2 TWO ACRE LOTS, AND MRS. CARTER OWNS THE LOT ON THE INSIDE OF THE CURVE, HE HAS TAKEN HER LOT OUT OF IT AND COMBINED IT WITH THE REST OF THE PROPERTY TO GIVE HER ENOUGH TO GO IN THE GREENBELT.

THERE WAS DISCUSSION.

MR. MOULTON UPDATED THIS BODY ON THIS DEVELOPMENT. HE EXPLAINED THAT THIS IS A PRIVATE GATED COMMUNITY, WITH A PRIVATE ROAD WHICH IS BUILT TO COUNTY SPECIFICATIONS, SEWERED, FIRE HYDRANT LOCATIONS, ALL P.U.D. REQUIREMENTS HAVE BEEN APPLIED.

THERE WAS DISCUSSION.

**MOTION TO APPROVE BY MR. SATTERFIELD, SECONDED BY MR. HOLT. MOTION PASSED.**

**10 AYES: HOLT, GROVE, BORDERS, STRONG, RAY, SATTERFIELD, HIXSON, TEMPLETON, BRATTON, AND WILLIAMS  
1 ABSTENTION-COLLIER**

9. **CARTER CREEK, PHASE 3-REVISED PRELIMINARY PLAT-(11<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-(OWNER CATHERINE CARTER)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 13 LOTS OFF NEW SHACKLE ISLAND ROAD. SUBJECT PROPERTY CONTAINS 16.50 ACRES, IS ON TAX MAP 138, PARCELS 3, 6, 7, & 8, AND IS ZONED RESIDENTIAL A.**

MR. RAINEY WAS PRESENT TO REPRESENT AND EXPLAIN THIS REQUEST.

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

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. SATTERFIELD, SECONDED BY MR. WILLIAMS. MOTION PASSED.**

**10 AYES: HOLT, GROVE, BORDERS, STRONG, RAY, SATTERFIELD, HIXSON, TEMPLETON, BRATTON, AND WILLIAMS  
1 ABSTENTION-COLLIER**

**OTHER BUSINESS:**

DISCUSSION OF FIRE HYDRANT REQUIREMENTS PERTAINING TO MINOR SUBDIVISIONS

MR. MOULTON EXPLAINED THAT THEY HAD A SITUATION IN THE WHITE HOUSE PLANNING REGION THAT DEALT WITH FIRE HYDRANTS IN A MINOR SUBDIVISION. AFTER MR. ADAM MCCORMICK, WHITE HOUSE PLANNER, CONTACTED OUR OFFICE TO INQUIRE ABOUT OUR LANGUAGE REGARDING MINOR PLATS AND FIRE HYDRANTS, WE DISCOVERED THAT THERE WAS NO SPECIFIC LANGUAGE IN OUR REGULATIONS. THIS PROMPTED ME TO BRING THIS BEFORE THIS BODY TO DISCUSS ADDING SOME LANGUAGE THAT SAYS WE DO NOT REQUIRE FIRE HYDRANTS ON MINOR SUBDIVISIONS (2 LOTS OR LESS). MR. MOULTON WANTED TO BRING THIS TO THE PLANNING COMMISSIONER'S ATTENTION.

THERE WAS DISCUSSION ABOUT ADDING LANGUAGE PERTAINING TO FIRE HYDRANTS NOT BEING REQUIRED IN MINOR SUBDIVISIONS.

**MOTION BY MR. HOLT TO HAVE THIS LANGUAGE WRITTEN IN OUR SUBDIVISION REGULATIONS "THAT THE MINOR SUBDIVISIONS DO NOT REQUIRE FIRE HYDRANTS/ESCROW, AND THAT WE DO REQUIRE A PLAT NOTE SHOWING THE DISTANCE TO THE NEAREST FIRE HYDRANT", SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

**10 AYES: HOLT, GROVE, COLLIER, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, WILLIAMS & BRATTON**

**1 ABSTENTION: SATTERFIELD**

MEETING ADJOURNED AT 6:00 P.M.

8/21/2008