

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 25, 2006
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:

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

1. **SERENITY BAY-FINAL PLAT-(3RD COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 14 LOTS ON ZIEGLER'S FORT ROAD AND SHIMMERING WAY. SUBJECT PROPERTY IS ON TAX MAP 133, PARCEL 58.03, CONTAINS 15.02 ACRES, AND IS ZONED R1A.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED, THAT OTHER THEN OBTAINING ALL OF THE SIGNATURES, HE HAD MET ALL OF THE STAFF COMMENTS.

THERE WAS DISCUSSION.

**MOTION TO APPROVE BY MS. CORLEY, SUBJECT TO ALL STAFF COMMENTS BEING
ADDRESSED, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

2. **BRADLEY MINTON-PRELIMINARY SUBDIVISION-(3RD COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 4 LOTS ON STATE HIGHWAY 25. SUBJECT PROPERTY CONTAINS 5.01 ACRES, IS ON TAX MAP 111, PARCEL 96 AND IS ZONED R1A.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY HAD MET ALL OF THE STAFF COMMENTS, OTHER THAN OBTAINING ALL SIGNATURES.

THERE WAS DISCUSSION.

**MOTION BY MS. CORLEY FOR APPROVAL SUBJECT TO ALL OF THE STAFF COMMENTS
BEING ADDRESSED, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

3. **BRADLEY MINTON-FINAL SUBDIVISION PLAT-(3RD COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 4 LOTS ON STATE HIGHWAY 25. SUBJECT PROPERTY CONTAINS 5.01 ACRES, IS ON TAX MAP 111, PARCEL 96 AND IS ZONED R1A.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

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

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MS. CORLEY, SECONDED BY MR. COLLIER. MOTION PASSED UNANIMOUSLY.

4. **CARTER CREEK-PHASE 3-FINAL PLAT-(11TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 12 LOTS ON NEW SHACKLE ISLAND ROAD. SUBJECT PROPERTY CONTAINS 12.72 ACRES, IS ON TAX MAP 138, PARCELS 3, 6, 7, & 8, AND IS ZONED RA.**

MR. RAINEY WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY NEED TO OBTAIN THE 911 ADDRESSES AND THE SIGNATURES.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL WITH ALL STAFF COMMENTS BEING ADDRESSED BY MS. CORLEY, SECONDED BY MR. HOLT. MOTION PASSED.
13 AYES: HOLT, GROVE, CORLEY, THOMPSON, BORDERS, STRONG, RAY, SATTERFIELD, HIXSON, TEMPLETON, BRATTON WILLIAMS AND HALL
1 ABSTENTION: COLLIER**

5. **ROLLING GREEN SUBDIVISION-SECTION II – PRELIMINARY AND FINAL PLAT- (1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES- THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 4 LOTS ON PARKER ROAD. SUBJECT PROPERTY IS ON TAX MAP 31, PARCEL 6.01, CONTAINS 4.00 ACRES, AND IS ZONED AGRICULTURAL.**

THIS ITEM WAS DEFERRED BY MR. GRAVES, THEREFORE NO ACTION WAS TAKEN.

6. **JEAN HESTER PROPERTY SUBDIVISION-SECTION II-PRELIMINARY &FINAL PLAT- (4TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 4 LOTS ON HIGHWAY 109. SUBJECT PROPERTY CONTAINS 3.99 ACRES, IS ON TAX MAP 80, PARCEL 10 P/O, AND IS ZONED AGRICULTURAL.**

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY NEED TO OBTAIN THE 911 ADDRESSES AND SIGNATURES.

THERE WAS DISCUSSION.

MOTION TO APPROVE WITH ALL STAFF COMMENTS BEING ADDRESSED BY MS. CORLEY, SECONDED BY MR. STRONG. MOTION PASSED UNANIMOUSLY.

7. **JOE CULBREATH PROPERTY SUBDIVISION-PRELIMINARY PLAT-(4TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 13 LOTS ON CUMMINGS LANE. SUBJECT PROPERTY CONTAINS 12.32 ACRES, IS ON TAX MAP 102, PARCELS 35.12 & 35.15 AND IS ZONED AGRICULTURAL AND ESTATE A.**

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. GRAVES EXPLAINED THAT THE ROAD SPLIT THE ZONING. THE NORTH SIDE OF THIS SUBDIVISION IS ALLOWED FOR 40,000 SQUARE FEET (AGRICULTURAL ZONING), AND THE SOUTH SIDE REQUIRES 80,000 SQUARE FEET (ESTATE A ZONING).

MR. MOULTON POINTED OUT THAT LOT # 5 SHOULD BE AT LEAST 1.84 ACRES INSTEAD OF 1.52 ACRES.

MR. GRAVES STATED THAT THE ACREAGE ON LOT # 5 WOULD BE CORRECTED, TO REFLECT AT LEAST 1.84 ACRES.

THERE WAS DISCUSSION.

MOTION TO APPROVE CONTINGENT UPON LOT # 5 REFLECTING AT LEAST 1.84 ACRES AND ADD ZONING TO REFLECT ESTATE A, AS WELL AS, AGRICULTURAL ZONING, BY MR. STRONG, SECONDED BY MR. THOMPSON. MOTION PASSED UNANIMOUSLY.

8. **RIVERVIEW ACRES ESTATES SUBDIVISION-PRELIMINARY & FINAL PLAT – SECTION 11 (12 TH COUNTY COMMISSION DISTRICT)- REPRESENTED BY RICHARD GRAVES-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 5 LOTS ON APLIN BRANCH ROAD. SUBJECT PROPERTY IS ON TAX MAP 37, PARCEL 2.01, CONTAINS 5.60 ACRES, AND IS ZONED AGRICULTURAL.**

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY NEEDED TO OBTAIN THE 911 ADDRESSES AND ALL THE SIGNATURES.

MOTION BY MS. CORLEY FOR APPROVAL SUBJECT TO OBTAINING THE 911 ADDRESSES AND THE SIGNATURES, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

9. **EMERALD POINT- PHASE VI -PRELIMINARY PLAT- -(6TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY STEVE BRIDGES-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 12 LOTS ON KENDRA'S RUN. SUBJECT PROPERTY IS ON TAX MAP 158, PARCEL 19 & 19.01, CONTAINS 8.11 ACRES AND IS ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

SINCE NO ONE WAS PRESENT TO REPRESENT THIS REQUEST, A MOTION FOR DEFERRAL WAS MADE BY MR. HOLT, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

CHAIRMAN HAYNES EXPLAINED TO THE MEMBERS THAT WERE NOT PRESENT AT THE WORK STUDY THAT MR. MOULTON HAS PROPOSED A MODEST INCREASE IN PAY FOR THE CODES AND PLANNING STAFF. CHAIRMAN HAYNES ASKED THE MEMBERS TO EMBRACE THIS INCREASE TO THE FULL COUNTY COMMISSION.

MR. MOULTON STATED THAT THERE HAS BEEN A 60% WORK LOAD INCREASE IN THE PLANNING, ZONING AND CODES OFFICE IN THE LAST TWO YEARS.

MR. MOULTON STATED THAT HE SUBMITTED A \$35.00 A WEEK INCREASE FOR HIMSELF AND A \$32.00 A WEEK INCREASE FOR MR. HAMMOCK, BUILDING COMMISSIONER WHICH WOULD EQUAL 3.24% INCREASE AND A RANGE FROM 3% TO 5% FOR ADMINISTRATIVE ASSISTANTS SALARY INCREASE.

MR. HALL STATED THAT HE WANTED TO MAKE SURE THAT LISA WILLIAMS AND JUDY JOHNSON GOT AN INCREASE IN SALARY. THEY DO A GOOD JOB AND THE WORK LOAD HAS INCREASED.

MR. MOULTON STATED IN THE SALARY ADMINISTRATIVE POSITIONS IT WOULD RANGE FROM \$ 12.00 A WEEK TO \$17.00 A WEEK INCREASE.

MOTION BY MR. COLLIER, SECONDED BY MR. HOLT TO EMBRACE THIS INCREASE TO THE COUNTY COMMISSION. MOTION PASSED.

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

THERE WERE QUESTIONS RAISED ABOUT THE ENGINEERING POSITION.

MR. MOULTON EXPLAINED THAT THE PUBLIC WORKS COMMITTEE DID VOTE TO SEND A RESOLUTION TO THE FULL COUNTY COMMISSION TO PROCEED WITH APPROVING THE POSITION OF THE COUNTY ENGINEER. SINCE THEN THE CHAIRMAN OF THE BUDGET COMMITTEE HAS AGREED TO PUT IT ON THE AGENDA OF THE NEXT BUDGET COMMITTEE IN APPROXIMATELY 2 WEEKS. MR. MOULTON TOLD THIS BODY THAT WE ARE RECOMMENDING A \$115,000.00 START UP BUDGET FOR THAT DEPARTMENT, WHICH WOULD INCLUDE THE SALARY OF THE ENGINEER WHICH WOULD BE ANY WHERE FROM \$ 55,000.00 TO \$ 65,000.00, AN ADMINISTRATIVE PERSON, A VEHICLE AND SETTING UP THE OFFICE i.e., DESKS.

MEETING ADJOURNED 5:30 P.M.