

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
MAY 23, 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  
LEON STRONG  
CECIL RAY  
DAVID SATTERFIELD  
ROY HIXSON  
CYNTHIA HALL TEMPLETON  
LUTHER BRATTON  
JIM WILLIAMS  
RAGAN HALL

**MEMBERS ABSENT:**

CORDELL BORDERS

**OTHERS PRESENT:**

GARY L. HAMMOCK, BUILDING COMMISSIONER  
RON COOPER, STATE PLANNER  
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

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

**1.ROLLING GREEN SUBDIVISION-SECTION II – PRELIMINARY AND FINAL PLAT- (1<sup>ST</sup> 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 P/O, CONTAINS 4.00 ACRES, AND IS ZONED AGRICULTURAL. MR. GRAVES CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

MR. COOPER STATED THAT ALL STAFF COMMENTS HAD BEEN ADDRESSED.

THERE WAS DISCUSSION.

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

(FYI: MS. CORLEY WAS NOT PRESENT AT THE TIME VOTE WAS TAKEN.)

**2.EMERALD POINT- PHASE VI -PRELIMINARY PLAT- -(6<sup>TH</sup> 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.

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

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

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HOLT, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**  
(FYI: MS. CORLEY WAS NOT PRESENT AT THE TIME VOTE WAS TAKEN.)

**3. FIVE COVES TRACE- FINAL PLAT-(6<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-**THEY WERE REQUESTING FINAL PLAT APPROVAL OF 49 LOTS ON/OFF CAGES BEND ROAD. SUBJECT PROPERTY CONTAINS 27.29 ACRES, IS ON TAX MAP 165, PARCEL 2.00, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

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

(FYI: MS. CORLEY ENTERED THE MEETING)

MR. RAINEY STATED THAT THERE WILL NOT BE A BOND REQUIRED ON THIS ROAD, THIS IS A PRIVATE ROAD. MR. RAINEY EXPLAINED THAT AS LONG AS HE BUILDS THE ROAD TO COUNTY STANDARDS AND IT IS CERTIFIED BY AN ENGINEERING FIRM, THAT IT IS BUILT TO COUNTY SPECIFICATIONS. MR. RAINEY STATED THAT HE HAD TO PROVIDE DOCUMENTATION OF THE HOME OWNERS ASSOCIATION OF THE ROAD, AND PUT NOTES ON THE PLAT ACCORDINGLY. THE PRESIDENT OF THE HOME OWNERS ASSOCIATION WILL SIGN THE PLAT CERTIFYING THAT THE HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN THE ROADWAY.

MR. COOPER STATED THAT HE WAS NOT INVOLVED WITH THE COUNTY COMMISSION AT THE TIME IT DID WHAT IT DID WITH THE PRIVATE ROADS. MR. COOPER STATED HE HAD A QUESTION IN HIS MIND IS THE SITUATION THE COUNTY MAY FIND ITSELF IN A FAILURE OF A HOMEOWNERS ASSOCIATION. MR. COOPER STATED THAT WE NEED A WAY TO PUT THE COUNTY AT A FAIL SAFE POSITION SO UNDER NO SET OF CIRCUMSTANCES THAT THE COUNTY WIND UP WITH THE ROADS. IT SEEMS THAT THIS CAN BE ACHIEVED WITH SOME SORT OF AGREEMENT BETWEEN THE DEVELOPER and THE COUNTY. MR. COOPER STATED THAT THIS AGREEMENT SHOULD BE DONE.

MR. RAINEY STATED THAT THE CONSTRUCTION PLANS HAVE BEEN DRAWN BY A LICENSED ENGINEER, THEY DO NOT GO THROUGH A COUNTY APPROVAL PROCESS. THESE PLANS HAVE GONE THROUGH ALL THE EROSION CONTROL PROCESSES. THE HOMEOWNERS ASSOCIATION HAS BEEN SET UP. THE MINIMUM SQUARE FOOTAGE FOR THE HOMES IS 2,500 SQUARE FEET, ALL HOMES WILL BE BRICK, OR STONE.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL SUBJECT TO OBTAINING ALL THE SIGNATURES, AND ADD A PLAT NOTE STATING THAT THE COUNTY WILL BE HELD HARMLESS IN ALL EVENTS AS FAR AS STATUS OF THE ROAD CONCERNED IN PERPETUITY, BY MR. GROVE, SECONDED BY MR. HOLT. MOTION PASSED. 12 AYES: GROVE, HOLT, CORLEY, THOMPSON, COLLIER, STRONG, RAY, SATTERFIELD, HIXSON, TEMPLETON, BRATTON, WILLIAMS  
1 ABSTENTION: HALL**

**4. HUNTER'S TRACE SUBDIVISION-FINAL PLAT - ( 1<sup>ST</sup> COUNTY COMMISSION DISTRICT)- REPRESENTED BY TOMMY WALKER: OWNERS-ENNIS MCGUFFIE-**THEY WERE REQUESTING FINAL PLAT APPROVAL OF 9 LOTS OFF MT. VERNON ROAD ON MOSSBERG DRIVE. SUBJECT PROPERTY CONTAINS 11.624 ACRES, IS ON TAX MAP 42, PARCELS 46.03 & 46.09, AND IS ZONED AGRICULTURAL.

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

MR. COOPER STATED THAT THEY NEEDED TO OBTAIN ALL THE SIGNATURES.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. THOMPSON, SECONDED BY MR. BRATTON. MOTION PASSED UNANIMOUSLY.**

**5. SWEET OAK RIDGE – SECTION 2 – PRELIMINARY PLAT- REPRESENTED BY BRUCE RAINEY-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 6 LOTS OFF LONG HOLLOW PIKE ON SWEET OAK RIDGE. SUBJECT PROPERTY IS ON TAX MAP 101, PARCEL 17.05, IS ZONED AGRICULTURAL, AND CONTAINS 6.49 ACRES.**

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

THERE WAS DISCUSSION.

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

**OTHER BUSINESS:**

- **FYI: MR. HAMMOCK EXPLAINED THAT AT NEXT MONTH'S PLANNING COMMISSION MEETING THERE WILL BE A PUBLIC HEARING TO ADOPT THE NEW INTERNATIONAL BUILDING CODES.**
  
- MS. CORLEY ASKED MR. HAMMOCK TO EXPLAIN THE DIFFERENCES IN THE NEW CODES AS OPPOSED TO THE CODES WE ARE USING PRESENTLY.**
  
- **MR. COOPER REPORTED THAT THERE WILL BE A MEETING NEXT TUESDAY NIGHT FOR THE PLANNING COMMISSION DEALING WITH FLOOD ISSUES. F.E.M.A. HAS DONE A FURTHER UPDATE OF THE FLOOD MAPS FOR SUMNER COUNTY.**
  
- **COMMISSIONER RAGAN HALL, AS CHAIRMAN OF THE HEALTH AND SAFETY BOARD GAVE A REPORT ABOUT MR. JACKIE RAY GAMBRELL. MR. HALL STATED THAT MR. GAMBRELL WAS GRANTED A VARIANCE FOR A MECHANIC BUSINESS BY THE ZONING BOARD OF APPEALS. ACCORDING TO THE MINUTES OF THE ZONING BOARD OF APPEALS, MR. GAMBRELL WAS NOT TO DISMANTLE ANY VEHICLES AND HAVE THEM ON SITE. MR. HALL SHOWED A PICTURE OF MR. GAMBRELL'S PROPERTY AND POINTED OUT THAT THERE WERE CURRENTLY MANY DISMANTLED VEHICLES ON THIS SUBJECT PROPERTY. MR. HALL STATED THAT HE WAS INSTRUCTED BY A PERSON AT THE HEALTH AND SAFETY BOARD TO BRING THIS MATTER TO THE ATTENTION OF THE PLANNING COMMISSION. MR. GAMBRELL WILL BE CITED AND HE WILL PROBABLY BE GOING TO COURT. MR. HALL EXPLAINED THAT THIS IS NOT ANYTHING PERSONAL AGAINST MR. GAMBRELL. THIS WILL BE UP TO THE CODES DEPARTMENT, AS WELL AS, THE JUDGE.**
  
- **CHAIRMAN HAYNES INFORMED EVERYONE THAT THE GOVERNOR WILL BE IN GALLATIN ON JUNE 9, 2006 AT NOON TIME AT ROSEMONT. THEY WILL SERVE LUNCH.**

- **CHAIRMAN HAYNES STATED THAT MR. RAY HORKY AND MIKE RANKHORN WOULD LIKE A CHANCE TO ADDRESS THIS BODY. THEY ALSO PRESENTED US WITH A TRANSCRIPT THAT WE WILL MAKE PART OF THE RECORD.**

**MR. HORKY ADDRESSED THE BODY ABOUT THEIR PROBLEMS AND ISSUES THEY ARE FACED WITH AT "STONE CREEK SUBDIVISION". SOME OF THE ISSUES HE DISCUSSED WERE NOT SUFFICIENT LIGHTNING, AND STORM WATER RUN OFF. MR. HORKY STATED THAT MR. RICK HALCOMB HAS BEEN SCARING OFF THE WOMEN AND NEIGHBORS WITH HOW HE TALKS TO THEM. MR. HORKY VOICED CONCERN THAT A LOT ON THE OPEN SPACE DETENTION AREA HAS BEEN GEO TECH CERTIFIED TO HAVE A HOME BUILT ON IT.**

**MR. MIKE RANKHORN CAME FORWARD TO PRESENT THIS BODY WITH PICTURES OF THE STORM WATER RUN OFF ON HIS PROPERTY.**

**CHAIRMAN HAYNES STATED THAT WE WILL GET MR. HAMMOCK TO SPEAK TO MR. RICK HALCOMB ABOUT YOUR ISSUES YOU HAVE ADDRESSED TONIGHT.**

**MR. HORKY STATED THAT HE WANTED TO GO ON RECORD AS FILING A COMPLAINT.**

**CHAIRMAN HAYNES STATED THAT THIS BODY IS NOT A COMPLAINT TAKER.**

**MR. HAMMOCK STATED THAT MR. JERRY BEAN WILL HANDLE THIS COMPLAINT.**

**CHAIRMAN HAYNES STATED THAT HE (MR. HORKY) COULD BRING THIS DEVELOPER INTO GENERAL SESSIONS COURT.**

MEETING ADJOURNED AT 5:55 P.M.