

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JULY 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  
RALPH COLLIER  
CORDELL BORDERS  
CECIL RAY  
DAVID SATTERFIELD  
ROY HIXSON  
LUTHER BRATTON  
JIM WILLIAMS  
RAGAN HALL

**MEMBERS ABSENT:**

LEON STRONG  
NANCY CORLEY  
CYNTHIA HALL TEMPLETON  
BOBBY LEON THOMPSON

**OTHERS PRESENT:**

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

- **MOTION FOR APPROVAL OF THE JUNE MINUTES BY MR. GROVE, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.**
- **CHAIRMAN HAYNES ADDED AN ITEM TO THE AGENDA PERTAINING TO THE DISCUSSION OF THE BONDING ISSUE FOR CONSTRUCTION.**

**THERE WAS DISCUSSION.**

**MOTION BY MR. BRATTON TO DEFER FOR SIXTY DAYS UNTIL SOME OF THE UNRESOLVED ISSUES ARE FURTHER STUDIED, AND THERE CAN BE AN ADVERTISED PUBLIC HEARING, IN CASE SOME ONE WISHES TO SPEAK REGARDING THIS MATTER, SECONDED BY MR. HOLT. MOTION AMENDED BY MR. SATTERFIELD THAT THIS IS ALSO A RECOMMENDATION FROM THE COUNTY COMMISSION. MOTION PASSED UNANIMOUSLY.**

**CHAIRMAN HAYNES STATED THAT THE BONDING FOR CONSTRUCTION COULD BE ADVERTISED AT THE SEPTEMBER PLANNING COMMISSION MEETING.**

**1. A. REZONING-PUBLIC HEARING-MRS. CLAY CORNWELL WAS REQUESTING TO HAVE HER PROPERTY, WHICH CONTAINS 106 LOTS, REZONED FROM R1A TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. SUBJECT PROPERTY (SOMERSET DOWNS EAST) IS LOCATED AT 2890 LONG HOLLOW PIKE, HENDERSONVILLE, TN., IS ON TAX MAP 123, PARCEL 35, CONTAINS 57.11 ACRES AND IS ZONED R1A.**

**THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON JULY 14, 2006. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.**

**1 B. SOMERSET DOWNS –EAST-PRELIMINARY MASTER PLAN-( 7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAGAN-SMITH-THEY WERE REQUESTING PRELIMINARY MASTER PLAN DEVELOPMENT APPROVAL OF 106 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 57.11 ACRES, IS ON TAX MAP 123, PARCEL 35, CONSISTS OF 106 LOTS AND IS ZONED R1A.**

CHAIRMAN HAYNES OPENED THE FLOOR FOR THE PUBLIC HEARING.

MR. ROSWELL DENNISON CAME FORWARD TO EXPRESS HIS CONCERNS AND HANDED OUT COPIES OF HIS WRITTEN COMMENTS. MR. DENNISON EXPRESSED CONCERN ABOUT STORM WATER RUN OFF. HE ALSO ASKED THAT THE FOLLOWING PROVISIONS BE ADDED, LEAVE THE TREE LINES THAT EXIST IN THE CURRENT FENCE ROWS, PRESERVING AS MANY OF THE MATURE TREES AS POSSIBLE IN THE CURRENTLY WOODED AREAS, AND NOT ALLOW CONNECTOR ROADS TO THE HOLLOW COURT.

ROY BATEY CAME FORWARD TO SPEAK CONCERNING THE PUBLIC HEARING. MR. BATEY STATED HIS CONCERN WAS THE STORM WATER RUNOFF FROM THIS PROPOSED DEVELOPMENT IN ADDITION TO THE STORM WATER THAT HE HAS CURRENTLY.

GEORGE FERGUSON CAME FORWARD TO SPEAK ABOUT HIS CONCERN OF THE WATER DRAINAGE PROBLEMS. HE ASKED THIS BODY TO TRY TO CONTROL SOME OF THE STORM WATER THAT THIS DEVELOPMENT WILL GENERATE, BECAUSE WE HAVE ENOUGH STORM WATER ON THEIR PROPERTY CURRENTLY.

DAVID SHUMAKER CAME FORWARD TO EXPRESS HIS CONCERNS ABOUT THE STORM WATER RUNOFF AND THE GREEN SPACE.

TED HANSCHKE CAME FORWARD TO SAY HE AND SEVERAL OF THE NEIGHBORS WOULD LIKE TO SEE ELIZER STREET AS AN ACCESS POINT TO THE NEW DEVELOPMENT, WHICH WOULD BE MORE ACCESSIBLE FOR EMERGENCY VEHICLES, WOULD LIKE TO SEE THE EXISTING TREES KEPT FOR A BUFFER ZONE, AND HE WOULD LIKE TO KNOW IF THERE WOULD BE ANY BLASTING.

CHAIRMAN HAYNES CLOSED THE PUBLIC HEARING.

MR. MOULTON GAVE THE STAFF REPORT. MR. MOULTON STATED THAT WE ARE GOING TO REQUIRE AN UPDATE ON THE TRAFFIC ANALYSIS OF THIS AREA, PROVIDE DRAINAGE CALCULATIONS, AND THESE CALCULATIONS WILL BE SENT OUT FOR INDEPENDENT REVIEW BY A CIVIL P.E. ENGINEER. MR. MOULTON STATED THAT WE WILL DISCUSS EXTENDING/CONNECTING TO ELIZER STREET ON THE WEST SIDE.

MR. ALLEN THOMPSON CAME FORWARD TO ADDRESS THE DRAINAGE ISSUES EXTENSIVELY, AND HE AGREED THAT THE DRAINAGE CURRENTLY DOES GO TO THE HOLLOW. HE EXPLAINED THAT NO MORE DRAINAGE CAN LEAVE OUR SITE AFTER WE ARE FINISHED BUILDING.

MR. MOULTON STATED THAT THIS DEVELOPMENT MIRRORS THE EXISTING SOMERSET DOWNS DEVELOPMENT.

MR. ALLEN THOMPSON EXPLAINED THAT THE FRONT SECTION OF THE PROPOSED DEVELOPMENT IS UNDER A LIFE ESTATE AT THIS TIME. THE TOTAL PROPERTY CONTAINS 77 ACRES, WE ARE REQUESTING REZONING OF 55 ACRES. WE WILL LOOK AT THIS REMAINING 22 ACRES ONCE THE LIFE ESTATE IS TURNED OVER. WE MAY ADVANCE A SIMILAR TYPE PRODUCT ON THIS SITE.

THERE WAS EXTENSIVE DISCUSSION.

**MOTION FOR APPROVAL OF THE PRELIMINARY MASTER PLAN AND RECOMMEND THE REZONING TO THE COUNTY COMMISSION BY MR. COLLIER, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

**2. CREEKSIDE AT STATION CAMP-PHASE 1, 2 & 3-FINAL MASTER DEVELOPMENT PLAN-REPRESENTED BY RAGAN-SMITH-(7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-** THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN OF 419 LOTS ON LOWER STATION CAMP CREEK AND LONG HOLLOW PIKE. SUBJECT PROPERTY IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT, CONTAINS 193.99 ACRES, AND IS ON TAX MAP 124, PARCEL 42.

**3. CREEKSIDE AT STATION CAMP-PHASE 1A AND 1B-PRELIMINARY PLAT-REPRESENTED BY RAGAN-SMITH-(7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-** THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 48 LOTS ON LOWER STATION CAMP CREEK ROAD AND LONG HOLLOW PIKE. SUBJECT PROPERTY IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT, TOTAL AREA = 39.365 ACRES AND IS ON TAX MAP 124, PARCEL 42.

MR. ALLEN THOMPSON CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON EXPLAINED THAT MR. THOMPSON HAS RECEIVED THE STAFF COMMENTS LATE AND HE HAD BEEN GIVEN MORE TIME TO ADDRESS THESE COMMENTS.

MR. MOULTON ADDRESSED THE STAFF COMMENTS AND ASKED MR. THOMPSON TO RESPOND.

MR. MOULTON EXPLAINED THAT THE PROCESS FOR IMPROVEMENT OF THE INTERSECTION AT UPPER STATION CAMP CREEK ROAD AND LONG HOLLOW PIKE SHOULD BEGIN ASAP i.e. T.D.O.T. APPROVALS, ETC. AND NEGOTIATING WITH DEVELOPER OF CARELLTON P.U.D. WILL BE EXPECTED TO BE ADDRESSED AT FINAL PRELIMINARY PLAT STAGE OF PHASE 1. THE DEVELOPER OF CARELLTON HAD AGREED TO SPEND UP TO \$40,000.00 WHEN THIS INTERSECTION WAS NEEDED TO BE IMPROVED, WHICH IS NOW.

THERE WAS DISCUSSION OF CHANGING THE CONNECTING GREYLOCK ROAD AND CIMMARON ROAD TO JAMES B. ROGERS PROPERTY (WEST).

MR. ALLEN THOMPSON STATED HE WOULD SHOW TYPICAL OPEN SPACE PLANTINGS ALONG THE WEST PROPERTY LINES, ALSO AROUND THE OCANA CLUB HOUSE.

MR. COOPER STATED THAT WE SHOULD HAVE A MEETING WITH THE INVOLVED PARTIES AND ARRIVE AT A CLEAR TIME LINE AS TO COMMENTS WITH REGARDS TO THIS SIGNALIZATION .

THERE WAS EXTENSIVE DISCUSSION

CHAIRMAN HAYNES ASKED MR. ALLEN THOMPSON WHAT PART OF THIS SIGNALIZATION ARE WE GOING TO HOLD BACK IN DOING FOR THIS FUTURE \$40,000.00?

MR. GORDON ETTER WITH CENTEX HOMES CAME FORWARD TO SAY THAT THEIR INTENTION WAS TO BUILD THAT INTERSECTION COMPLETE. THE MONEY PORTION (THE \$40,000.00 THAT WAS PART OF THE CARELLTON ZONING) WE (CENTEX HOMES) WOULD LIKE, BUT WE NEED YOUR (THE PLANNING COMMISSION) INVOLVEMENT. MR. ETTER STATED THIS BODY SHOULD BE VERY SPECIFIC WITH THEIR (CARELLTON) NEXT APPLICATION THAT WE WHEN THE CARLETON DEVELOPMENT APPLIES FOR THEIR FIRST BUILDING PERMIT, OR THEIR FIRST FINAL DEVELOPMENT PLAN THAT THE \$40,000.00 IS COMMITTED INTO AN ESCROW FUND WHICH THEN GOES TO CENTEX HOMES UPON COMPLETION OF THAT INTERSECTION. CENTEX HOMES WILL NOT HOLD UP ANY PORTION OF THAT CONSTRUCTION FOR THAT \$40,000.00.

CHAIRMAN HAYNES REPLIED TO MR. ETTER THAT THIS IS WHAT WE WANTED TO HEAR.

MR. MOULTON STATED THAT WHEN THIS BODY IS COMFORTABLE, THERE ARE TWO MOTIONS THAT WOULD NEED TO BE MADE. A MOTION WOULD NEED TO BE FOR THE FINAL MASTER DEVELOPMENT PLAT-PHASE 1, 2 & 3, A SECOND MOTION WOULD BE FOR PRELIMINARY PLAT PHASE 1A AND 1B.

MR. SATTERFIELD STATED HE WAS NOT SURE WHAT HE WAS VOTING ON SINCE THE PHASE NUMBERS HAVE CHANGED.

MR. ALLEN THOMPSON STATED THIS PROJECT WOULD STILL BE IDENTICAL IN LAY OUT, IT IS A MATTER OF PHASE 1 BEING ADJUSTED AND RENUMBERED. THERE WILL NOT BE ANY ROADWAY LAYOUT CHANGES OR ADJUSTING ANY KIND OF DENSITY, THIS IS JUST A TECHNICAL ISSUE ON THE PLAN.

MR. ETTER EXPLAINED THE RENUMBERING OF THE PHASES.. HE WENT ON TO STATE THE PIE IS STILL THE SAME, WE ARE JUST SLICING IT DIFFERENT.

MR. ALLEN THOMPSON RE-LABELED THE PHASES ON THE MAP FOR THE MEMBERS AND EXPLAINED WHERE THE BOUNDARY LINES ARE NOW.

MR. MOULTON STATED THAT HE NEEDED THE REVISED COPY AS SOON AS POSSIBLE REFLECTING THE NEW RENUMBERED PHASES.

CHAIRMAN HAYNES STATED THAT HE WOULD LIKE TO SEE THE STUB INS (THAT WERE ON THEIR FIRST MASTER DEVELOPMENT PLAN) TO THE ROGERS PROPERTY PUT BACK IN, CENTEX COULD VERY WELL BUY THAT PROPERTY, THAT WILL GIVE THEM AN ACCESS TO THAT LIGHT.

MR. ALLEN THOMPSON STATED THERE ARE THREE STUB OUTS CURRENTLY AND IF THIS STUB OUT (TO THE ROGERS PROPERTY) WAS ADDED BACK THIS WOULD MAKE 4 STUB OUTS. MR. THOMPSON STATED THAT THEY WOULD NOT BE OPPOSED TO ADDING FOURTH STUB OUT IN THE FRONT OF THE PROPERTY. THIS WOULD GIVE THE MOST DIRECT ACCESS TO THE LIGHT.

MR. HOLT STATED THAT CENTEX HAS DONE A GREAT JOB AND HE APPRECIATED THE DONATION OF GREEN SPACE AND PRESERVATION OF THE OLD HOUSE.

MR. HOLT STATED HE HAS ONE CONCERN, WITH THE RESTRICTION THAT “ ALL HOMES ALONG LONG HOLLOW PIKE WILL BE 100% BRICK VENEER, ALL OTHER HOMES ARE BEING CONSTRUCTED OF 80% BRICK VENEER”. MR. HOLT STATED THAT THE HOMES THAT ARE NOT 100% BRICK WILL STICK OUT LIKE A SORE THUMB, BECAUSE THE BACK OF THEM ARE GOING TO BE VINYL. ALL OTHER HOMES IN THIS AREA ARE ALL CONSISTENTLY BRICK, STUCCO, ETC ON ALL FOUR SIDES OF THE HOME. THIS WILL LOOK LIKE A VERY INEXPENSIVE PRODUCT WHEN YOU VINYL THE BACK OF THE HOME, AND THEN BRICK THREE SIDES. MR. HOLT WAS ASKING THE DEVELOPER TO RECONSIDER NOT PUTTING VINYL ON THE BACK OF THE PROPOSED HOUSES.

MR. MOULTON STATED THAT THE HOMES IN NEW DEVELOPMENTS IN THIS AREA ARE 95% BRICK

MR. GORDON ETTER STATED HE WOULD LIKE TO MEET WITH THIS BODY AND DISCUSS THE 100% BRICK. MR. ETTER STATED THAT HE DID NOT FEEL YOU WOULD BE ABLE TO SEE THE BACKS OF THE HOMES, WHERE THE VINYL IS, FROM LONG HOLLOW PIKE.

MOTION FOR APPROVAL BY MR. HOLT CONTINGENT UPON THE EXTRA STUB OFF ADDED INTO THE BEN ROGERS PROPERTY, ALL OF THE STAFF COMMENTS BEING ADDRESSED, ALL HOMES IN ALL OF THE PHASES OF THE SUBDIVISION (PRELIMINARY MASTER PLAN) BE 100% BRICK VENEER( ALL 4 SIDES BRICK) OR THE EQUIVALENT, SECONDED BY MR. HIXSON. **THIS WAS NOT VOTED ON DUE TO THE FACT THAT THIS WAS DEFERRED BY THE DEVELOPER.**

THERE WAS EXTENSIVE DISCUSSION.

MR. THOMPSON STATED THAT THE COST IS MUCH MORE THAN YOU ARE THINKING TO BRICK ALL FOUR SIDES OF THE HOMES. WE WOULD PREFER THE OPPORTUNITY TO SIT DOWN AND REVIEW THIS WITH COMMISSIONER HOLT AND ANY ONE ELSE WILLING, ABOUT REQUIRING THE HOMES TO BE 100% BRICK.

MR. ETTER ASKED THAT THIS BE DEFERRED TO THE END OF THE AGENDA, SO HE COULD MAKE SOME PHONE CALLS.

**MOTION BY MR. HOLT TO DEFER THIS TO THE END OF THE AGENDA, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

**AT THE END OF THE AGENDA, MR. ALLEN THOMPSON CAME FORWARD AND ASKED FOR A THIRTY DAY DEFERRAL.**

CHAIRMAN HAYNES ASKED MR. THOMPSON IF HE WOULD LIKE TO HAVE A SPECIAL CALLED WORK STUDY TO DISCUSS THE 80% PROPOSED BRICK HOMES. MR. ALLEN THOMPSON CONCURRED.

**4. SAINT BLAISE RETREAT-SECTION 1-FINAL PLAT-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY**-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 45 LOTS OFF SAINT BLAISE COURT. SUBJECT PROPERTY CONTAINS 28.996 ACRES, IS ON TAX MAP 124, PARCEL 47 AND IS ZONED LDRPUD. **THIS WAS DEFERRED AT THE JUNE 27, 2006 PLANNING COMMISSION MEETING.**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

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

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HOLT, SECONDED BY MR. COLLIER. MOTION PASSED**

**9 AYES: HOLT, COLLIER, GROVE, BORDERS, RAY, SATTERFIELD, HIXSON, BRATTON, WILLIAMS**

**1 ABSTENTION: HALL**

**5. POND VIEW ACRES-SECTION 11-PRELIMINARY & FINAL PLAT (4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES**-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 4 LOTS ON HOLLIS CHAPEL ROAD. SUBJECT PROPERTY IS LOCATED ON TAX MAP 73, PARCEL 46, CONTAINS 3.81 ACRES, AND IS ZONED AGRICULTURAL.

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT ALL OF THE STAFF COMMENTS WERE ADDRESSED.

THERE WAS DISCUSSION.

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

**6. CAMERON HILLS SUBDIVISION-FINAL PLAT-(1<sup>ST</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES**-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 31 LOTS OFF COOK ROAD. SUBJECT PROPERTY CONTAINS 39.85 ACRES, IS ON TAX MAP 4, PARCELS 1.02 AND IS ZONED AGRICULTURAL.

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.

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

THERE WAS DISCUSSION.

MR. GRAVES STATED THAT ALL OF THE HOMES WOULD BE 1,170 SQUARE FEET STICK BUILT, AND BRICK TO GRADE.

MR. MOULTON JUST TOLD MR. GRAVES, FOR THE RECORD, THAT AT THE LAST MINUTE PRIOR TO THE PLANNING COMMISSION MEETING, MR. BROWN WANTED TO KNOW IF THE ROAD(CAMERON WAY) COULD BE EXTENDED AND HE WAS WILLING TO PAY ANY COSTS. MR. MOULTON ASKED MR. GRAVES TO BRING THIS TO THE PROPERTY OWNERS ATTENTION.

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

**9 AYES: HIXSON, GROVE, HOLT, COLLIER, BORDERS, RAY, SATTERFIELD, WILLIAMS AND HALL**

**1 ABSTAIN: BRATTON**

**7. MARTIN CHAPEL ROAD ESTATE-PRELIMINARY PLAT-(2<sup>ND</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 45 LOTS ON MARTIN CHAPEL ROAD, LEAR ROAD, WHITE ROAD, AND OLD MARTIN CHAPEL ROAD. SUBJECT PROPERTY IS ON TAX MAP 3, PARCEL 32.02, CONTAINS 75.19 ACRES AND IS ZONED AGRICULTURAL.**

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT ALL OF THE STAFF COMMENTS HAVE BEEN ADDRESSED AND THIS PROJECT HAS EIGHT (8) ESCROWED FIRE HYDRANTS.

MR. GRAVES STATED THAT THESE HOMES WILL BE STICK BUILT AND WILL BE BRICK TO GRADE.

THERE WAS DISCUSSION.

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

**8. DR. NORMAN SALIBA-PRELIMINARY PLAT-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 7 LOTS ON LINDSEY HOLLOW ROAD. SUBJECT PROPERTY CONTAINS 15.51 ACRES, IS ON TAX MAP 81, PARCEL 80.01 AND IS ZONED AGRICULTURAL.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT WERE NO STAFF COMMENTS.

THERE WAS DISCUSSION.

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

**9. SANDY VALLEY ESTATES-FINAL PLAT-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN. THEY WERE REQUESTING FINAL PLAT APPROVAL OF 9 LOTS ON SANDY VALLEY ROAD. SUBJECT PROPERTY CONTAINS 8.886 ACRES, IS TAX MAP 116, PARCEL 25 AND IS ZONED AG.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT ALL OF STAFF COMMENTS HAVE BEEN ADDRESSED, SUBJECT TO OBTAINING ALL OF THE SIGNATURES.

MR. CARMAN STATED THAT THESE WOULD BE 2,000 SQUARE FEET HOMES, ALL BRICK OR DECORATIVE STONE HOMES.

MR. CARMAN GAVE THIS BODY A COPY OF THE RESTRICTIONS FOR THE RECORD.

THERE WAS DISCUSSION.

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

**10.GARRETT SUBDIVISION-SECTION FOUR-PRELIMINARY PLAT (12<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY CALDWELL ENGINEERING & SURVEYING** –THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 6 LOTS ON SHELL ROAD. SUBJECT PROPERTY IS LOCATED ON TAX MAP 117, PARCEL 11, CONTAINS 5.94 ACRES, AND IS ZONED R1A.

MR. CALDWELL CAME FORWARD TO REPRESENT THIS REQUEST.

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

THERE WAS DISCUSSION.

MR. CALDWELL STATED HE WAS UNSURE OF THE EXACT RESTRICTIONS, BUT THEY WOULD BE VERY NICE HOMES AND HE WOULD PROVIDE THE PLANNING DEPARTMENT WITH A COPY OF THE RESTRICTIONS AT THE NEXT MEETING.

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

**OTHER BUSINESS:**

**1A. PUBLIC HEARING AND REZONING REQUEST- JUDY FAYE AVANT (REPRESENTED BY RAGAN-SMITH) WAS REQUESTING TO HAVE HER PROPERTY REZONED FROM RESIDENTIAL A TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT CONTAINING 88 LOTS. SUBJECT PROPERTY (DRAKE'S MANOR) IS LOCATED AT 800 NEW SHACKLE ISLAND ROAD, HENDERSONVILLE, TN., IS ZONED RESIDENTIAL A, IS ON TAX MAP 138, PARCEL 41, CONTAINS 44.33 ACRES. THIS PUBLIC HEARING WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON JUNE 14, 2006, AND THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.**

**1B. DRAKES MANOR-FOR SHULAR PROPERTIES-PRELIMINARY MASTER DEVELOPMENT PLAN-( 7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAGAN-SMITH-THEY WERE REQUESTING PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL OF 88 LOTS LOCATED AT 800 NEW SHACKLE ISLAND ROAD, HENDERSONVILLE, TN. SUBJECT PROPERTY CONTAINS 44.33 ACRES, IS ZONED RA, AND IS ON TAX MAP 138, PARCEL 41. THIS WAS DEFERRED AT THE JUNE 27, 2006 PLANNING COMMISSION MEETING.**

**MR. MOULTON REPORTED THAT THE DAY AFTER OUR JULY 2006 PLANNING COMMISSION MEETING THE CITY OF HENDERSONVILLE STARTED PROCEEDINGS TO ANNEX DRAKES MANOR. THE PROPERTY OWNER, MR. SCHULAR , HAS REQUESTED THIS PROPERTY TO BE ANNEXED INTO THE CITY. THEREFORE NO ACTION WAS TAKEN.**

**MEETING ADJOURNED AT 7:00 P.M.**