

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
AUGUST 22, 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
CORDELL BORDERS
LEON STRONG
CECIL RAY
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
RAGAN HALL

MEMBERS ABSENT:

RALPH COLLIER
DAVID SATTERFIELD
BOBBY LEON THOMPSON

OTHERS PRESENT:

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

- **MOTION TO APPROVE THE JULY MINUTES BY MR. WILLIAMS, SECONDED BY MR. HOLT. MOTION PASSED**
10 AYES: HOLT, GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, WILLIAMS, AND HALL
1 ABSTENTION: CORLEY

1. PUBLIC HEARING - DISCUSSION OF POSSIBLE FINAL ADOPTION OF THE 2025 LAND USE PLAN, IN TERMS OF THE THOROUGHFARE PLAN, THE LAND USE PLAN, AND/OR DESIGN STANDARDS FOR THE HENDERSONVILLE URBAN GROWTH BOUNDARY.

THIS PUBLIC HEARING WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON JULY 31, 2006.

CHAIRMAN HAYNES ASKED MR. MOULTON TO READ THE PUBLIC HEARING ALOUD.

CHAIRMAN HAYNES OPENED THE FLOOR FOR THE PUBLIC HEARING.

BRUCE RAINEY CAME FORWARD TO SPEAK. MR. RAINEY EXPLAINED THAT WHAT IS BEING ASKED TONIGHT IS FOR THIS BODY TO ADOPT A PLAN IN AN AREA WHICH YOU HAVE AUTHORITY TODAY, BUT YOU WILL HAVE TO APPLY A DIFFERENT STANDARD TO SOMEONE IN WESTMORELAND OR PORTLAND. MR. RAINEY STATED THAT IT IS GOING TO BE EXTREMELY DIFFICULT TO ENFORCE WITH THE PERSONNEL THAT WE HAVE IN THE COUNTY. MR. RAINEY FELT THAT IF YOU ADOPT THIS PLAN, HE COULD SEE ALL OF THE OTHER CITIES IN SUMNER COUNTY ASKING YOU TO DO THE SAME THING. MR. RAINEY STATED THAT HE FELT THAT THE CITY OF HENDERSONVILLE NEEDS TO ANNEX WHAT THEY WANT TO CONTROL. THIS GOES BACK TO "TAXATION WITHOUT REPRESENTATION". MR. RAINEY STATED HE WOULD MUCH RATHER SEE THE FORMATION OF A COMMITTEE FORMED TO STUDY WHAT THIS COUNTY REALLY NEEDS, WHICH WOULD BE A METROPOLITAN GOVERNMENT. THIS WOULD ELIMINATE DUPLICATION OF SERVICES AND "TAXATION WITHOUT REPRESENTATION".

CHAIRMAN HAYNES CLOSED THE PUBLIC HEARING.

THERE WAS DISCUSSION.

MS. CORLEY SUGGESTED THAT WE ADD THE LANGUAGE THAT MR. STRONG HAD DISCUSSED IN THE WORK STUDY EARLIER THIS EVENING.

CHAIRMAN HAYNES STATED THAT THE LANGUAGE MR. STRONG HAD SUGGESTED ADDING WAS ABOUT HAVING THE UTILITIES (i.e. WATER AND SEWER) OUTSIDE ALONG THE VERY INSIDE RIGHT-OF-WAY IN ANY PROPOSED 100 FOOT RIGHT-OF-WAY WHERE IT WOULD NOT HAVE TO BE DUG UP.

MOTION TO DEFER FOR SIXTY DAYS FOR DISCUSSION AS PRESENTED BY MR. HALL, SECONDED BY MR. HOLT. MOTION PASSED UNANIMOUSLY.

2.CREEKSIDE AT STATION CAMP-PHASE 1, 2 & 3-FINAL MASTER DEVELOPMENT PLAN-REPRESENTED BY RAGAN-SMITH-(7TH 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.

ALAN THOMPSON CAME FORWARD WITH A COUPLE OF HANDOUTS FOR THE MEMBERS. MR. THOMPSON POINTED OUT THAT PHASE 1 ENCOMPASSES THE BIKE TRAILS ALONG LONG HOLLOW PIKE AND ONE (1) OR TWO(2) ACRES WILL BE DEDICATED FOR THE GREENWAY. MR. THOMPSON STATED THAT THESE CHANGES HAVE BEEN REFLECTED IN THE REVISED PRODUCT BOOK, WHICH HE PRESENTED EACH MEMBER WITH.

MR. GLEN MCGHEE, CENTEX HOMES, CAME FORWARD TO MAKE HIS PRESENTATION OF THE THREE TYPES OF PROPOSED HOMES AND WHERE THESE HOMES WILL BE LOCATED. MR. MCGHEE EXPLAINED AGAIN WHERE THE 100% BRICK HOMES WOULD BE LOCATED, WHICH ARE THE ONES LOCATED IMMEDIATELY ADJACENT TO LONG HOLLOW PIKE.

THERE WAS DISCUSSION ABOUT THE PERCENTAGE OF BRICK REQUIRED FOR THE PROPOSED HOMES.

MR. MOULTON STATED THAT THEY HAVE SATISFIED ALL OF THE STAFF COMMENTS.

MR. THOMPSON STATED FOR THE RECORD THAT ALL THE PHASES HAVE BEEN RENUMBERED.

MR. MCGHEE READ THE AMENDMENT TO PLAT NOTE # 14 "ALL HOMES SHALL HAVE FULL MASONRY FOUNDATIONS AND NO EXPOSED BLOCK SHALL BE VISIBLE ABOVE GRADE. ALL UNITS SHALL HAVE A MINIMUM OF 80% BRICK, MASONRY, STONE OR DRYVIT VENEER, EXCLUSIVE OF ARCHITECTURAL ACCENTS, GABLES, OR OVERHANDS. NO ONE SIDE OF THE HOME MAY HAVE MORE THAN 35% VINYL SIDING, EXCLUDING GABLES; AREAS ABOVE AND ADJACENT TO THE GARAGE AND PORCH ROOFS ON THE FRONT AND SIDES OF THE HOME ARE ALSO EXCLUDED FROM THE CALCULATION".

THERE WAS EXTENSIVE DISCUSSION.

MOTION FOR APPROVAL BY MR. HOLT, WITH THE CAVEAT THAT NO ONE SIDED SURFACE HAS MORE THAN 39% VINYL AND 61% BRICK, STRAIGHT VERTICAL WALLS NEED TO BE 100% BRICK, SECONDED BY MS. CORLEY. MOTION NOT VOTED ON, DUE TO THE FACT THAT MR. HOLT CHANGED HIS MOTION. MS. CORLEY WITHDREW HER SECOND TO THE MOTION.

RULES WERE SUSPENDED FOR MR. MCGHEE TO SPEAK CONCERNING MR. HOLT'S MOTION. MR. MCGHEE STATED THAT WE ARE GOING TO PUT AS MUCH BRICK ON THESE HOMES AS POSSIBLE.

MOTION CHANGED BY MR. HOLT TO READ AS FOLLOWS: APPROVAL WITH THE CAVEAT IN THE MASTER DEVELOPMENT PLAN THAT NO SURFACE HAVE MORE THAN 35% VINYL, BE AT LEAST 65% BRICK OR OTHER MASONRY PRODUCTS EXCLUDING THE EVES AND OVERHANGS, SECONDED BY MR. HIXSON.

6 AYES: HOLT, HIXSON, HALL, WILLIAMS, RAY AND STRONG
6 NAYS: HAYNES, BORDERS, CORLEY, GROVE, TEMPLETON AND STRONG
CHAIRMAN HAYNES STATED THIS MOTION FAILED;

MOTION FOR APPROVAL AS PRESENTED BY MR. STRONG BASED ON THE ARCHITECTURAL PLANS SUBMITTED TONIGHT BY CENTEX HOMES (WORST CASE SCENARIO: 80 % BRICK, 20% VINYL), SECONDED BY MR. HIXSON. MOTION TIED: DID NOT PASS.

6 AYES: STRONG, BRATTON, CORLEY, TEMPLETON, GROVE AND HAYNES
6 NAYS: HOLT, RAY, HIXSON, HALL, WILLIAMS AND BORDERS

THERE WAS MORE DISCUSSION.

MOTION BY MR. HOLT TO APPROVE UNDER THE LANGUAGE : "ALL HOMES SHALL HAVE FULL MASONRY FOUNDATIONS AND NO EXPOSED BLOCK SHALL BE VISIBLE ABOVE GRADE. ALL UNITS SHALL HAVE A MINIMUM OF 80% BRICK, MASONRY, STONE OR DRYVIT VENEER, EXCLUSIVE OF ARCHITECTURAL ACCENTS, GABLES, OR OVERHANDS. NO ONE SIDE OF THE HOME MAY HAVE MORE THAN 35% VINYL SIDING, EXCLUDING GABLES; AREAS ABOVE AND ADJACENT TO THE GARAGE AND PORCH ROOFS ON THE FRONT AND SIDES OF THE HOME ARE ALSO EXCLUDED FROM THE CALCULATION", SECONDED BY MR. RAY. MOTION PASSED UNANIMOUSLY.

3. CREEKSIDE AT STATION CAMP-PHASE 1A AND 1B-PRELIMINARY PLAT-REPRESENTED BY RAGAN-SMITH(7TH 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. THOMPSON WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THIS MET ALL OF THE STAFF COMMENTS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HIXSON, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

4. CREEKSIDE AT STATION CAMP -PHASE 2A-PRELIMINARY PLAT-REPRESENTED BY RAGAN-SMITH-(7TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 29 LOTS OFF LONG HOLLOW PIKE AND LOWER STATION CAMP CREEK ROAD. SUBJECT PROPERTY IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT ON TAX MAP 124, PARCEL 42 AND CONTAINS 7.414 ACRES.

MR. THOMPSON WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THIS MET ALL OF THE STAFF COMMENTS.

MOTION FOR APPROVAL BY MR. GROVE, SECONDED BY MR. RAY. MOTION PASSED UNANIMOUSLY.

5. SPENCER SPRINGS-SKETCH PLAT-(CLUSTER DEVELOPMENT)-REPRESENTED BY BRUCE RAINEY- (3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING SKETCH PLAT APPROVAL OF 50 LOTS OFF BARRY LANE. SUBJECT PROPERTY CONTAINS 50 ACRES, IS ZONED R1A, AND IS ON TAX MAP 127, PARCEL 36.

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON ASKED WHAT THE PLANS WERE FOR THE OPEN SPACE.

MR. RAINEY STATED AT THIS POINT ALL WE WANT TO DO IS KEEP IT MAINTAINED.

MR. MOULTON STATED THAT THIS MET ALL OF THE STAFF COMMENTS.

**MOTION FOR APPROVAL BY MS. CORLEY, SECONDED BY MR. HOLT. MOTION PASSED. 10 AYES: CORLEY, HOLT, GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, AND WILLIAMS
1 ABSTENTION: HALL**

6. WINDSOR SINGLETON SUBDIVISION-PRELIMINARY AND FINAL PLAT-REPRESENTED BY JAMES OVERFELT-(4TH COUNTY COMMISSION DISTRICT)THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT OF 4 LOTS ON BUGG HOLLOW ROAD. SUBJECT PROPERTY CONTAINS 7.14 ACRES, IS ON TAX MAP 79, PARCEL 20, AND IS ZONED AGRICULTURAL.

MR. OVERFELT CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY MEET ALL OF THE STAFF COMMENTS SUBJECT TO OBTAINING ALL OF THE SIGNATURES.

MR. OVERFELT STATED THAT THIS WOULD BE A STICK BUILT DEVELOPMENT.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL CONTINGENT UPON OBTAINING ALL SIGNATURES BY MS. CORLEY, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

7. JOHN DENNIS GAMMON JR.-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN(3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 3 LOTS OFF/ON NORTHUP ROAD. SUBJECT PROPERTY CONTAINS 5.01 ACRES, IS ON TAX MAP 60, PARCEL 48, AND IS ZONED AGRICULTURAL.

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. GROVE, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

8. **JOHN DENNIS GAMMON JR.-FINAL PLAT-REPRESENTED BY CARROLL CARMAN(3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 3 LOTS OFF NORTHUP ROAD. SUBJECT PROPERTY CONTAINS 5.01 ACRES, IS ON TAX MAP 60, PARCEL 48, AND IS ZONED AGRICULTURAL.**

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. GROVE, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

9. **LONG BEECH HEIGHTS-PHASE TWO-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY(7TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 21 LOTS OFF LONG HOLLOW PIKE. SUBJECT PROPERTY IS ON TAX MAP 123, PARCEL 46, CONTAINS 9.42 ACRES, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT IT MET ALL OF THE STAFF COMMENTS.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. GROVE, SECONDED BY MR. RAY. MOTION PASSED.
10 AYES: GROVE, RAY, HOLT, CORLEY, BORDERS, STRONG, HIXSON, TEMPLETON, BRATTON AND WILLIAMS
1 ABSTENTION: HALL**

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

GREG DUNHAM CAME FORWARD TO REPRESENT THIS REQUEST.

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

MR. HOLT ASKED MR. DUNHAM ABOUT THE RESTRICTIONS.

MR. DUNHAM STATED THE HOMES WOULD BE 2,500 SQUARE FOOT SINGLE LEVEL, TWO – STORY OR SPLIT LEVEL WOULD BE 1,600 SQUARE FOOT, 1,000 SQUARE FOOT LIVING ON THE SECOND LEVEL, AND WOULD BE 80% BRICK, ETC.

THERE WAS DISCUSSION.

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

11. **SOMERSBY-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(11TH COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 17 LOTS OFF CENTER POINT ROAD AND SOMERSBY LANE. SUBJECT PROPERTY IS ON TAX 139, PARCELS 106, 107, AND 69.05, CONTAINS 21.668 ACRES, AND IS ZONED RA.

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON EXPLAINED THAT THIS PIECE OF PROPERTY LIES WITHIN THE HENDERSONVILLE URBAN GROWTH BOUNDARY. MR. MOULTON READ FOR THE RECORD THE LETTER HE RECEIVED FROM THE HENDERSONVILLE PLANNING DEPARTMENT DATED AUGUST 17, 2006, REGARDING SOME OF THE ISSUES THEY FELT NEEDED ADDRESSING. ONE OF HENDERSONVILLE'S COMMENTS WAS THAT THEY SHOULD DEDICATE ADDITIONAL RIGHT-OF-WAY FOR CENTER POINT ROAD. THE CURRENT RIGHT-OF-WAY IS 60 FEET, THE PROPOSED RIGHT-OF-WAY IS 100 FEET.

THERE WAS DISCUSSION.

MR. CARMAN STATED HE WOULD OFFER A 20 FOOT PUBLIC UTILITY EASEMENT ACROSS THE FRONT OF LOTS 1, 14, 15, 16 AND 17., THEN THE SETBACK WOULD BE CALCULATED FROM THE PUBLIC UTILITY EASEMENT.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL WITH THE STAFF COMMENTS BY MR. GROVE, SECONDED BY MR. HOLT. MOTION PASSED.

10 AYES: GROVE, HOLT, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON WILLIAMS AND HALL

1 ABSTENTION: CORLEY

12. **KAITY BROOKE ESTATES-PHASE FOUR-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN(1ST COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 23 LOTS ON CHRIS DRIVE. SUBJECT PROPERTY IS ON TAX MAP 52, PARCEL 42.03, CONTAINS 22.748 ACRES, AND IS ZONED AGRICULTURAL.

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT LOT 117 DOES NOT MEET MINIMUM SIZE OF .92 ACRE, FIRE HYDRANT COVERAGE NOT ADEQUATE.

MR. CARMAN ADVISED THAT IT WAS A "ROUNDING EFFECT". THE LOT IS 40,000 SQUARE FEET.

MR. CARMAN STATED THAT THERE WILL BE FIRE HYDRANT COVERAGE ON ALL LOTS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL WITH STAFF COMMENTS BY MR. GROVE, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

13. **THE ESTATES OF TYREE SPRINGS-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(12TH COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 20 LOTS OFF TYREE SPRINGS ROAD AND CALLIE'S PLACE. SUBJECT PROPERTY CONTAINS 27.146 ACRES, IS ON TAX MAP 96, PARCEL 83 AND IS ZONED RA.

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT MR. CARMAN HAS AGREED TO ALIGN THE RIGHT-OF-WAY ON LOT # 20 WITH EXISTING RIGHT-OF-WAY.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. WILLIAMS, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

14. **OLD GALLATIN ROAD SUBDIVISION-SKETCH PLAT-REPRESENTED BY RICHARD GRAVES-(3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING SKETCH PLAT APPROVAL OF 37 LOTS ON OLD GALLATIN ROAD. SUBJECT PROPERTY IS ON TAX MAP 60, PARCEL 30, AND IS ZONED AGRICULTURAL.**

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THERE WERE NO STAFF COMMENTS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. GROVE, SECONDED BY MR. STRONG. MOTION PASSED UNANIMOUSLY.

15. **CHARLES WALTER FLEMING-PRELIMINARY AND FINAL PLAT-SINGLEWIDE MOBILE HOME SUBDIVISION-REPRESENTED BY RICHARD GRAVES(1ST COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 4 LOTS OFF FAIRFIELD ROAD. SUBJECT PROPERTY CONTAINS 10.05 ACRES, IS ON TAX MAP 12, PARCELS 48, AND 48.02 AND IS ZONED AGRICULTURAL.**

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THIS APPROVAL WOULD BE SUBJECT TO PROVIDING A TOPO NOTE AND SHOW THE LOCATION OF THE FIRE HYDRANTS.

THERE WAS DISCUSSION ABOUT THE POSSIBILITY OF GRANDFATHERING IN THE EXISTING MOBILE HOMES.

MOTION TO APPROVE SUBJECT TO STAFF COMMENTS BY MR. STRONG, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

CHAIRMAN HAYNES ADVISED THAT STAFF WOULD LOOK AT MIXING STICK BUILT HOMES AND SINGLE WIDE MOBILE HOMES.

16. **CHARLES WALTER FLEMING-PRELIMINARY AND FINAL PLAT-REPRESENTED BY RICHARD GRAVES-(1ST COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 5 LOTS ON BOSHAM ROAD AND B.V. YOUNG ROAD. SUBJECT PROPERTY IS ON TAX MAP 5, PARCEL 20.01, CONTAINS 6.21 ACRES AND IS ZONED AGRICULTURAL.**

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.

THERE WAS DISCUSSION.

MR. MOULTON STATED THAT THEY WOULD NEED FLOOD ELEVATION CERTIFICATES ON ALL LOTS AND NEED TO SHOW THE LOCATION OF FIRE HYDRANTS.

MOTION FOR APPROVAL CONTINGENT UPON STAFF COMMENTS BY MR. GROVE, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

17. **MARTIN CHAPEL ROAD ESTATE-FINAL PLAT-REPRESENTED BY RICHARD GRAVES-(2ND COUNTY COMMISSION DISTRICT)THEY WERE REQUESTING FINAL PLAT APPROVAL OF 45 LOTS ON WHITE ROAD, LEAR ROAD, OLD MARTIN CHAPEL ROAD AND 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.

THERE WAS NO DISCUSSION.

MOTION TO APPROVE BY MR. GROVE, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY. (STAFF COMMENTS # 3 REGARDING SINK HOLES IS NOT PART OF THIS APPROVAL)

MR. GRAVES PRESENTED A LETTER FROM PUBLIC WORKS.

CHAIRMAN HAYNES REMINDED EVERYONE THAT THIS WAS NANCY CORLEY'S LAST MEETING AND INVITED MS. CORLEY, PLANNING COMMISSIONERS AND STAFF TO DINNER.

MEETING ADJOURNED AT 6:35 P.M.