

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
OCTOBER 24, 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
CORDELL BORDERS
LEON STRONG
CECIL RAY
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
RAGAN HALL
SHAWN FENNELL
BOB HENDRICKS

MEMBERS ABSENT:

RALPH COLLIER
SAUNDRA BOYD

OTHERS PRESENT:

MIKE MOULTON, PLANNING DIRECTOR
GARY HAMMOCK, BUILDING COMMISSIONER
RON COOPER, STATE PLANNER
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

MR. MOULTON REPORTED THAT MRS. SAUNDRA BOYD HAS BEEN APPOINTED TO THE BODY BUT IS NOT HERE TONIGHT AND THAT SHE IS LOOKING FORWARD TO SERVING WITH THIS BODY. MR. MOULTON STATED THAT THERE IS SOME SAD NEWS THAT RALPH COLLIER HAS RESIGNED, AND THE COUNTY EXECUTIVE HAS ASKED THE CITY OF HENDERSONVILLE TO PUT FORTH A NAME. THIS MEANS WE WILL HAVE AN ADDITIONAL NEW MEMBER NEXT MONTH.

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

- 1. DISCUSSION OF THE 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 WAS DEFERRED FOR SIXTY DAYS AT THE AUGUST 22, 2006 PLANNING COMMISSION MEETING

CHAIRMAN HAYNES STATED THAT THERE WAS DISCUSSION ABOUT THIS URBAN GROWTH BOUNDARY IN THE WORK STUDY PREVIOUSLY THIS AFTERNOON.

MR. HOLT STATED THAT WE HAVE STUDIED THIS URBAN GROWTH BOUNDARY TO DEATH.

MOTION BY MR. HOLT THAT WE APPROVE THIS URBAN GROWTH BOUNDARY INCORPORATING THE POLICIES AND ANNEXATIONS THAT MR. COOPER HAS WRITTEN CHANGING THE LANGUAGE AND THE CAVEAT THAT THIS AGREEMENT WILL BE REVIEWED AFTER EVERY TWENTY FOUR MONTH PERIOD, AND PART OF THIS AGREEMENT IS THAT WE PHYSICALLY RE-ALTER OUR LAND USE MAP AND SUBMIT THAT WITH THIS REVISED URBAN GROWTH BOUNDARY TO THE CITY OF HENDERSONVILLE, SECONDED BY MR. BRATTON.
MOTION PASSED.

11 AYES: HOLT, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, WILLIAMS, HALL, FENNELL, HENDRICKS
1 NO: GROVE

2. THE PURPOSE OF THIS PUBLIC HEARING IS TO DISCUSS ADOPTION OF THE 2006 INTERNATIONAL BUILDING CODES WITH THE EXCLUSIONS IN ELECTRICAL, GAS, MECHANICAL, PLUMBING, PROPERTY MAINTENANCE, FIRE PREVENTION AND ENERGY. THEY WILL ALSO BE DISCUSSING THE ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON OCTOBER 6, 2006.

CHAIRMAN HAYNES STATED THAT NO ONE HAD SIGNED IN TO SPEAK AT THE PUBLIC HEARING.

MR. GARY HAMMOCK CAME FORWARD TO ADDRESS THE BODY AND EXPLAINED THE REQUEST. THIS YEAR THEY WILL ALLOW COUNTIES ADOPT THE 2006 INTERNATIONAL BUILDING CODES WITHOUT IT BEING A PRIVATE ACT, IF THEY CHOOSE TO DO SO, OR YOU CAN STAY WITH THE STANDARD BUILDING CODES ONE LAST TIME. MR. HAMMOCK STATED WE HAVE NO CHOICE NEXT YEAR WHETHER TO ADOPT THEM BECAUSE WE WILL BE OUT OF THE SIX YEAR WINDOW OF TIME. THE MUNICIPALITIES IN SUMNER COUNTY ARE CURRENTLY USING THE INTERNATIONAL CODES, THE 2003 EDITION. WE ARE GOING TO GO AHEAD AND ADOPT THE 2006 EDITION. THE REASON WHY SUMNER COUNTY HAD MADE AN EXCLUSION IN THIS PARTICULAR CODE IS, WE DO NOT HAVE THE MAN POWER TO ENFORCE THE ENERGY CODE, GAS. PLUMBING, ETC. WE ARE JUST WANTING TO ADOPT THE BUILDING CODE SECTION OF THAT INTERNATIONAL BUILDING CODE WITH THE ABOVE MENTIONED SECTIONS, AND THE INTERNATIONAL RESIDENTIAL BUILDING CODE THAT DEALS WITH RESIDENTIAL 1 AND 2 FAMILY DWELLINGS ONLY.

THERE WAS DISCUSSION.

MR. HOLT ASKED MR. HAMMOCK TO BRIEFLY EXPLAIN THE DIFFERENCES IN THE EXISTING CODE AND THE 2006 INTERNATIONAL BUILDING CODE.

MR. HAMMOCK EXPLAINED THE DIFFERENCES ARE DIFFERENT SPANS, VERTICAL FRAMING, ETC.

MR. HAMMOCK STATED THAT IF THIS IS APPROVED IT WILL BE REFERRED TO THE LEGISLATIVE COMMITTEE, THEN HAVE AS MANY MEETINGS WITH THE CONTRACTORS OR PROSPECTIVE HOMEOWNER AS NEEDED REGARDING THIS NEW CODE. MR. HAMMOCK STATED THAT HE WOULD LIKE FOR THIS TO GO INTO EFFECT AFTER THE FIRST OF THE YEAR (2007).

CHAIRMAN HAYNES ASKED WHAT IF A PERSON PULLED A PERMIT PRIOR TO THESE NEW BUILDING CODES GOING INTO TO EFFECT, WOULD THESE NEW CODES APPLY TO THEM.

MR. HAMMOCK STATED THAT CHAIRMAN HAYNES ASKED AN EXCELLENT QUESTION. IF THESE NEW BUILDING CODES GO INTO EFFECT JANUARY 1, 2007 AND YOU HAVE PULLED A

BUILDING PERMIT ON DECEMBER 31, 2006, YOU ARE UNDER THE OLD CODES. THEY WILL FLAG THE 2007 BUILDING PERMITS.

**SUMNER COUNTY PLANNING COMMISSION MINUTES
OCTOBER 24, 2006**

PAGE 3

THERE WAS DISCUSSION.

MOTION TO RECOMMEND THIS TO THE LEGISLATIVE BODY BY MR. HIXSON, SECONDED BY MRS. TEMPLETON. MOTION PASSED UNANIMOUSLY.

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

THIS WAS DEFERRED AT THE SEPTEMBER 06 PLANNING COMMISSION MEETING.

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST AND ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THIS WAS DEFERRED AT THE SEPTEMBER 06 PLANNING COMMISSION MEETING. MR. MOULTON STATED THAT HE HAS WORKED WITH MR. CARMAN TO MAKE SURE WHAT WE WERE DEALING WITH. YOU WILL RECALL LAST MONTH THERE WERE FOUR (4) DRIVEWAYS THAT WOULD HAVE ACCESS OFF CENTER POINT ROAD. THAT WOULD HAVE BEEN A VERY DANGEROUS SITUATION. THEY HAVE RE-CONFIGURED THIS TO WHERE THE ONLY DRIVEWAY THAT WILL COME OUT ON CENTER POINT ROAD IS LOT # 17, WHICH WILL HAVE GOOD LINE ON SITE IN BOTH DIRECTIONS.

MR. MOULTON STATED HE ADVISED THEM THAT THEY DID PROVIDE DRAINAGE CALCULATIONS THAT ARE CURRENTLY BEING REVIEWED BY MR. HASTY.

MR. MOULTON STATED THAT HE WOULD MAKE SURE THAT ALL OF THE DRAINAGE CALCULATIONS ARE APPROVED PRIOR TO SIGNING THIS PLAT.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL SUBJECT TO OBTAINING ALL SIGNATURES AND DRAINAGE CALCULATIONS BY MR. GROVE, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

4. DOUG COOK SUBDIVISION-PRELIMINARY AND FINAL PLAT-(12TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAY G. COLE-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 3 TRACTS ON BRANDY HOLLOW ROAD. SUBJECT PROPERTY IS LOCATED ON TAX MAP 53, PARCEL 32, IS ZONED AGRICULTURAL, AND CONTAINS 3.727 ACRES.

MR. COLE CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY HAVE MEET ALL STAFF COMMENTS EXCEPT FOR OBTAINING ALL SIGNATURES.

THERE WAS DISCUSSION.

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

5. ABSHER HILL SUBDIVISION-FINAL PLAT-REPRESENTED BY BLUE RIDGE SURVEYING-(1ST COUNTY COMMISSION DISTRICT) THEY WERE REQUESTING FINAL PLAT APPROVAL OF 9 LOTS ON ABSHER BRANCH ROAD. SUBJECT PROPERTY CONTAINS 20.60+ ACRES, IS ON TAX MAP 4, PARCEL 13 AND IS ZONED AGRICULTURAL.

THIS WAS DEFERRED BY THE SURVEYOR, THEREFORE NO ACTION WAS TAKEN.

6. DEER CROSSING-PRELIMINARY AND FINAL PLAT-REPRESENTED BY RAY COLE (12TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 4 LOTS OFF BIGGS LANE. SUBJECT PROPERTY IS ON TAX MAP 77, PARCELS 12.03, 12.04 AND 12.05, IS ZONED AGRICULTURAL, AND CONTAINS 8.521 ACRES.

MR. COLE CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT OTHER THAN OBTAINING ALL SIGNATURES THEY HAVE MET ALL STAFF COMMENTS. THESE LOTS ARE FOR A FAMILY AND ALL OF THESE LOTS WILL BE SERVICED BY ONE PRIVATE DRIVE WITH MORE OR LESS A GATED ACCESS TO IT. MR. MOULTON STATED THAT WE DO NOT CARE WHERE THEY PUT THE DRIVEWAY AS LONG AS THEY HAVE 50 FEET OF ROAD FRONTAGE FOR EACH LOT.

THERE WAS DISCUSSION.

MR. HOLT DISCUSSED THAT WE NEED TO ADD SOME TYPE OF LANGUAGE TO PREVENT SOMEONE COMING TO THE HIGHWAY IN THE FUTURE WANTING THE COUNTY TO UPGRADE THIS PRIVATE DRIVE/ROAD.

MOTION BY MR. HOLT FOR APPROVAL CONTINGENT THAT THERE IS A NOTE ON EACH LOT THAT ADVISES THESE PEOPLE THAT THIS IS A PRIVATE DRIVE AND HAS NOTHING TO DO WITH SUMNER COUNTY, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

7. LAKE ROAD ESTATES-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(1ST COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 9 LOTS ON LAKE ROAD AND LAKE WESTMORELAND ROAD. SUBJECT PROPERTY IS ON TAX MAP 27, PARCEL 30, CONTAINS 8.622 ACRES, AND IS ZONED AGRICULTURAL.

MR. CARMAN WAS PRESENT TO ANSWER ANY QUESTIONS CONCERNING THIS PLAT.

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

THERE WAS DISCUSSION.

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

8. THE JOHN F. NEWMAN PROPERTY-REVISED FINAL MASTER DEVELOPMENT PLAN/SKETCH PLAN-REPRESENTED BY BRUCE RAINEY-(4TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING REVISED MASTER DEVELOPMENT PLAN/SKETCH PLAN APPROVAL OF 50 LOTS/UNITS. SUBJECT PROPERTY IS ON TAX MAP 124, PARCEL 35.01, THE LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONING CONTAINS 25.61 ACRES, C-2 PLANNED UNIT DEVELOPMENT CONTAINS 8.881 ACRES.
(FYI: MOTION FOR APPROVAL OF THE FINAL MASTER DEV. PLAN ON MAY 6, 2003: SEE MINUTES FOR CONTINGENCIES)

MR. HOLT STATED FOR THE RECORD THAT HE HAS A CONFLICT OF INTEREST AND THEREFORE WOULD NOT BE VOTING.

MR. RAINEY REPORTED THAT IF YOU WILL NOTE AT THE BOTTOM OF THE CENTER OF THE PLAT THERE ARE TWO AREAS THAT ARE CROSS HATCHED. WHAT THIS AMOUNTS TO IS MR.

NEWMAN AND MR. HOLLINS WANT TO SWAP PROPERTIES DUE TO THE ANGLE OF WHICH THE PROPERTY LINE CROSSED THE NEW ROAD WHICH WOULD CREATE ONE LOT.

**SUMNER COUNTY PLANNING COMMISSION MINUTES
OCTOBER 24, 2006**

PAGE 5

THERE WAS DISCUSSION.

MR. MOULTON REPORTED THAT THIS IS A MINOR CHANGE.

MOTION FOR APPROVAL BY MR. FENNELL, SECONDED BY MR. HENDRICKS. MOTION PASSED.

10 AYES: GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, WILLIAMS,
FENNELL, AND HENDRICKS

2 ABSTENTIONS: HOLT AND HALL

MEETING ADJOURNED AT 6:55 P.M.