

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
NOVEMBER 28, 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  
LEON STRONG  
ROY HIXSON  
CYNTHIA HALL TEMPLETON  
LUTHER BRATTON  
JIM WILLIAMS  
BOB HENDRICKS  
SAUNDRA BOYD

**MEMBERS ABSENT:**

SHAWN FENNELL  
RAGAN HALL  
CORDELL BORDERS  
CECIL RAY

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

**A) REZONING-PUBLIC HEARING-PRELIMINARY MASTER DEVELOPMENT PLAN FOR WAYNE BRILEY-(12<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY- WAYNE BRILEY WAS REQUESTING TO HAVE HIS PROPERTY REZONED FROM AGRICULTURAL TO INDUSTRIAL. SUBJECT PROPERTY IS LOCATED ON HIGHWAY 76, CONTAINS 1.4 ACRES, AND IS ON TAX MAP 58, PARCEL 78 AND 78.01.**

**THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON NOVEMBER 17, 2006. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.**

**CHAIRMAN HAYNES OPENED THE FLOOR FOR THE PUBLIC HEARING AND NO ONE CAME FORWARD TO SPEAK FOR OR AGAINST, THEREFORE THE PUBLIC HEARING WAS CLOSED.**

MR. MOULTON EXPLAINED THAT MR. BRILEY OWNS THE PROPERTY AROUND THESE PARCELS WHICH IS ALREADY ZONED INDUSTRIAL.

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

MR. MOULTON STATED THAT THEY DID PRESENT A SITE PLAN AS FAR AS BUILDING AN 80 FT. X 40 FT. BUILDING ON PARCEL 1, WHICH ALSO HAS AN EXISTING RESIDENCE ON IT. THE RESIDENCE HAS A LIFE TIME ESTATE ON THE EXISTING HOME ON PARCEL 1. MR. MOULTON REPORTED THAT THIS REQUEST MEETS STAFF COMMENTS AS FAR AS REZONING THIS TO INDUSTRIAL.

MR. RAINEY STATED THAT MR. BRILEY IS PROPOSING TO PUT A HOBBY HOUSE IN THE PROPOSED BUILDING, BECAUSE HE IS ALWAYS FABRICATING TRAILERS ETC. HE DOES OWN INDUSTRIAL PROPERTY BEHIND THESE PARCELS. MR. RAINEY EXPLAINED THAT ONCE THIS LIFE TIME ESTATE IS NO LONGER NEEDED THIS EXISTING HOME WILL NOT BE USED AS A RESIDENCE.

MR. MOULTON QUESTIONED IF THERE WERE IN FACT (2) PARCELS BEING REZONED TONIGHT.

MR. RAINEY RESPONDED TO MR. MOULTON'S QUESTION THAT THERE WERE IN FACT TWO (2) PARCELS BEING REZONED. THESE PARCELS HAVE SUBDIVIDED, BUT HAVE NEVER BEEN SEPARATED.

THERE WAS DISCUSSION.

MR. MOULTON STATED THAT THE PLAT SHOULD BE LABELED " PRELIMINARY MASTER DEVELOPMENT PLAN" AND REZONING FOR WAYNE BRILEY".

**MOTION FOR APPROVAL OF THE PRELIMINARY MASTER DEVELOPMENT PLAN AND TO RECOMMEND INDUSTRIAL ZONING TO THE COUNTY COMMISSION, BY MR. GROVE, SECONDED BY MR. HOLT. MOTION PASSED UNANIMOUSLY.**

**B) REZONING-PUBLIC HEARING-(7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY- MARK KOLEMBA** WAS REQUESTING TO HAVE HIS PROPERTY REZONED FROM R1A TO A LOW DENSITY RESIDENTIAL UNIT DEVELOPMENT AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL. SUBJECT PROPERTY CONTAINS 38.02 ACRES, IS LOCATED ON LATIMER LANE, IS ON TAX MAP 123, PARCEL 12, AND IS ZONED R1A.

**THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON NOVEMBER 17, 2006. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.**

CHAIRMAN HAYNES OPENED THE FLOOR FOR THE PUBLIC HEARING.

KEVIN SMITH CAME FORWARD TO SPEAK REGARDING THIS REQUEST. MR. SMITH FELT THERE ARE OTHER WAYS THIS PROPERTY CAN BE DEVELOPED WHICH WILL ALLOW FOR LARGER GREEN SPACE, LOWER DENSITY WITH A HIGHER VALUE. HE FELT THIS PRODUCT WILL BLEMISH A BEAUTIFUL AREA, INSTEAD OF COMPLIMENTING THIS AREA. THE PEOPLE WHO LIVE HERE ARE NOT AGAINST DEVELOPING THIS AREA, BUT WE ARE AGAINST DEVALUING OF OUR PROPERTY FOR THE PERSONAL GAIN OF A DEVELOPER AND A LAND OWNER. MR. SMITH STATED THAT THEY HAVE HAD YEARS TO PLAN THIS DEVELOPMENT AND WE HAVE HAD LESS THAN A WEEK TO REVIEW IT. MR. SMITH CITED SOME OF THE NEIGHBORS CONCERNS ARE THE 1,200 SQUARE FOOT FOOTPRINT, 8 FOOT SETBACKS, A HUGH METAL BUILDING AS A CENTER PIECE OF THE DEVELOPMENT, TRAFFIC ISSUES FOR PEOPLE TURNING ONTO LATIMER LANE, SCHOOL OVERCROWDING, CEMETERY, WATER RUN OFF ISSUES, WHERE IS THE DETENTION POND, AND THE HEAVY USE OF SIDING. MR. SMITH URGED THEM TO REJECT THIS REQUEST AS PROPOSED AND PROVIDE GUIDANCE TOWARD MAKING THIS DEVELOPMENT SOMETHING THAT IS NOT JUST A GOOD RETURN FOR THE DEVELOPER AND THE LAND OWNER, BUT SOMETHING THAT IS GOOD FOR EVERYONE.

LINN PITTSNEGER CAME FORWARD TO STATED THAT SHE DID NOT HAVE A PROBLEM WITH THEM DEVELOPING THE LAND WOULD LIKE TO ASK FOR MORE TIME TO STUDY THIS DEVELOPMENT. SHE STATED THAT SHE HAD CONCERNS ABOUT WHERE THE WATER RUNOFF WILL GO WHEN THEY START DEVELOPING THAT MANY HOUSES SINCE SHE HAS A CREEK THAT RUNS ALONG THE ENTIRE LEFT SIDE AND ACROSS THE FRONT OF HER PROPERTY. SHE WOULD LIKE TO TALK TO THE DEVELOPER ABOUT HIM PUTTING A FENCE DOWN THE SIDE OF HER PROPERTY.

JANINE HALTERMANN CAME FORWARD TO EXPRESS CONCERNS ABOUT INCREASED TRAFFIC, SEPTIC, THE HUGE METAL BUILDING THERE CURRENTLY, AND ABOUT THE SMALLER HOMES THAT ARE PROPOSED.

M. B. WILCOX, III CAME FORWARD STATED THAT HIS MAIN CONCERN OTHER THAN LOSING THE BEAUTIFUL WOODS BEHIND HIS HOUSE WOULD BE THE LOW DENSITY. HE ASKED HOW BIG ARE THESE LOTS AND HOW MANY HOMES ARE THEY PLANNING TO BUILD.

ROBERT REYNOLDS CAME FORWARD TO STATE THAT EVERYONE IN THE AREA WOULD LIKE MORE TIME TO STUDY THIS DEVELOPMENT.

CHAIRMAN HAYNES CLOSED THE PUBLIC HEARING.

MR. MOULTON ADDRESSED SOME OF THE CONCERNS OF THE ADJOINING PROPERTY OWNERS. THE DENSITY WILL ALLOW 2.2 UNITS PER ACRE, WHICH WOULD ALLOW 83 LOTS ON THIS PARCEL, WHICH IS WHAT THEY ARE PROPOSING. THE REQUIRED OPEN SPACE IS 1.9 ACRES, THEY HAVE PROPOSED THIS TO HAVE 8.07 ACRES OF OPEN SPACE. THEY ARE PROPOSING PUTTING SIDEWALKS ON BOTH SIDES OF THE STREET. MR. MOULTON STATED THAT HE WOULD LIKE TO SEE A LOT SIZE CHART PLACED ON THE PLAT SINCE THEY ARE MAKING A COMMITMENT THAT THE AVERAGE LOT SIZE WILL BE 10,000 SQUARE FEET.

MR. RAINEY STATED THAT HE DID NOT THINK THAT HE HAD A SINGLE LOT AT 9,000 SQUARE FEET, THE PLAT SHOULD HAVE REFLECTED MINIMUM LOT SIZE IS 10,000 SQUARE FEET. MR. RAINEY STATED IF HE PROVIDED A LOT SIZE CHART IT WOULD HAVE TO BE AN APPROXIMATE. MR. MOULTON EXPLAINED THAT AS THIS PROJECT MOVES THROUGH THE COUNTY COMMISSION THEY WILL WANT TO SEE WHAT YOU ARE PROPOSING. MR. MOULTON STATED THAT THE RESUBMITTED PLAT SHOWED SOME NEW PLANTINGS AROUND THE INTERIOR OPEN SPACE AND DOWN ON LATIMER LANE. MR. MOULTON STATED THAT HE WOULD ALSO LIKE TO SEE A CUT AWAY OF A TYPICAL LANDSCAPE PERIMETER. MR. MOULTON TOLD MR. RAINEY THAT THE EXISTING CEMETERY NEEDS TO BE REFLECTED ON THE PLAT.

MR. RAINEY STATED THAT HE BELIEVED THAT THE EXISTING CEMETERY IS CONFINED WITHIN THE OPEN SPACE.

MR. MOULTON QUESTIONED WHAT THE FUTURE PLANS ARE ABOUT THE METAL BUILDING AND WHAT AMENITIES THEY WERE PROPOSING. MR. MOULTON STATED THAT THIS DEVELOPMENT DOES MEET THE ZONING RESOLUTION.

MR. RAINEY ADDRESSED SOME OF THE CONCERNS OF THE PUBLIC. MR. RAINEY STATED THAT RATHER THAN TEAR DOWN THE METAL BUILDING IMMEDIATELY, I SUGGESTED THAT THEY COULD USE IT AS A CONSTRUCTION HEADQUARTERS UNTIL THE CONSTRUCTION IS COMPLETE. THEY WILL TAKE THE METAL BUILDING DOWN ONCE THE BULK OF THE DEVELOPMENT IS COMPLETE. MR. RAINEY STATED THAT THERE ARE NO LOTS LESS THAN 10,000 SQUARE FEET. THERE IS NOT A SINGLE LOT WITH A DRIVEWAY ON LATIMER LANE, NOR ON LONG HOLLOW PIKE. WE HAVE A REAL GOOD TREE LINED CREEK ALONG LONG HOLLOW PIKE, WHICH WE LEFT AS OPEN SPACE TO PROTECT THIS, AND THIS WILL BE NOTED ACCORDINGLY ON THE PLAT.

MR. RAINEY SAID HE WOULD COMMIT TO NO FRONT ENTRY GARAGES. MR. RAINEY STATED THAT THE HOMES WILL BE 80 % BRICK WITH THE EXCEPTION OF GABLES AND ACCENTS, MINIMUM 1,200 SQUARE FOOT ON FIRST FLOOR FOR A TWO STORY HOUSE. THE MINIMUM HOUSE SIZE IS TO BE 1800 SQUARE FOOT PLUS A TWO CAR ATTACHED GARAGE. AN 1,800 SQUARE FOOT HOUSE WILL BE IN ACCESS OF \$200,000.00. MR. RAINEY STATED THAT THEY WILL ADDRESS THE STORM WATER WITH ENGINEERING PLANS. THERE WILL BE ENOUGH ROOM TO PUT IN DETENTION IF WE NEED TO. THERE WILL BE A MANAGEMENT PLAN FOR EROSION CONTROL. THERE WILL BE SIDEWALKS ON BOTH SIDES OF EACH STREET. THE DEVELOPER WILL PAY A SIDEWALK FEE FOR A SIDEWALK ALONG LONG HOLLOW PIKE IN LIEU OF CONSTRUCTION. THIS DEVELOPMENT WILL HAVE PUBLIC SEWER. THE UTILITIES WILL BE UNDERGROUND. THERE ARE SEVERAL PINE TREES RUNNING ALONG LATIMER LANE, WHICH WE WILL BE BEEFING UP, AS WELL AS THE PERIMETER. MR. RAINEY STATED THAT THEY WILL BE LEAVING AS MUCH OF THE EXISTING TREES AS THEY POSSIBLY COULD. MR. RAINEY STATED THAT HE IS SHOWING ONE POINT OF ACCESS OUT OF THE SUBDIVISION INTO THE PROPERTY TO THE SOUTH. WE DO NOT CARE ABOUT THE ACCESS BUT WE FELT THIS MAY BE SOMETHING THAT THE PLANNING COMMISSION MAY WANT US TO DO. IF WE LEAVE THE ACCESS OUT IT WILL BECOME OPEN SPACE.

MR. HOLT QUESTIONED THE 80% BRICK.

MR. RAINEY STATED THAT THERE WILL BE 80% BRICK ON ALL FOUR SIDES. MR. RAINEY EXPLAINED THAT HE WOULD BE HAPPY TO RESTATE THE PLAT NOTE ACCORDINGLY.

MR. HOLT QUESTIONED THE GREEN SPACE NOT BEING ACCESSIBLE.

MR. RAINEY RESPONDED TO MR. HOLT THAT HE USED THE GREEN SPACE AS AN UNIMPROVED PARK. IT IS A VERY WOODED AREA AND HE STATED THAT HE DID NOT WANT TO BOTHER IT. IF WE HAVE YOUNGER CLIENTELE WE HAVE A PLACE TO PUT A PLAYGROUND. IF WE HAVE AN OLDER CLIENTELE WE COULD CREATE A PARK WITH WALKWAYS AND BENCHES. MR. RAINEY STATED HE HAS NOT PROPOSED ANYTHING BECAUSE HE DOES NOT KNOW WHAT TO PUT IN THERE AT THIS TIME.

MR. HOLT QUESTIONED THE OPEN AREA BEHIND LOTS 29 THRU 32 AND LOT 61 SINCE YOU ARE BUILDING RIGHT ON THE LINE, I BELIEVE YOU HAVE TO HAVE A 10 FOOT BUFFER AREA BETWEEN A PLANNED UNIT DEVELOPMENT AND AGRICULTURAL ZONED PROPERTY.

MR. MOULTON RESPONDED TO MR. HOLT THAT HE WAS NOT SURE BUT HE WOULD HAVE TO LOOK THIS UP.

MR. HOLT STATED THAT HE WONDERED IF THIS DEVELOPMENT DOES NOT WARRANT A TRAFFIC STUDY AND THE POSSIBILITY OF A TRAFFIC LIGHT.

MR. RAINEY RESPONDED BY SAYING THAT HE DID NOT MIND DOING A TRAFFIC STUDY PRIOR TO COMING BACK BEFORE THIS BODY WITH OUR SUBDIVISION PLANS. THIS DEVELOPMENT WILL NEVER WARRANT A TRAFFIC SIGNAL.

CHAIRMAN HOLT STATED THAT MOST OF THE SUBDIVISIONS THAT ARE NOW BEING SUBMITTED HAVE A MINIMUM OF 2,000 SQUARE FEET.

MR. RAINEY RESPONDED TO MR. HOLT STATING THAT THEY COULD GO TO 2,000 SQUARE FEET.

CHAIRMAN HAYNES ASKED MR. RAINEY IF HE WOULD MIND LEAVING THE SQUARE FOOTAGE AT 2,000 BUT BEEFING UP THE DOWN STAIRS ON THE FIRST LEVEL TO 1,400 INSTEAD OF THE 1,200 SQUARE FEET.

MR. RAINEY RESPONDED TO CHAIRMAN HAYNES THAT BEEFING UP THE DOWN STAIRS TO 1,400 SQUARE FEET WOULD NOT BE A PROBLEM.

CHAIRMAN HAYNES STATED THAT SINCE THE ADJOINING PROPERTY OWNERS SEEM TO NEED MORE TIME TO STUDY THIS DEVELOPMENT WOULD YOU DEFER THIS PROJECT FOR THIRTY DAYS TO ALLOW YOU TIME TO MEET WITH THE ADJOINING PROPERTY OWNERS THAT HAVE CONCERNS.

THERE WAS DISCUSSION.

MR. RAINEY STATED THAT A DEFERRAL WOULD BE FINE UNTIL THE NEXT MEETING.

**MOTION FOR DEFERRAL UNTIL THE DECEMBER 2006 MEETING BY MR. HOLT, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.**

FYI: MR. RAINEY MET WITH THE ADJOINING PROPERTY OWNERS IN THE HALL TO DISCUSS HAVING A PUBLIC MEETING TO ADDRESS THEIR CONCERN PRIOR TO THE DECEMBER PLANNING COMMISSION MEETING.

- 1. BURR PROPERTY-SECTION 2-PRELIMINARY PLAT-( 12<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 3 LOTS ON NEW HOPE ROAD. SUBJECT PROPERTY CONTAINS 3.76 ACRES, IS ON TAX MAP 100, PARCEL 35.01, AND IS ZONED AGRICULTURAL.**

MR. RAINEY WAS PRESENT TO REPRESENT AND ANSWER ANY QUESTIONS ABOUT THIS REQUEST.

MR. MOULTON STATED THAT THEY NEED TO REFLECT THE CURRENT FEMA MAP PANEL.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL CONTINGENT THEY REFLECT THE CURRENT FEMA MAP PANEL BY MR. STRONG, SECONDED BY MR. HIXSON. MOTION PASSED.**

**8 AYES: STRONG, HIXSON, GROVE, TEMPLETON, BRATTON, WILLIAMS, HENDRICKS AND BOYD**

**1 ABSTENTION: HOLT**

- 2. BURR PROPERTY-SECTION 2-FINAL PLAT--( 12<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 3 LOTS ON NEW HOPE ROAD. SUBJECT PROPERTY CONTAINS 3.76 ACRES, IS ON TAX MAP 100, PARCEL 35.01, AND IS ZONED AGRICULTURAL.**

MR. RAINEY WAS PRESENT TO REPRESENT AND ANSWER ANY QUESTIONS ABOUT THIS REQUEST.

THERE WAS DISCUSSION.

MR. MOULTON STATED THAT THEY NEED TO REFLECT THE CURRENT FEMA MAP PANEL.

MR. MOULTON STATED THAT SINCE THE BUILDING SITE ON THESE THREE LOTS WILL BE IN THE FLOOD PLAIN HE WOULD LIKE TO SEE A PLAT NOTE REFERENCING THAT A ELEVATION CERTIFICATE WOULD BE REQUIRED.

MR. MOULTON STATED THAT THIS APPROVAL WOULD BE SUBJECT TO SIGNATURES.

MOTION FOR APPROVAL SUBJECT TO OBTAINING SIGNATURES BY MR. GROVE,  
SECONDED BY MR. STRONG. MOTION PASSED.

8 AYES: GROVE, STRONG, HIXSON, TEMPLETON, WILLIAMS, HENDRICKS, BRATTON, AND  
BOYD

1 ABSTENTION: HOLT

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

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY HAVE MET ALL STAFF COMMENTS SUBJECT TO  
OBTAINING SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL SUBJECT TO OBTAINING SIGNATURES BY MR. STRONG,  
SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

4. ATWOOD PLACE-PRELIMINARY PLAT-(1<sup>ST</sup> COUNTY COMMISSION DISTRICT)-  
REPRESENTED BY CARROLL CARMAN- THEY WERE REQUESTING PRELIMINARY PLAT  
APPROVAL OF 18 LOTS ON NORTH HUNTER ROAD. SUBJECT PROPERTY CONTAINS 18.661  
ACRES, IS ON TAX MAP 51, PARCEL 2.00 AND IS ZONED AGRICULTURAL.

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THERE IS SOME EXISTING EVIDENCE OF DRAINAGE AREAS  
ALONG THE FRONT OF THE PROPERTY THEREFORE WE WOULD LIKE TO SEE DRAINAGE  
EASEMENTS PLACED ALONG THE FRONT OF THE LOTS.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL CONTINGENT UPON PLACING DRAINAGE EASEMENTS ALONG  
THE FRONT OF THE PROPERTY BY MR. STRONG, SECONDED BY MR. HIXSON. MOTION  
PASSED UNANIMOUSLY.

5. CREEKSIDE AT STATION CAMP-PHASE 3A AND 3B-PRELIMINARY PLAT( 7<sup>TH</sup> COUNTY  
COMMISSION DISTRICT)REPRESENTED BY RAGAN-SMITH-THEY WERE REQUESTING  
PRELIMINARY PLAT APPROVAL 47 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY IS  
ON TAX MAP 124, PARCEL 42, CONTAINS 20.75 ACRES, AND IS ZONED LDR PUD.

MR. ALLEN THOMPSON CAME FORWARD TO REPRESENT THIS REQUEST.

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

THERE WAS DISCUSSION.

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

6. **MITCHELLVILLE GENERAL BAPTIST CHURCH-SITE PLAN-(2<sup>ND</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY**-THEY WERE REQUESTING SITE PLAN APPROVAL FOR A 6,000 SQUARE FOOT BUILDING LOCATED ON MITCHELLVILLE OAK GROVE ROAD AND COKER FORD ROAD. SUBJECT PROPERTY IS ON TAX MAP 1, PARCEL 37 AND IS ZONED AGRICULTURAL.

MR. RAINEY WAS PRESENT TO REPRESENT AND ANSWER ANY QUESTIONS ABOUT THIS REQUEST.

MR. MOULTON STATED THAT WILL HAVE TO GO TO THE ZONING BOARD OF APPEALS FOR A CONDITIONAL USE PERMIT SUBJECT TO THIS SITE PLAN BEING APPROVED.

MR. RAINEY QUESTIONED WHY THIS WOULD HAVE TO GO TO THE ZONING BOARD OF APPEALS BECAUSE THE CHURCH HAS BEEN THERE FOR A HUNDRED YEARS.

MR. MOULTON STATED THAT SINCE THIS IS A CHANGE IN THE FOOTPRINT IT WOULD NEED TO GO TO THE ZONING BOARD OF APPEALS.

THERE WAS DISCUSSION.

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

7. **LONG BEECH HEIGHTS-PHASE TWO-FINAL PLAT ( 7<sup>TH</sup> COUNTY COMMISSION DISTRICT)REPRESENTED BY BRUCE RAINEY**-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 21 LOTS ON CARRIAGE HILL DRIVE, IS ON TAX MAP 123, PARCEL 46, CONTAINS 9.42 ACRES, AND IS ZONED LDR PUD.

MR. RAINEY WAS PRESENT TO REPRESENT AND ANSWER ANY QUESTIONS ABOUT THIS REQUEST.

THERE WAS DISCUSSION.

MR. MOULTON ASKED IF THEY HAD RENEWED THEIR SIDEWALK BOND.

MR. RAINEY EXPLAINED THAT THEY RENEWED IT TEN DAYS AGO AND IT SHOULD BE IN HIS OFFICE IN THE MORNING.

MR. MOULTON STATED THAT THIS APPROVAL SHOULD BE SUBJECT TO OBTAINING 911 ADDRESSES AND SIGNATURES, AND MUST SUBMIT A COPY OF BOND TO THE PLANNING DEPARTMENT.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL SUBJECT TO OBTAINING 911 ADDRESSES AND SIGNATURES BY MR. HOLT, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

8. **HILLVIEW WATER TANK-WHITE HOUSE UTILITY DISTRICT-SITE PLAN-( 7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY SMITH, SECKMAN, REID, INC.**-THEY WERE REQUESTING SITE PLAN APPROVAL OF A WATER TANK. SUBJECT PROPERTY IS LOCATED ON SPY GLASS WAY, CONTAINS 1.866 ACRES, IS ZONED RA, AND IS ON TAX MAP 137P, GROUP A, PARCEL 27, AND MAP 138, PARCEL 28.02.

PAOLA FONDA CAME FORWARD TO EXPLAIN THIS REQUEST.

MR. MOULTON EXPLAINED THAT WHITE HOUSE UTILITY COMPANY IS SUBMITTING THIS SITE PLAN FOR A TWO MILLION GALLON WATER TANK. THIS SITE PLAN WILL ALLOW THEM TO BUILD A SECOND WATER TANK IF NEED BE. THIS PARCEL BACKS UP TO THE CITY LIMITS OF HENDERSONVILLE, HAS A HENDERSONVILLE ADDRESS AND ROAD FRONTAGE IN THE CITY OF HENDERSONVILLE. THEY HAVE SUBMITTED A MINOR PLAT TO MY OFFICE THAT WILL COMBINE THIS LOT, WHICH IS IN THE CITY LIMITS OF HENDERSONVILLE, WITH THIS 1.866 ACRES THAT IS ON THE NORMAN FARM. THIS WILL BECOME ONE PARCEL WITH THE ROAD FRONTAGE AND ADDRESS IN THE CITY LIMITS OF HENDERSONVILLE. THEY ARE ALSO SUBMITTING THIS PLAT TO THE CITY LIMITS OF HENDERSONVILLE, THEREFORE THIS WILL HAVE DUAL APPROVAL. HENDERSONVILLE IS PROCEEDING TO HAVE THIS PARCEL APPROVED ALONG WITH IT BEING ANNEXED INTO THE CITY LIMITS OF HENDERSONVILLE. THIS WILL HAVE TO GO THE ZONING BOARD OF APPEALS FOR APPROVAL. THEY ARE GOING TO START CONSTRUCTION OF THIS WHILE IT IS IN THE COUNTY'S JURISDICTION. THIS SHOULD BE ANNEXED INTO THE CITY OF HENDERSONVILLE BY MARCH 2007. MR. MOULTON STATED IF THIS IS APPROVED TONIGHT, I WILL APPROVE THE MINOR PLAT THAT WILL ALLOW THEM ONCE THE ZONING BOARD OF APPEALS APPROVES THIS, THEY CAN START PULLING BUILDING PERMITS AND START CONSTRUCTION.

CHAIRMAN HAYNES ASKED WERE THE PEOPLE IN THIS AREA AWARE THAT THIS WATER TANK IS COMING.

MR. MOULTON STATED THAT THEY ARE NOT AWARE AT THIS TIME BUT THEY WILL BE NOTIFIED WHEN THEY GO TO THE ZONING BOARD OF APPEALS. THEY WILL RECEIVE CERTIFIED LETTERS WHEN THEY GO TO THE ZONING BOARD OF APPEALS ALERTING THEM OF THE PUBLIC HEARING.

MR. FONDA STATED THAT HE WILL HAVE A PUBLIC MEETING THAT WILL MAKE THE ADJOINING PROPERTY OWNERS AWARE OF THIS WATER TANK OTHER THAN THE PUBLIC HEARING AT THE ZONING BOARD OF APPEALS.

CHAIRMAN HAYNES FELT THAT THIS SHOULD GO TO THE ZONING BOARD OF APPEALS FIRST FOR THE PUBLIC INPUT.

MR. MOULTON STATED THAT THEY CAN NOT PROCEED WITH THIS WATER TANK UNTIL THEY RECEIVE A CONDITIONAL USE PERMIT OR UNTIL THEY WERE ANNEXED BY THE CITY OF HENDERSONVILLE.

THERE WAS EXTENSIVE DISCUSSION.

MR. HOLT QUESTIONED THE TYPE OF SCREENING THAT WAS PROPOSED.

MR. FONDA STATED THAT THIS IS A VERY WOODED AREA AND WE HAVE LIMITED OUR CLEARING TO 20 FEET AROUND THE SITE.

MR. HOLT AGREED WITH CHAIRMAN HAYNES THAT THIS PROJECT SHOULD GO TO THE ZONING BOARD OF APPEALS PRIOR TO OUR TAKING ANY ACTION.

**MOTION FOR DEFERRAL UNTIL THE DECEMBER 2006 MEETING BY MR. GROVE, SECONDED BY MR. HOLT. MOTION PASSED UNANIMOUSLY.**

MR. MOULTON ASKED MR. FONDA TO GO AHEAD AND SET UP SOME TYPE OF LOCAL MEETING WITH THE ADJOINING PROPERTY OWNERS.

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MR. MOULTON ANNOUNCED THAT WE HAVE HIRED A COUNTY ENGINEER AND THE COUNTY ENGINEER WILL REPORT TO WORK ON DECEMBER 1, 2006.

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CHAIRMAN HAYNES INVITED EVERYONE TO DINNER FOLLOWING THE DECEMBER PLANNING COMMISSION MEETING. CHAIRMAN HAYNES STATED THAT LISA WILLIAMS WILL MAKE THE ARRANGEMENTS FOR THE EVENING.

**MEETING ADJOURNED AT 6: 15 P.M.**