

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
DECEMBER 19, 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
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD

MEMBERS ABSENT:

CECIL RAY
RAGAN HALL

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

**A) REZONING-PUBLIC HEARING-(7TH COUNTY COMMISSION DISTRICT)-
REPRESENTED BY BRUCE RAINEY- MARK KOLEMBA** WAS REQUESTING TO HAVE HIS PROPERTY "**MAPLE CREEK**" REZONED FROM R1A TO A LOW DENSITY RESIDENTIAL PLANNED 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.
THIS WAS DEFERRED AT THE NOVEMBER PLANNING COMMISSION MEETING.**

CHAIRMAN HAYNES REPORTED THAT A GENTLEMAN HAD ASKED TO SPEAK ABOUT THE MARK KOLEMBA PROPERTY. SINCE THE PUBLIC HEARING WAS LAST MONTH THERE WILL HAVE TO BE A MOTION TO SUSPEND THE RULES TO ALLOW HIM TO ADDRESS THE PLANNING COMMISSION.

MOTION BY MR. HENDRICKS TO SUSPEND THE RULES, SECONDED BY MRS. TEMPLETON. MOTION PASSED UNANIMOUSLY.

KEVIN SMITH CAME FORWARD TO ADDRESS THE BODY. MR. SMITH SAID MR. RAINEY PREVIOUSLY HAD A MEETING WITH THE NEIGHBORS AND ANSWERED ALL OUR QUESTIONS. ONE OF THEIR BIGGEST CONCERNS WAS THE LEFT TURN OFF OF LONG HOLLOW PIKE TO LATIMER LANE.

RUSSELL LINDSAY CAME FORWARD TO STATE THAT THE SEWER IS SOMETHING HE DESPERATELY NEEDS.

CHAIRMAN HAYNES CLOSED THE PUBLIC HEARING.

MR. MOULTON REPORTED THAT MR. RAINEY HAD ADDRESSED ALL OF THE STAFF COMMENTS, EXCEPT FOR SHOWING THE EXISTING ZONING (R1A). MR. MOULTON STATED THAT THEY(RAINEY) ARE COMMITTING TO PROVIDE A TRAFFIC ANALYSIS. MR. MOULTON SUGGESTED THAT AT THE ENTRANCE OF THIS PROPERTY, OFF OF LATIMER LANE, THAT THEY MAYBE HALVE THE SIZE OF LOT 1 AND LOT 83 AND MAKE UP THE DIFFERENCE AS YOU STACK THE LOTS AND LEAVE A STRIP OF OPEN SPACE ALONG LATIMER LANE JUST AS A VISUAL BUFFER OFF OF LATIMER LANE.

MR. RAINEY DISCUSSED THE CHANGES HE MADE IN THE SIZES OF THE HOMES AND THE BRICK AND VINYL REQUIREMENTS. MR. RAINEY EXPLAINED THAT HE DOES NOT WANT TO DO A TRAFFIC STUDY UNTIL WHICH TIME HE SUBMITS ENGINEERING PLANS WITH THE REST OF THE PROJECT. AS FAR AS ADDITIONAL OPEN SPACE, WE CAN TAKE 10 FEET OR SO AND PUT IT INTO OPEN SPACE, HOWEVER HE STATED HE WOULD RATHER PUT IT IN A RESTRICTED EASEMENT OF SOME SORT PERMANENTLY. MR. RAINEY EXPLAINED THAT THEY REALLY DID NOT WANT ANY PLANTINGS IN THIS AREA BECAUSE OF INTERFERING WITH SITE DISTANCES.

MR. RAINEY STATED HE DID HAVE A MEETING WITH THE ADJOINING NEIGHBORS AND APPROXIMATELY 12 TO 14 PEOPLE WERE IN ATTENDANCE. MR. RAINEY STATED HE DID ACCOMPLISH SOME OF THE CHANGES THAT THEY REQUESTED.

THERE WAS DISCUSSION.

MR. HOLT ASKED MR. RAINEY IF THE TRAFFIC STUDY SHOWS THAT YOU WILL HAVE SOME PROBLEMS ON THE LONG HOLLOW PIKE AREA WOULD YOU CONSIDER PUTTING UP A PORTION OF THE MONEY TO HOLD TO BASICALLY TO IMPROVE THAT LATER ON?

MR. RAINEY STATED THAT THEY CAN NOT FUND REDOING LONG HOLLOW PIKE, BUT WE WILL LOOK AT A POSSIBLE CONTRIBUTION. MR. RAINEY SUGGESTED THAT THEY COULD POSSIBLY DO A RIGHT TURN LANE THAT WOULD ACTUALLY SPEED THE TRAFFIC OUT OFF LATIMER LANE ONTO LONG HOLLOW PIKE.

THERE WAS DISCUSSION.

MOTION BY MR. HENDRICKS TO RECOMMEND APPROVAL TO THE COUNTY COMMISSION, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

1. **HILLVIEW WATER TANK-WHITE HOUSE UTILITY DISTRICT-SITE PLAN-(7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY SMITH, SECKMAN, REID, INC.-THEY WERE REQUESTING SITE PLAN APPROVAL FOR 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.**
THIS WAS DEFERRED. THEREFORE NO ACTION WAS TAKEN.
2. **THE PADDOCK-REVISED PRELIMINARY MASTER DEVELOPMENT PLAN-REPRESENTED BY BRUCE RAINEY(4TH COUNTY COMMISSION DISTRICT)-THEY WERE ASKING FOR REVISED PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL OF 773 LOTS LOCATED ON LONG HOLLOW PIKE. SUBJECT PROPERTY IS ON TAX MAP 115, PARCEL 39, AND TAX MAP 124, PARCEL 6.08, 6.09, 6.10, 7.00 AND 7.01, CONTAINS 418.54 ACRES, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT, MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT, AND A HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

CHAIRMAN HAYNES STATED THAT THIS DEVELOPMENT WAS PREVIOUSLY BROUGHT BEFORE THE PLANNING COMMISSION AS THE CARELLTON DEVELOPMENT.

MR. MOULTON STATED THAT HE HAD ASKED MR. RAINEY TO DO A SIDE BY SIDE REVIEW OF THIS DEVELOPMENT AS COMPARED TO WHAT WAS APPROVED AS THE CARELLTON PROJECT. THIS PROJECT WAS REZONED LAST YEAR, AND THE OWNER DUE TO SOME CONCERNS ABOUT THE EFFORT IT WAS GOING TO TAKE TO DEVELOP AS SUBMITTED, HE ULTIMATELY WITH DREW. IN THE MEAN TIME, THERE ARE OTHER PLAYERS INVOLVED WITH THIS DEVELOPMENT, SO WHAT WE HAVE BEFORE US TONIGHT IS A REVISED PRELIMINARY MASTER DEVELOPMENT PLAN. THE WAY OUR ZONING RESOLUTION READS IS AFTER THEY RECEIVE THEIR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL THEY MAY COME BACK AND REQUEST CHANGES IN TWO CATEGORIES. ONE CATEGORY IS A MINOR CHANGE, AND THE OTHER IS A MAJOR CHANGE. IF IT VIEWED BY THIS BODY THAT THE CHANGES REQUESTED FALL UNDER THE DEFINITION OF MINOR, THEN WE WILL MOVE THIS FORWARD IN THIS BODY AND WILL NOT HAVE TO SEEK FULL COMMISSION APPROVAL OF THE CHANGE. IT WOULD BE VIEWED AS A MAJOR CHANGE IF IT INCREASES YOUR ROADS, OR OVERALL DENSITY, ETC. , THIS WOULD THEN REQUIRE FULL COMMISSION APPROVAL. MR. MOULTON READ THE THIRD PARAGRAPH UNDER **NEW BEGINNINGS** IN THE PRODUCT BOOK: "THE PADDOCK CONSISTS OF THE SAME 419.13 ACRES AND FRONTS ON LONG HOLLOW PIKE AND LIBERTY LANE. THE NEW DESIGN HAS MANY SIMILARITIES TO THE ORIGINAL PLAN. WE HAVE KEPT THE EQUESTRIAN THEME, BUT HAVE ELIMINATED THE CONDOS, THE DAY CARE CENTER, THE ASSISTED LIVING AND DECREASED THE TOTAL NUMBER OF LIVING UNITS BY 96. THE PADDOCK WILL HAVE THREE BASIC LOT SIZES: ESTATE LOTS (15000 SF), MANOR LOTS (9600 SF) AND COTTAGE LOTS (6500 SF). THE ORIGINAL AMENITY PACKAGE REMAINS LARGELY UNCHANGED WITH THE EXCEPTION OF THE AMPHITHEATRE WHICH HAS BEEN DELETED. THE CONVERSION OF THE ORIGINAL HOMEPLACE INTO THE CLUBHOUSE ETC. WILL OCCUR WITH PHASE TWO OF THE DEVELOPMENT. THE PADDOCK HAS A TOTAL NUMBER OF SINGLE FAMILY UNITS OF 773 WITH A DENSITY OF 2.06 UNITS PER ACRE."

MR. MOULTON STATED THE ORIGINAL APPROVAL WAS 2.22 UNITS PER ACRE SO THEY HAVE REDUCED THEIR OVERALL DENSITY, AS WELL AS, THE OVERALL NUMBER OF UNITS. THEY HAVE ALSO REDUCED THE OPEN SPACE BY ABOUT 40 ACRES, WHICH STILL FAR EXCEEDS THE MINIMUM REQUIREMENT. MR. MOULTON NEXT EXPLAINED THE SITE COMPARISON CHART WHICH WAS LOCATED IN THE PRODUCT BOOK WITH THE PLANNING COMMISSION MEMBERS. THE HOUSES ASSOCIATED WITH THE ESTATE, MANOR, AND COTTAGE LOTS ARE EXACTLY THE SAME THEY DID NOT CHANGE. THERE IS NO HDRP ZONING IN THE PADDOCK, AS THERE WAS IN THE CARELLTON PROJECT. THEY ARE STILL SHOWING A FIRE STATION SITE, CLUBHOUSE AMENITY, AND EQUESTRIAN CENTER. THE DAY CARE AND ASSISTED LIVING HAS BEEN ELIMINATED. THEY HAVE ALSO REDUCED THE AREA OF ROADS. MR. MOULTON QUESTIONED THE OPEN SPACE AMENITY WHICH SHOWED YOU WERE GOING TO HAVE A SWIMMING POOL WITH A CLUB HOUSE, AND HE STATED THAT HE DID NOT SEE A SWIMMING POOL SHOWN ON THE REVISED PLAN.

MR. RAINEY STATED THAT THE AMENITY PACKAGE WILL REMAIN THE SAME.

MR. MOULTON STATED WITH THAT HAVING BEEN SAID, STAFF RECOMMENDS THAT THIS PLAN BE CONSIDERED AS A MINOR CHANGE WITH A COUPLE OF CAVEATS. FOR THE RECORD, WE NEED TO STATE THE COMMITMENT THAT WAS MADE BY MR. CARELL ORIGINALLY ON THE CARELLTON REZONING REGARDING EITHER PROVIDING PROPERTY OR PAYMENT IN LIEU OF SCHOOLS TO THE BOARD OF EDUCATION STILL REMAINS THE SAME. FYI: MS. DENNEN, COUNTY ATTORNEY SPOKE TO MR. MOULTON AND CHAIRMAN HAYNES MINUTES PRIOR TO TONIGHT'S PLANNING COMMISSION MEETING AND STATED THAT THE DETAILS HAVE BEEN WORKED OUT BETWEEN THE BOARD OF EDUCATION'S ATTORNEY AND MR. CARELL'S ATTORNEY. WE ARE GOING TO SUGGEST THAT THE BOARD OF EDUCATION ACT ON IT ONE WAY OR THE OTHER. MR. MOULTON STATED THAT THE BOARD OF EDUCATION SHOULD EITHER TAKE THE MONEY OR THE LAND AND DO IT IN SHORT ORDER. MR. MOULTON STATED FOR THE RECORD, THAT ALL OF THE ASPECTS OF THE TRAFFIC ANALYSIS THAT WAS DONE WOULD NEED TO BE MET WITH THIS PROJECT, SUCH AS TRAFFIC SIGNALING IMPROVEMENTS ON LONG HOLLOW PIKE AT THE MAIN ENTRANCE. MR. MOULTON EXPLAINED THAT THIS IS ALSO CONTRIBUTING TO THE SIGNALING AND TURN LANES AT UPPER STATION CAMP CREEK AND LONG HOLLOW PIKE, AND THAT WOULD MEAN SOME REALIGNMENT OF LIBERTY LANE.

MR. MOULTON SUGGESTED THAT WE STIPULATE THAT PHASE THREE BE THE LAST PHASE TO BE DEVELOPED AND THAT AT PRELIMINARY AND FINAL CONSIDERATION OF PHASE THREE, THAT THEY DO A COMPLETE REVAMPING OF PHASE THREE BECAUSE THERE ARE TREMENDOUS TOPO AND GRADE CHALLENGES.

MR. RON COOPER STATED THAT PHASE THREE IS GOING TO HAVE TO HAVE A VERY SERIOUS LOOK PRIOR TO BEING DEVELOPED. THE WAY PHASE THREE IS NOW IT IS NOT VERY DESIRABLE, SMALLER LOTS MAY BE MORE DESIRABLE.

MR. RAINEY STATED HE IS GOING TO LOOK AT PHASE THREE AND HAMMER IT OUT, COME UP WITH A DESIGN, AND COME UP WITH A GOOD PLAN IN THE NEXT TWENTY FOUR MONTHS.

CHAIRMAN HAYNES OFFERED A SOLUTION BY ASKING MR. RAINEY WHY CAN YOU NOT SHOW PHASE THREE AS "TO BE DEVELOPED" AND SHOW NO LAYOUT OR DESIGN AND STATE PHASE THREE WILL BE FOR FUTURE DEVELOPMENT.

MR. RAINEY STATED THAT HE WOULD BE GLAD TO ELIMINATE PHASE THREE AND CALL IT FUTURE DEVELOPMENT.

MR. MOULTON STATED THAT WE COULD STILL TIE HIM TO A MAXIMUM DENSITY AND NUMBER OF UNITS FOR THE PROJECT.

THERE WAS QUESTIONS AND DISCUSSION AMONG THE MEMBERS.

MR. HOLT ASKED MR. RAINEY IF HE WOULD CONSIDER MAKING THE COTTAGES A MINIMUM OF 2,000 SQUARE FOOT, MANOR HOMES A MINIMUM OF 2,300 SQUARE FOOT, AND ESTATE HOMES AT 3,000 SQUARE FOOT MINIMUM.

MR. RAINEY STATED THAT HE WOULD CONSIDER THE CHANGES IN SQUARE FOOTAGE THAT MR. HOLT HAD SUGGESTED.

MR. HOLT EXPLAINED THAT HE NOTICED THAT THERE WAS GREEN WAY ON ONE SIDE OF THE CREEK, HE WOULD LIKE TO SEE THIS ON BOTH SIDES OF THE CREEK, WHICH IS IN THE FLOODWAY.

MR. RAINEY STATED THAT THIS SHOULD HAVE BEEN ON THE ORIGINAL PLAN, THE GREEN WAY SHOULD BE AT LEAST 100 FEET WIDE THROUGH THERE.

MR. HOLT STATED IT LOOKS LIKE THAT ON UPPER STATION CAMP CREEK YOU WILL BE PUTTING THE EQUESTRIAN CENTER THERE, HE WOULD LIKE TO SEE AN APPROXIMATE SIZE OF THE EQUESTRIAN CENTER.

MR. RAINEY STATED WHAT HE WOULD PROPOSE TO DO IS START OUT WITH 10 OR 12 STALLS AND A BARN.

MR. RAINEY STATED THE BARN WOULD BE ABOUT 72 FOOT BY 40 FOOT, WHICH WOULD BE 2,880 SQUARE FOOT.

MR. HOLT STATED ON UPPER STATION CAMP CREEK ROAD, YOU HAVE A RAGGED OLD CATTLE FARM FENCE, WHAT ARE YOU PLANS, ARE YOU GOING TO PUT UP A NICE FENCE.

MR. RAINEY STATED WE ARE GOING TO USE THE SAME TYPE FENCING THAT IS AROUND THE WACHTEL HOME.

MR. HOLT STATED ON THE BACK SIDE OF THE PROPERTY, ON PHASE THREE, THIS NEEDS TO BE OPEN TO THE BACK 200 ACRES THAT HE HAS AN OPTION OF FOR THE POTENTIAL DONATION FOR THE SCHOOL PROPERTY AND CAN WE CHANGE THE CUL-DE-SAC OR SOMEWHERE IN THAT PHASE THREE.

MR. RAINEY STATED THAT THEY HAVE ELIMINATED THE CUL-DE-SAC.

MR. HOLT STATED THAT HE WOULD LIKE TO INSURE THAT THERE IS AN OPENING SOMEWHERE ON THE BACK PROPERTY SO WHEN THE SCHOOL IS BUILT THAT THESE PEOPLE DO NOT HAVE TO DRIVE ALL THE WAY AROUND LIBERTY LANE TO GET TO THE SCHOOL.

MR. RAINEY STATED THAT THEY DO NOT WANT SCHOOL TRAFFIC ON LIBERTY LANE AND NEALS LANE, WE WOULD RATHER BRING THEM THROUGH THE NEW ROADS.

MR. HOLT QUESTIONED THE DIFFERENCE ON THE ENTRANCE THAT IS SHOWN ON THE PLAT.

MR. RAINEY STATED THAT ONE IS AN ENGINEERING PERSPECTIVE AND ONE IS AN ARCHITECTURAL PERSPECTIVE.

MR. HOLT ASKED MR. RAINEY IF HE WOULD ACCEPT THE INCREASE IN THE SQUARE FOOTAGE IN THE PROPOSED HOUSE SIZES THAT HE MENTIONED EARLIER IN THE MEETING.

MR. RAINEY STATED YES, THAT THEY DID NOT HAVE A PROBLEM WITH THE INCREASE HOUSE SIZES MR. HOLT WAS REQUESTING.

CHAIRMAN HAYNES STATED THAT MS. LEAH MAY DENNEN WAS SPEAKING TO HIM EARLIER AND SHE WANTED PRESENTED IN WHAT EVER MOTION FOR US TO REQUEST EITHER A \$ 375,000.00 DONATION TO THE SUMNER COUNTY SCHOOLS OR 15 ACRES.

MR. HOLT STATED HE THOUGHT IT WAS A 25 ACRE DONATION FOR THE SCHOOLS.

MR. HOLT ASKED MR. RAINEY IF THE HOMES WERE TO BE 80 % BRICK ON ALL 4 SIDES WITH A TWO CAR ATTACHED GARAGE.

MR. RAINEY REPLIED TO MR. HOLT THAT THIS WAS CORRECT.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL, BY MR. HOLT, CONTINGENT UPON COTTAGE HOMES BEING A MINIMUM 2,000 SQUARE FEET, MANOR HOMES BEING A MINIMUM 2,300 SQUARE FEET, ESTATE HOMES BEING A MINIMUM 3,000 SQUARE FEET, GOING TO INCLUDE THE NEW FENCE, APPROXIMATELY 2,880 SQUARE FEET EQUESTRIAN CENTER, THE ENGINEERING DRAWING IS GOING TO MIRROR YOUR ENTRANCE ON YOUR PRETTY DRAWING, GREEN SPACE ON BOTH SIDES OF THE CREEK, A \$375,000.00 DONATION OR 25 ACRES DONATED FOR A SCHOOL, INCLUDE A COPY OF THE CONTACT BETWEEN MR. CARRELL AND THE SCHOOL BOARD, MR. HOLT STATED I KNOW WE HAVE NOT FINALIZED PHASE THREE, BUT I WOULD LIKE TO SEE A FOOTNOTE ON THE PLAT AS PART OF FINALIZING PHASE THREE, STATING THAT THERE WILL BE A ROAD WHICH WILL DEAD END ON THIS OPTION OF FRANK M. FLYNN'S PROPERTY (FRANK FLYNN'S PROPERTY IS WHERE THE SCHOOL'S PROPOSED SUBJECT PROPERTY IS LOCATED), SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

CHAIRMAN HAYNES COMMENTED ON MR. HOLT'S MOTION BY SAYING HE WOULD NOT VOTE TO TAKE A ROAD UP A HILL WHEN A ROAD IS NOT ALREADY THERE, AND THERE IS NOT A PLAN FOR A ROAD, I THINK YOU ARE GETTING THE OX BEFORE THE CART.

MR. RAINEY STATED IF THE SCHOOL BOARD COMES IN AND DECIDES THAT THEY WANT TO BUILD THE SCHOOL IN THE NEXT THREE YEARS, MR. RAINEY STATED THAT HE WOULD COMMIT NOW THAT WE RE-EVALUATE OUR PHASING PLAN WHERE THE DEVELOPER CAN BUILD A ROAD.

MR. RAINEY STATED THAT MR. CARELL HAS A CONTRACT WITH THE SCHOOL BOARD, NOT THE DEVELOPER OF THE PADDOCK. MR. RAINEY STATED THAT HE HAS SPOKEN WITH MR. CARELL SEVERAL TIMES AND HE IS IN FULL CONCURRENCE WITH WHAT HAS BEEN SUBMITTED WITH THE COUNTY. IN OTHER WORDS, THE DEVELOPER OF THE PADDOCK WILL NOT BE THE ONE TO WRITE A CHECK TO THE SCHOOL BOARD FOR \$375,000.00, MR. CARRELL WILL BE RESPONSIBLE.

CHAIRMAN HAYNES REMINDED EVERYONE THAT MR. MOULTON WILL NOT SIGN THE FINAL PLAT UNTIL THE CHECK IS WRITTEN OR THE LAND FOR THE SCHOOL IS DONATED.

MR. MOULTON STATED THAT ONE OF THE CONDITIONS WHEN THIS WAS PREVIOUSLY REZONED WAS THAT MR. CARRELL WOULD PAY \$375,000 OR 25 ACRES TO BE DONATED FOR THE PROPOSED SCHOOL.

MR. COOPER EXPLAINED IF THERE IS A NEW ENTITY/OWNER THEY WILL HAVE TO UNDERSTAND THAT THEY WILL PICK UP ALL OF THE LIABILITIES AND ASSETS OF THE PREVIOUS REQUIREMENT.

THERE WAS DISCUSSION.

MOTION AMENDED BY MR. HOLT CONTINGENT THAT THIS PROJECT BE RE-PHASED SO IF THE SCHOOL BOARD DOES DECIDE TO BUILD THE SCHOOL THE DEVELOPER WILL PROVIDE THE ROAD TO THE PROPERTY, SECONDED BY MR. STRONG. MOTION PASSED UNANIMOUSLY.

3. **SOMERSET DOWNS-PHASES 4, 5 & 6-OVERALL FINAL MASTER DEVELOPMENT PLAN-(7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAGAN-SMITH-THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN APPROVAL OF 105 LOTS LOCATED ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 57.12 ACRES, IS ON TAX MAP 123, PARCEL 35 AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

MR. ALAN THOMPSON CAME FORWARD TO REPRESENT THIS REQUEST.

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

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

4. **SOMERSET DOWNS-PHASES 4, 5 AND 6-PRELIMINARY PLAT (7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAGAN SMITH-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 105 LOTS LOCATED ON LONG HOLLOW PIKE. SUBJECT PROPERTY IS ON TAX MAP 123, PARCEL 35, CONTAINS 57.12 ACRES AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

MR. THOMPSON WAS PRESENT TO DISCUSS AND ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT DURING THE REZONING PROCESS WE HAD SOME CITIZENS PRESENT AT A PREVIOUS PLANNING COMMISSION MEETING THAT ASKED THE DEVELOPER TO CONSIDER HELPING THEM WITH SOME EXISTING DRAINAGE PROBLEMS IN THE HOLLOW, AN ADJOINING SUBDIVISION. MR. MOULTON REPORTED THAT A DRAINAGE DETENTION HAS BEEN DESIGNED IN A WAY THAT WILL DECREASE THE RATE OF STORM WATER RUN-OFF TO AN ADJACENT SUBDIVISION.

THERE WAS DISCUSSION.

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

5. **CREEKSIDE AT STATION CAMP-PHASE 4-PRELIMINARY PLAT-(7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAGAN-SMITH -THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 65 LOTS ON LONG HOLLOW PIKE AND LOWER STATION CAMP CREEK ROAD. SUBJECT PROPERTY IS ON TAX MAP 124, PARCEL 42, CONTAINS 23.66 ACRES, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.**

MR. THOMPSON WAS PRESENT TO DISCUSS AND ANSWER ANY QUESTIONS.

MR. MOULTON STATED THAT THEY HAVE MET ALL OF THE STAFF COMMENTS EXCEPT FOR REVIEW OF THE DRAINAGE CALCULATIONS BY THE COUNTY ENGINEER. FYI: THE COUNTY ENGINEER, MINDY CARLISLE, IS CURRENTLY REVIEWING.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL CONTINGENT UPON THE ENGINEERING CALCULATIONS BEING REVIEWED BY THE COUNTY ENGINEER BY MR. HOLT, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

FYI: MR. MOULTON STATED THAT THERE WAS A DONATION CEREMONY FOR CENTEX HOMES, THEY HAVE FULL FILLED THEIR OBLIGATION TO DONATE THE EXISTING HOUSE AND EIGHT (8) ACRES TO THE COUNTY. THE COUNTY HAS NOW OFFICIALLY TAKEN POSSESSION OF THE EIGHT ACRES AND THE EXISTING HOUSE.

MR. MOULTON INTRODUCED THE COUNTY ENGINEER, MINDY CARLISLE TO THE PLANNING COMMISSION.

OTHER BUSINESS:

CHAIRMAN HAYNES STATED THAT THERE WAS A GENTLEMEN THAT WAS LATE AND WISHED TO SPEAK REGARDING THE MARK KOLEMBA PROPERTY.

MR. WILCOX CAME FORWARD TO SPEAK. MR. WILCOX STATED THAT THERE HAS BEEN A LOT OF SMOKE BLOWN YOUR WAY, AND A LOT OF HALF TRUTHS WERE TOLD AT THE MEETING HELD AT THE COUNTRY CLUB WITH MR. RAINEY REGARDING THE REZONING OF MARK KOLEMBA'S PROPERTY. SUCH THINGS AS THEIR LOTS ARE THE SAME SIZE AS SOMERSET DOWNS, IN FACT ONLY NINE (9) OF HIS EIGHTY-THREE (83) LOTS ARE THE SAME SIZE AS THE SMALLEST LOT IN SOMERSET DOWNS. MR. WILCOX WENT ON TO SAY THAT NONE OF HIS LOTS ARE MORE THAN 40% OF THE SMALLEST PROPERTY ABUTTING HIS (KOLEMBA'S) PROPERTY. MR. WILCOX STATED THAT IT IS THE PLANNING COMMISSION'S STATED PURPOSE TO PREVENT THE OVER CROWDING OF LAND TO AVOID UNDO CONCENTRATION OF POPULATION AND CONSERVE THE VALUE OF BUILDERS. MR. WILCOX STATED THAT THIS IS OBVIOUSLY NOT BEING DONE. MR. WILCOX REPORTED THAT THE TWENTY-TWO (22) PROPERTIES THAT ABUT THE PROPOSED MAPLE CREEK DEVELOPMENT AVERAGE 4.08 ACRES, AND EACH OF MR. KOLEMBA'S PROPERTY IS LESS THAN A QUARTER (1/4) OF AN ACRE. MR. WILCOX STATED THAT HE WAS VERY SORRY FOR WHAT THE PLANNING COMMISSION HAS DONE.

MEETING ADJOURNED AT 6:30 P.M.