

**SUMNER COUNTY PLANNING COMMISSION**

**MINUTES**

**JANUARY 23, 2007**

**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  
WILLIAM THOMPSON

**MEMBERS ABSENT:**

SAUNDRA BOYD

CHAIRMAN HAYNES OPENED THE MEETING BY WELCOMING A NEW MEMBER ,WILLIAM (BILL) THOMPSON FROM WHITE HOUSE.

CHAIRMAN HAYNES ASKED TO GO AROUND THE TABLE AND LET EVERYONE IDENTIFY THEMSELVES, TELL WHAT PART OF THE COUNTY YOU RESIDE IN, AND A LITTLE ABOUT YOUR BACKGROUND.

MR. MOULTON STATED THAT HE WOULD LIKE TO AMEND THIS AGENDA, AND ADD A COUPLE OF ITEMS UNDER OTHER BUSINESS.

- **MOTION TO APPROVE THE MINUTES BY MR. WILLIAMS, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.  
10 AYES: WILLIAMS, HIXSON, HOLT, GROVE, BORDERS, STRONG, TEMPLETON, BRATTON, FENNELL, AND HENDRICKS  
3 ABSTENTIONS: HALL, THOMPSON, AND RAY**

- **ELECT CHAIRMAN AND VICE-CHAIRMAN**

**CHAIRMAN HAYNES STATED WE WILL ELECT A CHAIRMAN AND VICE-CHAIRMAN BY ROLL CALL VOTE. CHAIRMAN HAYNES STATED HE WOULD QUOTE FORMER PRESIDENT JOHNSON “ I SHALL NOT SEEK NOR SHALL I ACCEPT THE CHAIRMANSHIP.**

CHAIRMAN HAYNES STATED THAT HE ASKED MR. MOULTON TO RUN A COPY OF THE LETTER FROM CTAS AND ALONG WITH THAT IS A COPY OF OUR BY-LAWS. CHAIRMAN HAYNES SUGGESTED THAT NEXT MONTH WE DO A REVISION OF OUR BY LAWS, DUE TO THE FACT, THERE ARE SEVERAL THINGS THAT ARE NOT CORRECT SUCH AS LOCATION, ETC.

MR. MOULTON STATED THAT WE WILL PLAN ON HAVING A WORK STUDY NEXT MONTH AND ONE OF THE THINGS WE WILL DISCUSS IS THE REVISION OF THE BY-LAWS.

CHAIRMAN HAYNES STATED THAT HE WAS PLEASED TO HAVE BEEN YOUR CHAIRMAN FOR THESE SOME NUMBER OF YEARS. HE APPRECIATED THE CONFIDENCE THAT THIS BODY HAS EXPRESSED TO ME. CHAIRMAN HAYNES EXPLAINED "LIKE WE HAVE DONE FOR THE LAST COUPLE OF YEARS, LET'S LEAVE THE POLITICS AT THE DOOR".

CHAIRMAN HAYNES OPENED THE FLOOR FOR THE NOMINATION OF A CHAIRMAN.

MR. GROVE THANKED CHAIRMAN HAYNES FOR HIS SERVICE DOWN THROUGH THE YEARS.

**MOTION BY MR. GROVE TO NOMINATE LUTHER BRATTON FOR CHAIRMAN.**

**MOTION BY MR. HALL TO NOMINATE ANTHONY HALL FOR CHAIRMAN.**

**MOTION BY MR. HOLT TO CLOSE THE NOMINATIONS, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

**MRS. WILLIAMS CALLED THE ROLE OF THE PLANNING COMMISSION MEMBERS AND RECORDED THEIR VOTE.**

**CHARLES HAYNES-BRATTON  
ANTHONY HOLT- HOLT  
TOM GROVE-BRATTON  
CORDELL BORDERS-BRATTON  
LEON STRONG-HOLT  
CECIL RAY-HOLT  
ROY HIXSON-HOLT  
CYNTHIA TEMPLETON-BRATTON  
LUTHER BRATTON-BRATTON  
JIM WILLIAMS-HOLT  
RAGAN HALL-HOLT  
SHAWN FENNELL-HOLT  
BOB HENDRICKS-HOLT  
WILLIAM THOMPSON-HOLT**

**CHAIRMAN HAYNES STATED THAT MR. ANTHONY HOLT WILL BE THE NEW CHAIRMAN BY A VOTE OF 9-5.**

NEW ACTING CHAIRMAN HOLT BEGAN TO CHAIR THE MEETING.

CHAIRMAN HOLT STATED THAT NEXT ON THE AGENDA IS THE ELECTION OF A VICE-CHAIRMAN.

CHAIRMAN HOLT OPENED THE FLOOR FOR THE NOMINATION OF A VICE CHAIRMAN.

**MOTION BY MR. GROVE TO NOMINATE MR. RAGAN HALL FOR VICE-CHAIRMAN, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.**

**CHAIRMAN HOLT RECOGNIZED RAGAN HALL AS THE NEW VICE-CHAIRMAN.**

MR. HALL THANKED EVERYONE FOR THEIR TRUST AND TOLD EVERYONE THAT THEY SHOULD FEEL FREE TO CALL HIM IF THEY NEED ANY HELP.

CHAIRMAN HALL THANKED EVERYONE FOR THEIR VOTE AND STATED THIS WAS A GREAT HONOR. CHAIRMAN HOLT STATED THAT MR. HAYNES WAS THE BEST CHAIRMAN THAT HE HAS EVER SERVED UNDER ON THIS COMMITTEE. CHAIRMAN HOLT STATED THAT HE WOULD HOPE TO DO A 1/10 OF A JOB THAT MR. HAYNES HAS DONE.

1. **ABSHER HILL SUBDIVISION-FINAL PLAT-REPRESENTED BY BLUE RIDGE SURVEYING-(1<sup>ST</sup> 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.**

BRIAN REIFSCHNEIDER CAME FORWARD TO REPRESENT THIS PLAT AND TO ANSWER ANY QUESTIONS.

VICE-CHAIRMAN HALL STATED HE NOTICED A PLAT NOTE STATING NO SINGLEWIDE MOBILE HOMES ARE PERMITTED ON THIS PLATTED SUBDIVISION. HE WENT ON TO SAY HE WONDERED IF THEY WOULD PUT A PLAT NOTE ALSO STATING NO DOUBLEWIDES WERE PERMITTED.

MR. MOULTON STATED THAT THIS APPROVAL WOULD BE SUBJECT TO SIGNATURES, AND ANY OTHER CONDITIONS PUT ON THIS PLAT BY THIS BODY.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HALL SUBJECT TO A PLAT NOTE BEING PLACED ON THE PLAT THAT STATES THAT ALL HOMES ARE TO BE STICK BUILT, AND SUBJECT TO OBTAINING ALL SIGNATURES, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.**

2. **ATWOOD PLACE-FINAL PLAT-(1<sup>ST</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-** THEY WERE REQUESTING FINAL PLAT APPROVAL OF 18 LOTS ON NORTH HUNTER ROAD. SUBJECT PROPERTY CONTAINS 18.66 ACRES, IS ON TAX MAP 51, PARCEL 2.00 AND IS ZONED AGRICULTURAL.

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

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HIXSON, SUBJECT TO A PLAT NOTE THAT STATES ALL HOMES ARE TO BE STICK BUILT, OBTAINING 911 ADDRESSES, AND OBTAINING ALL SIGNATURES, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.**

3. **SWEET OAK RIDGE-SECTION 2-FINAL PLAT-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-**THEY WERE REQUESTING FINAL PLAT APPROVAL OF 6 LOTS ON SWEET OAK RIDGE. SUBJECT PROPERTY CONTAINS 6.49 ACRES, IS ON TAX MAP 101, PARCEL 8.02, AND IS ZONED AGRICULTURAL.

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

MR. MOULTON STATED THAT APPROVAL WOULD BE SUBJECT TO CORRECTING THE ZONING CLASSIFICATION.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HENDRICKS, SUBJECT TO CORRECTING THE ZONING CLASSIFICATION, SECONDED BY MR. HAYNES. MOTION PASSED.**

**12 AYES: HENDRICKS, HAYNES, GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, WILLIAMS, FENNELL AND THOMPSON.**

**1 ABSTENTION: HALL**

4. **NEWMAN DOWNS-PHASE 2-FINAL PLAT-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-**THEY WERE REQUESTING FINAL PLAT APPROVAL OF 15 LOTS ON BIG STATION CAMP CREEK BOULEVARD. SUBJECT PROPERTY IS ON TAX MAP 124, PARCEL 34.09, CONTAINS 7.16 ACRES, AND IS ZONED LDRPUD.

MR. RAINEY WAS PRESENT TO REPRESENT AND ANSWER ANY QUESTIONS.

MR. RAINEY STATED THAT ALL OF THESE PHASES CONFORM TO THE ORIGINAL PLAN.

MR. MOULTON QUESTIONED MR. RAINEY WHETHER HE HAD SATISFIED MR. HASTY'S (ENGINEER) COMMENTS REGARDING THE DRAINAGE CALCULATIONS.

MR. RAINEY STATED HE HAD SENT MR. HASTY SOME ADDITIONAL INFORMATION ON THE DRAINAGE CALCULATIONS, BUT HAD NOT YET HEARD BACK FROM HIM.

THERE WAS DISCUSSION.

MR. MOULTON STATED THAT THE MOTION SHOULD BE CONTINGENT UPON OBTAINING THE 911 ADDRESSES, OBTAINING ALL SIGNATURES, AND VERIFYING THAT THE DRAINAGE CALCULATIONS HAVE BEEN ADDRESSED.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HAYNES, SUBJECT TO OBTAINING THE 911 ADDRESSES, OBTAINING ALL SIGNATURES, AND VERIFYING THAT THE DRAINAGE CALCULATIONS HAVE BEEN ADDRESSED, SECONDED BY MR. HENDRICKS. MOTION PASSED.**

**12 AYES: HENDRICKS, HAYNES, GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, WILLIAMS, FENNELL AND THOMPSON.  
1 ABSTENTION: HALL**

- 5. NEWMAN DOWNS-PHASE 3-FINAL PLAT-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 10 LOTS ON BIG STATION CAMP CREEK BOULEVARD. SUBJECT PROPERTY IS ON TAX MAP 124, PARCEL 35.01, CONTAINS 4.70 ACRES, AND IS ZONED LDRPUD.**

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

MR. MOULTON REMINDED MR. RAINEY THAT BEFORE THIS PLAT CAN BE SIGNED YOU WILL NEED TO SHOW THAT THE SIDEWALKS HAVE BEEN BONDED WITH THE ROADS, PER THE MINUTES AGREED UPON OF MAY 6, 2003, ALSO RECORD THE RESTRICTIONS AGREED UPON AUGUST 24, 2004, (RECORD THE RESTRICTIONS AT THE TIME THE PLAT IS RECORDED) AND OBTAINING 911 ADDRESSES AND SIGNATURES.

MR. RAINEY SAID HE WOULD LIKE TO HAVE THE PLAT RECORDED FIRST THEN RECORD THE RESTRICTIONS SO HE CAN REFER TO THE BOOK AND PAGE OF THE RECORDED PLAT. THE REGISTER OF DEEDS CAN DO A SIMULTANEOUSLY RECORDING.

MR. RAINEY ASKED IF THE COUNTY ENGINEER WOULD BE SETTING THE AMOUNT OF THE BOND.

MR. MOULTON STATED THAT HE WOULD GET THE COUNTY ENGINEER TO DO THAT (SETTING THE AMOUNT OF THE BOND).

MR. MOULTON EXPLAINED THAT ALL OF HIS STAFF COMMENTS ARE REFERENCING TO INCLUDE A SIGNATURE BLOCK FOR THE COUNTY ENGINEER TO SIGN. MR. MOULTON STATED THAT THE COUNTY ENGINEER IS CURRENTLY WORKING ON SOME LANGUAGE FOR THE ENGINEER SIGNATURE BLOCK.

MR. MOULTON STATED THAT BEFORE YOU SUBMIT FOR FINAL PLAT SIGNATURE, WE WILL PROVIDE YOU WITH A "BOILER PLATE LANGUAGE"

TO PUT ON YOUR PLAT FOR THE COUNTY ENGINEER TO SIGN.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HENDRICKS SUBJECT TO SHOWING THAT THE SIDEWALKS HAVE BEEN BONDED WITH THE ROADS PER THE MINUTES AGREED UPON OF MAY 6, 2003, ALSO RECORD THE RESTRICTIONS AGREED UPON AUGUST 24, 2004, (RECORD THE RESTRICTIONS AT THE TIME THE PLAT IS RECORDED) OBTAINING 911 ADDRESSES AND SIGNATURES, SECONDED BY MR. STRONG. MOTION PASSED.

12 AYES: HENDRICKS, HAYNES, GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, WILLIAMS, FENNELL AND THOMPSON.  
1 ABSTENTION: HALL

6. **NEWMAN DOWNS-PHASE 4-FINAL PLAT-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY**-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 25 LOTS ON/OFF BIG STATION CAMP CREEK BOULEVARD. SUBJECT PROPERTY CONTAINS 14.58 ACRES, IS ON TAX MAP 124, PARCEL 35.01 AND IS ZONED LDRPUD.

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

MR. MOULTON STATED THAT THIS MEETS ALL STAFF COMMENTS, SUBJECT TO OBTAINING 911 ADDRESSES AND SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL, SUBJECT TO OBTAINING 911 ADDRESSES AND SIGNATURES, BY MR. STRONG, SECONDED BY MR. HENDRICKS. MOTION PASSED.

12 AYES: HENDRICKS, HAYNES, GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, WILLIAMS, FENNELL AND THOMPSON.  
1 ABSTENTION: HALL

7. **THE PADDOCK-FINAL MASTER DEVELOPMENT PLAN-REPRESENTED BY BRUCE RAINEY( 4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-THEY WERE ASKING FOR FINAL MASTER DEVELOPMENT PLAN APPROVAL OF 773 LOTS LOCATED ON LONG HOLLOW PIKE AND LIBERTY LANE. 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.**

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

MR. MOULTON STATED HE UNDERSTOOD FROM THE DECEMBER 2006 PLANNING COMMISSION MEETING THAT THEY WOULD REMOVE DETAIL OF PHASE 3, AND SHOW AS FUTURE DEVELOPMENT SUBJECT TO APPROVAL OF UPDATED REVISED MASTER-DEVELOPMENT PLAN AT THAT TIME. MR. MOULTON STATED THAT MR. RAINEY PUT PLAT NOTE #9 "PHASE THREE LOT PATTERN TO BE RESIGNED AND REVISED MASTER PLAN TO BE RESUBMITTED TO SUMNER COUNTY PLANNING". MR. MOULTON STATED HE THOUGHT WHAT WAS AGREED UPON WAS THAT PHASE THREE WAS TO BE LEFT BLANK AND SHOWN AS FUTURE DEVELOPMENT AT THE TIME YOU GOT READY TO DEVELOP, THAT IS WHEN YOU WOULD SUBMIT THE DETAIL PLANS.

MR. RAINEY STATED THAT THE STATE PLANNER ASKED FOR THE RIGHT TO LOOK AT A REDESIGN AND I AGREED TO THAT AND THAT IS WHY I PUT THE PLAT NOTE. I DID FEEL FOR THE SAKE OF MY CONCERN IF I DID NOT SHOW A LOT COUNT IN PHASE THREE IT COULD BE CONSTRUED AS POSSIBLE OPEN SPACE AND THIS BODY WAS NOT HERE THREE OR FOUR YEARS THEY COULD COME BACK AND SAY, YOU DID NOT HAVE ANYTHING DRAWN ON THE PLAT FOR PHASE THREE. THAT IS WHY I AM HESITANT TO ERASE IT COMPLETELY.

MR. HAYNES STATED HE REMEMBERS WHEN THAT CAME UP AND WE DID TALK ABOUT MAKING THAT BLANK. MR. HAYNES STATED HE UNDERSTOOD MR. RAINEY'S CONCERN, BUT I THINK HE COULD COVER THAT BY A PLAT NOTE WHATEVER THE NUMBER OF LOTS ARE THAT ARE IN THAT PHASE THREE, NOT TO EXCEED THE NUMBER OF LOTS, THEREFORE LEAVE IT OPEN.

MR. MOULTON STATED THE PLAT NOTE ON # 9 WOULD BE SIMILAR JUST ADD THE NUMBER OF LOTS.

MR. MOULTON READ FROM THE PLANNING COMMISSION MINUTES DATED DECEMBER 19, 2006: "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 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 THAT 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. RAINEY RESPONDED TO MR. MOULTON BY SAYING HE DID NOT MIND AND WOULD BE GLAD TO DO THAT. I WILL NEED TO ADD A NOTE TO # 9 REGARDING DENSITY.

THERE WAS DISCUSSION.

CHAIRMAN HOLT QUESTIONED THE FACT THAT THE ROADWAY TO ACCESS THE BACK PART OF THIS OPTION PROPERTY IS NOT ON A PLAT NOTE ANYWHERE.

MR. RAINEY RESPONDED TO MR. HOLT BY SAYING THAT THERE ARE SEVERAL ALTERNATIVES FOR THE PROPOSED ROADWAY. MR. RAINEY REPORTED THAT HE WAS SUPPOSED TO MEET WITH THE OPTION OWNER OF THAT PROPERTY TO DETERMINE THIS ROADWAY. MR. RAINEY STATED THAT IF HE WAS NOT GOING TO SHOW A ROADWAY IN PHASE THREE HE WILL ADD A PLAT NOTE REGARDING ACCESS TO THE FLYNN PROPERTY

MR. RAINEY STATED THAT MASTER PLAN OF CARELLTON WAS RECORDED IN THE REGISTER OF DEEDS OFFICE AND HE DOES NEED TO ADD ANOTHER PLAT NOTE TO THIS FINAL MASTER DEVELOPMENT STATING THAT THIS VOIDS AND VACATES THE RECORDED CARELLTON FINAL MASTER DEVELOPMENT PLAN.

THERE WAS DISCUSSION.

MOTION BY MR. HAYNES FOR APPROVAL, SUBJECT TO THE DELETION OF PHASE THREE AS FAR AS THE ROAD DESIGN AND THE LOT LAYOUT WITH A PLAT NOTE TO BE ADDED ABOUT THAT DENSITY THAT IS PRESENTLY THERE IN PHASE THREE AND A PLAT NOTE REGARDING ACCESS TO THE FLYNN PROPERTY, SECONDED BY MR. WILLIAMS. MOTION PASSED.

12 AYES: HENDRICKS, HAYNES, GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, BRATTON, WILLIAMS, FENNELL AND THOMPSON.  
1 ABSTENTION: HALL

8. **CREEKSIDE AT STATION CAMP –PHASE 1A AND 1B-FINAL PLAT- REPRESENTED BY RAGAN-SMITH-(7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 48 LOTS ON LONG HOLLOW PIKE AND LOWER STATION CAMP CREEK ROAD. SUBJECT PROPERTY CONTAINS 33.88 ACRES, IS ON TAX MAP 124, PARCEL 42 AND IS ZONED LDRPUD.**

MR. ALLEN THOMPSON CAME FORWARD TO REPRESENT THIS REQUEST. MR. ALLEN THOMPSON STATED THAT THEY AGREED TO ALL OF THE STAFF COMMENTS. MR. THOMPSON COMMENTED ON STAFF NOTE # 3 (DATED JANUARY 10, 2007: MUST START INTERSECTION IMPROVEMENT AT LONG HOLLOW PIKE AND UPPER STATION CAMP CREEK NOW. NEXT PHASE OF THIS PROJECT WILL NOT PROCEED UNTIL SUCH IMPROVEMENTS ARE COMPLETE.) WE WOULD HAVE TO COMPLETE ALL INTERSECTION IMPROVEMENTS AT UPPER STATION CAMP CREEK PRIOR TO MOVING FORWARD WITH PHASE TWO. WE HAVE NO PROBLEM COMPLETING THE ROAD, WE ARE STARTING THE ROAD IMMEDIATELY. MR. ALLEN THOMPSON STATED, HOPEFULLY WE WILL MEET THAT DEADLINE, WE PLAN TO BOND THIS 100 % BEFORE WE START. PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY FOR THE 101<sup>ST</sup> HOME, WE WOULD HAVE THE INTERSECTION IMPROVEMENTS AT LONG HOLLOW PIKE AND UPPER STATION CAMP CREEK COMPLETE IN IT'S ENTIRETY.

MR. MOULTON STATED THAT THEY AGREED IN A MEETING THAT THEY HAVE AGREED TO BOND THIS 100 %, THEREFORE HE IS PERFECTLY SATISFIED WITH THAT.

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

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HALL, CONTINGENT UPON PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY FOR THE 101<sup>ST</sup> HOME THEY WOULD HAVE TO HAVE COMPLETED THE INTERSECTION IMPROVEMENTS AT LONG HOLLOW PIKE AND UPPER STATION CAMP CREEK ROAD COMPETE IN IT'S ENTIRETY, SECONDED BY MR. HENDRICKS. MOTION PASSED UNANIMOUSLY.

MR. HAYNES COMPLEMENTED MR. THOMPSON AND CENTEX HOMES ON THEIR 8 ACRE DONATION, WITH THE HISTORICAL HOME, TO THE COUNTY. MR. HAYNES STATED THAT COUNTY COMMISSIONER'S WERE THERE AT THE DEDICATION, AND THAT THIS BODY (PLANNING COMMISSION) DID NOT GET MUCH CREDIT, BUT HE FELT THAT WE(PLANNING COMMISSION) PLAYED A INTEGRAL PART.

**OTHER BUSINESS:**

- DISCUSS PRECEDENCE ON MINOR CHANGES REGARDING STRAIGHT ZONED SUBDIVISIONS.  
MR. MOULTON WANTED TO GET A CONSENSUS FROM THIS BODY BECAUSE HE DOES NOT REALLY HAVE ANY LANGUAGE IN THE ZONING RESOLUTION THAT ADDRESSES THIS. THE SITUATION IS THAT AFTER A STRAIGHT ZONED SUBDIVISION IS PRESENTED TO THE BODY AND GOES TO THE FULL PROCESS AND IS APPROVED ON FINAL. BETWEEN THAT TIME THIS BODY APPROVES IT FOR SIGNATURES AND RECORDING THERE IS A CHANGE MADE ON THE SUBDIVISION PLAT. MR. MOULTON EXPLAINED THAT THESE CHANGES HAVE DROPPED A LOT OFF AND IN DOING SO RECONFIGURED SOME OF THE LOTS AND ACTUALLY SHORTENED THE AMOUNT OF ROAD SURFACE THAT HAVE BEEN INVOLVED IN THE ROAD SURFACE. MR. MOULTON STATED THAT IN HIS OPINION THAT IS A MINOR CHANGE. THIS WILL BE A PRECEDENT SETTING SITUATION. I WANTED THIS BODY TO DISCUSS THAT BEFORE I MOVE ON WITH THIS. MR. MOULTON STATED IN HIS OPINION THIS IS OK, SINCE IT REDUCED THE NUMBER OF LOTS AND THE INFRASTRUCTURE BEING BUILT. IN THEORY AM I GOING TO BE ALLOWED AS PLANNING DIRECTOR TO ACCEPT THOSE KIND OF CHANGES.  
MR. MOULTON'S QUESTION WAS DO YOU WANT ME TO HANDLE THAT IN HOUSE ON THAT POLICY OR DO I NEED TO BRING EACH INDIVIDUAL SITUATION AS THEY OCCUR TO THE PLANNING COMMISSION.

MR. HAYNES ADDRESSED THIS AS A HOUSEKEEPING POINT OF ORDER.

THERE WAS DISCUSSION.

**MOTION BY MR. HAYNES TO LET OUR STAFF HANDLE THIS IF YOU ARE DEALING WITH A STRAIGHT ZONE, IF THERE IS NOT AN INCREASE IN DENSITY AS LONG AS IT IS A DECREASE OR THE SAME IT CAN BE HANDLED IN HOUSE AND DOES NOT NEED TO COME BACK BEFORE THIS BODY, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

CHAIRMAN HOLT STATED THAT HIS ONLY CONCERN IS FOR OUR STAFF, IF THERE IS ANY QUESTION THAT THERE IS A SUBSTANTIAL CHANGE JUST TO INSURE THERE IS NO CRITISM ON YOU AS A PLANNING DIRECTOR IT MIGHT BE SOMETHING YOU WANT TO BRING TO THIS BODY TO MAKE SURE THAT EVERYBODY IS INFORMED.

MR. MOULTON EXPLAINED THAT CERTAINLY IF IT IS A MATTER OF DROPPING FIVE LOTS TOTALLY RECONFIGURING THE INFRASTRUCTURE, I WOULD BRING IT BACK BEFORE THIS BODY.

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MR. MOULTON ENLIGHTEN THIS BODY ON WHAT THE PLANNING OFFICE HANDLED IN THE YEAR 2006. WE AVERAGED TAKING THROUGH OUR PROCESS IN THE YEARS 2003, 2004 AND 2005, 1, 350 LOTS AVERAGE. IN THE YEAR 2006, WE WORKED THROUGH THIS BODY 4,596 TOTAL LOTS. IN THE PROCESS TONIGHT, WE ENTERTAINED 902 LOTS.

BUILDING PERMITS IN 2005 WERE 944 ISSUED WITH A TOTAL OF \$107,592,000.00 AND IN 2006 THERE WERE 900 PERMITS ISSUES WITH A TOTAL OF \$102,088,000.00

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MR. MOULTON ASKED MR. HAYNES AND CHAIRMAN HOLT TO STEP UP TO THE FRONT. MR. MOULTON STATED THAT THIS GROUP WORKS TOGETHER REALLY WELL. MR. MOULTON STATED HE WAS PROUD OF EVERYONE ON THIS BOARD.

MR. MOULTON PRESENTED MR. HAYNES AND CHAIRMAN HOLT A PLAQUE IN APPRECIATION FOR THEIR DEDICATION AND SERVICE.

MR. HAYNES STATED HE LOVED THIS PROCESS AND THANKED EVERYONE.

CHAIRMAN HOLT THANKED EVERYONE FOR BESTOWING THE HONOR OF CHAIRMAN ON HIM AND STATED HE HOPED HE COULD DO AS GOOD OF JOB AND MR. HAYNES HAD DONE. CHAIRMAN HOLT TOLD EVERYONE THAT HE APPRECIATED EVERYONE’S HARD WORK.

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

