

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
MARCH 27, 2007  
5:00 P. M.**

**SUMNER COUNTY ADMINISTRATION BUILDING  
355 N. BELVEDERE DRIVE  
GALLATIN, TN. 37066**

**MEMBERS PRESENT:**

ANTHONY HOLT, CHAIRMAN  
RAGAN HALL VICE-CHAIRMAN  
CHARLES HAYNES  
TOM GROVE  
CORDELL BORDERS  
LEON STRONG  
CECIL RAY  
ROY HIXSON  
CYNTHIA HALL TEMPLETON  
LUTHER BRATTON  
JIM WILLIAMS  
SHAWN FENNELL  
BOB HENDRICKS  
SAUNDRA BOYD  
BILL THOMPSON

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

MIKE MOULTON, PLANNING DIRECTOR  
RON COOPER, STATE PLANNER  
MINDY CARLISLE, COUNTY ENGINEER  
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

CHAIRMAN HOLT STATED THAT HE HAD A REQUEST TO MOVE THE REPORT FROM THE COUNTY ENGINEER TO THE FRONT OF THE AGENDA.

**MOTION BY MR. HAYNES TO MOVE THE REPORT FROM THE COUNTY ENGINEER TO THE FRONT OF THE AGENDA, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

MR. MOULTON ANNOUNCED THAT WE ARE GOING TO START A NEW PROCEDURE TONIGHT, IF WE FEEL LIKE AT THE FRONT TABLE THAT WE CAN NOT HEAR WHAT IS BEING SAID WE ARE GOING TO HOLD UP A SIGN WHICH READS "TURN YOUR MICROPHONE ON". WE NEED TO BE ABLE TO TELL WHAT IS BEING SAID FOR THE SAKE OF THE MINUTES.

- MOTION FOR APPROVAL OF THE FEBRUARY MINUTES BY MR. HAYNES, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

- **MS. CARLISLE CAME FORWARD TO DISCUSS THE TRAFFIC CONCERNS OF THE LONG HOLLOW BAPTIST CHURCH THAT WERE ADDRESSED AT LAST MONTH'S PLANNING COMMISSION MEETING. MS. CARLISLE STATED THAT SHE CONFIRMS THAT AFTER REVIEWING BOTH OF THE TRAFFIC IMPACT STUDIES PERFORMED BY RPM TRANSPORTATIONS CONSULTANTS AND THE ADDITIONAL REVIEW BY FISCHBACK TRANSPORTATION GROUP, THAT THEY ADEQUATELY ADDRESSED THE IMPACT ON TRAFFIC FROM THIS PROJECT.**

**MS. CARLISLE PRESENTED A LETTER TO THIS BODY REGARDING HER FINDINGS.**

**MR. HENDRICKS ASKED IF THE GENTLEMAN WHO SPOKE AT LAST MONTH'S PLANNING COMMISSION MEETING REGARDING THE TRAFFIC CONCERNS OF LONG HOLLOW BAPTIST CHURCH COULD RECEIVE A COPY OF THE LETTER MS. CARLISLE PROVIDED.**

**MR. MOULTON REPLIED THAT WE WILL BLIND COPY HIM THE LETTER PROVIDED BY MS. CARLISLE.**

- 1. ROY'S FARM-FINAL PLAT-REPRESENTED BY CARROLL CARMAN- (3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 3 LOTS ON BUSHS LANE. SUBJECT PROPERTY IS ON TAX MAP 82, PARCEL 1.00, CONTAINS 4.54 ACRES, AND IS ZONED AGRICULTURAL.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST. MR. CARMAN EXPLAINED THAT HE PRESENTED THIS PLAT LAST MONTH AS A SEVEN (7) LOT SUBDIVISION, BUT DUE TO THE SOILS AREA THEY LOST A FEW LOTS.

MR. MOULTON STATED THAT THEY HAVE MET ALL OF THE STAFF COMMENTS OTHER THAN OBTAINING ALL OF THE SIGNATURES.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL SUBJECT TO OBTAINING SIGNATURES, BY MR. HIXSON, SECONDED BY MR. HAYNES. MOTION APPROVED UNANIMOUSLY.**

- 2. CREEKSIDE AT STATION CAMP-PHASE 3A AND 3B-FINAL PLAT-REPRESENTED BY RAGAN SMITH-(7<sup>TH</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 47 LOTS ON LONG HOLLOW PIKE AND LOWER STATION CAMP CREEK ROAD. SUBJECT PROPERTY IS ON TAX MAP 124, PARCEL 42, CONTAINS 20.76 ACRES, AND IS ZONED LDR PUD.**

MR. ALAN THOMPSON CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY HAVE MET ALL OF THE STAFF COMMENTS, SUBJECT TO OBTAINING ALL OF THE SIGNATURES WHICH INCLUDES THE COUNTY ENGINEER.

THERE WAS DISCUSSION.

CHAIRMAN HOLT ASKED MR. ALAN THOMPSON, HOW MUCH PROGRESS THAT THE DEVELOPERS ARE MAKING IN OBTAINING RIGHT-OF-WAYS FOR TURNING LANES, AND WHAT THEY HAS BEEN DONE FROM THE STATE REGARDING LIGHT SIGNALIZATION?

MR. ALAN THOMPSON STATED HE DID NOT KNOW, BUT HE KNEW THAT ALL OF THIS HAS BEEN SUBMITTED TO T.D.O.T. FOR APPROVAL FOR THE ROADWAY IMPROVEMENTS. THE SIGNALIZING WILL BE IN PLACE ONCE T.D.O.T. DEEMS NECESSARY.

MR. THOMPSON STATED HE THOUGHT THEY HAD OBTAINED RIGHT-OF-WAYS BUT THERE WAS SOME QUESTION CONCERNING EASEMENTS. MR. THOMPSON STATED THAT THE DEVELOPER KNOWS THAT THESE IMPROVEMENTS MUST BE DONE UP FRONT, NOT LATER ON DOWN THE ROAD. MR. THOMPSON STATED THAT EVERYTHING HAS BEEN SUBMITTED TO T.D.O.T. AND THEY ARE EXPEDITING THIS AS QUICKLY AS POSSIBLE.

MR. HAYNES STATED THAT THIS INTERSECTION IMPROVEMENT WILL BE PART OF THE BONDING ON THIS FINAL PHASE.

MR. MOULTON STATED THAT MR. HAYNES WAS CORRECT.

MR. MOULTON STATED THAT HE DID NOT HAVE THE FOLDER IN FRONT OF HIM, BUT HE THOUGHT THE COMMITMENT WAS THAT ABSOLUTELY NO CERTIFICATE OF OCCUPANCY WOULD BE ISSUED ON THE LAST 20% OF THE PROJECT UNLESS ALL THE IMPROVEMENTS ARE SATISFIED.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. BRATTON, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

- 3. THE PADDOCK-PHASE 1-A-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY-(4<sup>TH</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 60 LOTS ON LONG HOLLOW PIKE, UPPER STATION CAMP CREEK AND LIBERTY LANE. SUBJECT PROPERTY IS ON TAX MAP 124, PARCEL 6.08, 6.09, 7, 7.01, CONTAINS 54.07 ACRES, AND IS ZONED LDR PUD, HDR PUD, AND MDR PUD.**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON ASKED MR. RAINEY TO REFLECT THE NEW MAP AND PARCEL NUMBER WHEN YOU BRING THIS BACK AT THE NEXT STAGE. MR. MOULTON EXPLAINED THAT ONCE THIS IS RECORDED THE MAPPERS INPUT THE BOUNDARY SURVEY, THIS WILL TAKE ON ONE (1) MAP AND PARCEL NUMBER. MR. MOULTON STATED THAT HE HAD SPOKEN WITH MS. CARLISLE AND NOTHING HAS STARTED WITH THE BONDING OF THE SIDEWALKS AT THIS POINT.

AFTER DISCUSSION REGARDING BONDING OF STREETS AND SIDEWALKS, MR. RAINEY STATED THAT HE WOULD BOND THE SIDEWALKS SEPARATE FROM THE STREETS.

MR. MOULTON ASKED MR. RAINEY IF HE WAS GOING TO BE ABLE TO PUT THE STREETSCAPE PLANTINGS BEHIND THE SIDEWALKS PER THE REQUEST OF THE COUNTY ROAD SUPERINTENDENT.

MR. RAINEY STATED THAT OBVIOUSLY HE DOES NOT WANT CUMBERLAND ELECTRIC TO COME AND MOW DOWN \$100,000.00 WORTH OF TREES. MR. RAINEY STATED HE FELT HIS CLIENT WILL OFFER TO MOVE THE TREES BACK AS FAR AS WE CAN. TYPICALLY, I WOULD THINK THIS WOULD BE JUST BEHIND THE UTILITY EASEMENTS, WHICH WE ARE REQUIRED TO PUT ON THE FRONT OF ALL THE LOTS. MR. RAINEY STATED THAT WE MAY PLANT MORE FLOWERING SHRUB LIKE TREES TO BEEF UP OUR MEDIANS.

MR. MOULTON EXPLAINED THAT ACCORDING TO THE MASTER DEVELOPMENT PLAN THAT WAS APPROVED, MR. RAINEY HAS MET THE CONDITIONS SET FORTH IN THAT, AND THIS IS INDEED A CHANGE. THIS IS WHY WE NEEDED SOME INPUT FROM MR. RAINEY ON THIS.

MR. HAYNES ASKED MR. MOULTON IF THIS ISSUE ON STREETSCAPE PLANTING COULD NOT BE RESOLVED ON THE FINAL PLAT, AS WELL AS, THE BONDING OF THE SIDEWALKS.

MR. MOULTON STATED THIS STREETSCAPE PLANTING ISSUE COULD BE RESOLVED AT THE FINAL PLAT STATE.

MR. MOULTON SAID THAT THE ONLY OTHER STAFF NOTE THAT NEEDS TO BE FINALIZED AT THE FINAL PLAT STAGE IS THE LANDSCAPE DETAIL PER THE REVISED MASTER DEVELOPMENT PLAN. THE MASTER DEVELOPMENT DID COMMIT TO A LANDSCAPE PLAN. THE PRODUCT BOOK THAT WAS SUBMITTED ON DECEMBER 11, 2006 DOES NOT REFLECT THE CHANGES THAT WERE DISCUSSED REGARDING THE LANDSCAPE PLAN.

MR. RAINEY STATED HE WOULD BE GLAD TO SUBMIT A COMPLETE LANDSCAPE PLAN FOR DISCUSSION PRIOR TO SEEKING FINAL PLAT APPROVAL.

MR. MOULTON STATED THAT THIS PLAT HAS MEET ALL OF THE CONDITIONS AT THE PRELIMINARY STAGE.

THERE WAS DISCUSSION.

MR. HALL STATED FOR THE RECORD, THAT HE WILL ABSTAIN FROM VOTING.

MOTION FOR APPROVAL BY MR. HAYNES, UPON MR. RAINEY ADDRESSING THE STAFF CONTINGENCIES ON THE FINAL PLAT, SECONDED BY MR. HENDRICKS. MOTION PASSED.

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

**OTHER BUSINESS:**

1. RICHARD GRAVES WANTS TO DISCUSS THE POSSIBILITY HAVING A MIXED USE IN A SUBDIVISION. THIS WAS NOT ENTERTAINED DUE TO THE FACT THAT MR. GRAVES WAS NOT PRESENT.
2. MS. CARLISLE, COUNTY ENGINEER, TO DISCUSS TRAFFIC ANALYSIS PERTAINING TO THE LONG HOLLOW BAPTIST CHURCH. THIS WAS MOVED TO THE FRONT OF THE AGENDA.

**MEETING ADJOURNED AT 5:30 P.M.**

