

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
MAY 22, 2007
5:00 P. M.**

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

MEMBERS PRESENT:

ANTHONY HOLT, CHAIRMAN
CHARLES HAYNES
TOM GROVE
CORDELL BORDERS
CECIL RAY
ROY HIXSON
CYNTHIA HALL TEMPLETON
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD

MEMBERS ABSENT:

RAGAN HALL, VICE CHAIRMAN
LEON STRONG
BILL THOMPSON
LUTHER BRATTON

OTHERS PRESENT:

MIKE MOULTON, PLANNING DIRECTOR
RON COOPER, STATE PLANNER
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

CHAIRMAN HOLT STATED HE WAS GOING TO DO SOMETHING DIFFERENT TONIGHT, HE WAS GOING TO ASK FOR APPROVAL OF THE AGENDA. CHAIRMAN HOLT STATED THAT THE PLANNING DIRECTOR HAD TWO ITEMS TO ADD TO THE AGENDA UNDER OTHER BUSINESS. CHAIRMAN HOLT ASKED FOR A MOTION TO APPROVE THE AGENDA.

MOTION BY MR. FENNELL, SECONDED BY MR. HAYNES TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

➤ MOTION FOR APPROVAL OF THE APRIL MINUTES BY MR. WILLIAMS, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

1. PUBLIC HEARING-REZONING-REPRESENTED BY BRUCE RAINEY (4TH COUNTY COMMISSION DISTRICT) MARY LOUISE DIXON ESTATE WAS REQUESTING TO HAVE THE PROPERTY LOCATED ON 475 UPPER STATION CAMP CREEK ROAD, (“THE SUMMIT”), GALLATIN, TENNESSEE, REZONED FROM RIA TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND REQUESTING PRELIMINARY MASTER PLAN APPROVAL OF “THE SUMMIT”. SUBJECT PROPERTY IS 115.29 ACRES, CONTAINS 236 LOTS, IS ON TAX MAP 115, PARCEL 44, AND IS ZONED RIA.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON MAY 11, 2007. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

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MR. RAINEY CAME FORWARD TO MAKE HIS PRESENTATION. MR. RAINEY REPORTED THAT THERE WOULD BE 236 HOMES IN THIS DEVELOPMENT, 16 % OF THE AREA IS OPEN SPACE, UNDER GROUND UTILITIES, DECORATIVE STREETLIGHTS, SEWER, SIDEWALKS ON BOTH SIDES OF THE STREET, UNIFORM MAILBOXES. THESE HOMES WILL BE SIMILAR TO THE HOMES IN THE STONE CREEK DEVELOPMENT. THERE WILL BE SIDE OR REAR ENTRY GARAGES, WITH A MINIMUM HOME SIZE OF 2,000 SQUARE FEET FOR A ONE LEVEL HOME. THE MINIMUM HOME SIZE WILL BE 1,400 SQUARE FEET IN A 1 ½ OR 2 STORY HOME, PLUS 2 CAR GARAGE. MR. RAINEY STATED THERE WAS AN EXISTING HISTORIC BARN ON THIS DEVELOPMENT, WHICH IS IN PRETTY GOOD SHAPE, LOCATED ON TOP OF THE HILL, WHICH WILL LIE IN THE OPEN SPACE. THEY ARE NOT SURE AT THIS TIME WHAT THE PLANS ARE FOR THE EXISTING BARN, BUT WE WILL BE GLAD TO COME BACK AT A LATER DATE WITH A PROPOSAL FOR THE BARN. THERE IS A CEMETERY ON THE OTHER CORNER OF THE PROPERTY, WHICH WILL ALSO BE LOCATED IN THE OPEN SPACE. MR. RAINEY EXPLAINED THAT HE DOES NOT HAVE ANY LOTS THAT WILL FRONT ON STATION CAMP CREEK ROAD. THE EXTERIOR OF THE HOMES WILL BE 80 % BRICK, STONE OR HARDIBOARD ON EACH SIDE.

CHAIRMAN HOLT OPENED THE FLOOR FOR THE PUBLIC HEARING.

MR. ROBERT JONES CAME FORWARD TO SPEAK AND TO ASK QUESTIONS. MR. JONES STATED HIS CONCERNS WERE ABOUT THE WATER RUN OFF ONTO HIS PROPERTY, WOULD THERE BE ENOUGH DRAINAGE TO STILL FEED HIS LAKE, AND WOULD LIKE FOR A NEW FENCE TO BE PUT UP AT THE EXPENSE OF THE BUILDER TO KEEP HIS CATTLE OUT OF THIS NEW DEVELOPMENT. HIS CONCERN WAS ALSO ABOUT HIS CATTLE DISTURBING THE YARDS IN THE NEW PROPOSED DEVELOPMENT.

ANTHONY JONES CAME FORWARD TO SPEAK. MR. JONES STATED THAT HE WANTED A NEW FENCE BETWEEN HIS PROPERTY AND THIS DEVELOPMENT (WHICH IS ADJOINING THIS DEVELOPMENT).

CHAIRMAN HOLT CLOSED THE PUBLIC HEARING.

MR. MOULTON STATED THAT THIS DEVELOPMENT DOES MEET THE REQUIREMENTS SET FORTH AS A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT, AS FAR AS LOT SIZE DENSITY, OPEN SPACE, ETC. THE ESTIMATED BUILD OUT OF THE PROJECT IS FIVE YEARS. MR. MOULTON STATED BECAUSE OF THESE LARGE PARCELS OF LAND AROUND THIS THEY SHOULD POSSIBILITY BE INTERCONNECTIVITY TO THE NORTH AND SOUTH, OR AT THE LEAST THE POSSIBILITY OF ALLOWING A RIGHT-OF-WAY STUB THERE TO THE NORTH AND SOUTH. MR. MOULTON SUGGESTED WHERE THE TWO CUL-DE-SACS ARE LOCATED, THAT YOU POSSIBLY COULD LOOP THAT STREET AS OPPOSED TO HAVING TWO CUL-DE-SACS. IF THERE WAS A PROBLEM AROUND LOTS 56, 57, 78, 92, 125, ETC., YOU WOULD HAVE A LOT OF HOUSES THAT EMERGENCY VEHICLES WOULD BE RESTRICTED FOR ENTRANCE OR EXIT. MR. MOULTON STATED THERE ARE 3 PONDS WITH LOTS OVERLAYING THEM, AND HE ASKED MR. RAINEY TO ADDRESS TO THE BODY HOW THIS WILL BE HANDLED AS FAR AS ENGINEER FILL.

MR. MOULTON EXPLAINED THAT THERE HAS NOT BEEN ANY DRAINAGE CALCULATIONS DONE AT THIS POINT. IT IS ABSOLUTE POLICY THAT POST DEVELOPMENT RUN-OFF WOULD NOT EXCEED PRE-DEVELOPMENT RUN-OFF.

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MR. HAYNES ASKED MR. RAINEY WHAT ARE THEIR PLANS FOR PROVIDING A FENCE FOR THE JONES.

MR. RAINEY STATED HE UNDERSTOOD THAT THE JONES WERE WANTING A NEW FENCE TO KEEP THEIR CATTLE IN, AND WE ARE NOT GOING TO PROVIDE A FENCE FOR THE JONES' CATTLE. MR. RAINEY STATED THAT THERE WAS A 10 FOOT TREE PRESERVATION EASEMENT ON THE PERIMETER OF THIS DEVELOPMENT TO PROTECT THE EXISTING OLD TREE AND FENCE ROWS SURROUNDING THE SITE. MR. RAINEY STATED THAT WE ARE NOT GOING TO BE RUNNING CATTLE ON THIS PROPERTY.

CHAIRMAN HOLT SUGGESTED THAT THE JONES SPLIT THE COST OF THE FENCE WITH THE DEVELOPER OF THIS PROPERTY. CHAIRMAN HOLT STATED HE UNDERSTOOD THE JONES' CONCERN ABOUT THEIR CATTLE DISTURBING THIS DEVELOPMENT AND CREATING PROBLEM.

MR. RAINEY REPORTED WHEN HE HAD SHARED THE COST OF A FENCE WITH A NEIGHBOR, THEY BOTH WERE RUNNING CATTLE ON THE PROPERTIES. THERE ARE BUFFER REQUIREMENTS, IF THERE ARE GAPS IN THE BUFFER WE COULD SUPPLEMENT IT WITH TREES. MR. RAINEY STATED THAT HIS CLIENT MAY BE WILLING TO CONTRIBUTE TOWARD A FENCE, FOR THE JONES TO PUT UP WHERE THEY WANT TO.

CHAIRMAN HAYNES MADE A MOTION TO SUSPEND THE RULES TO HEAR FROM MR. JONES AS TO WHETHER HE WOULD RATHER HAVE A BUFFER OR A CONTRIBUTION TOWARD A NEW FENCE, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

CHAIRMAN HOLT ASKED MR. RAINEY, SINCE THE NEIGHBORS DID ASK, HOW IS THIS PROPERTY TIED UP?

MR. RAINEY EXPLAINED IN THE PATTEN BOOK THERE WAS A COPY OF THE CONTRACT ON THIS PROPERTY FROM THE RICK HALCOMB FAMILY.

MR. JONES ONCE AGAIN QUESTIONED WHETHER THE DRAINAGE WOULD CONTINUE IN ORDER TO FEED HIS LAKE.

MR. RON COOPER STATED MOST PEOPLE DO NOT WANT THE DRAINAGE TO CONTINUE.

MR. MOULTON TOLD MR. JONES THAT HIS LAKE IS DUE SOUTH OF ALL OF THE OPEN SPACE WHERE THE CEMETERY IS LOCATED, SO THERE IS A LARGE SPAN OF LAND THAT IS NOT GOING TO HAVE ANY CONSTRUCTION ON, NOR WILL THE TOPOGRAPHY CHANGE.

MR. JONES WAS CONCERNED ABOUT THE NUMBER OF HOMES THAT WERE BEING BUILT IN THIS DEVELOPMENT AND HE WAS CONCERNED THAT HE WOULD NEVER GET OUT OF HIS DRIVEWAY AFTER THIS DEVELOPMENT WAS COMPLETED. MR. JONES WAS ALSO CONCERNED ABOUT THERE BEING NO SHOULDERS ON UPPER STATION CAMP CREEK ROAD, AND ASKED WHAT THE DEVELOPER WAS GOING TO DO ABOUT THIS ISSUE. MR. JONES DID NOT THINK HE SHOULD HAVE TO BEAR ALL OF THE EXPENSE OF THE FENCE. MR. JONES WAS CONCERNED ABOUT THE INCREASED AMOUNT OF DOGS AND CHILDREN, AND WHO WAS GOING TO BE RESPONSIBLE WHEN THEY CAME OVER ON HIS FARM.

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MR. RAINEY SYMPATHIZED WITH MR. JONES CONCERNING THE DOGS AND CHILDREN COMING ONTO THIS FARM. MR. RAINEY STATED THAT HIS CLIENT WOULD CONTRIBUTE \$2,500.00 TOWARD THE FENCE, PROVIDED THAT THEY PUT THE FENCE ON THEIR SIDE OF THE PROPERTY LINE OR THEIR SIDE OF THE TREES, WHICH WOULD BE ON THE SOUTH SIDE OF THE TREES, OR ANY WHERE ELSE HE WANTS TO PUT IT ON THE SOUTH SIDE. MR. RAINEY STATED THAT THEY DID NOT WANT THE EXISTING TREE LINE DESTROYED.

MR. HAYNES ASKED MR. RAINEY IF THEY WERE GOING TO LEAVE THE OLD FENCE.

MR. RAINEY RESPONDED TO MR. HAYNES THAT THEY WERE IN FACT GOING TO LEAVE THE OLD FENCE.

CHAIRMAN HOLT ASKED MR. RAINEY IF HE WAS GOING TO REDUCE THE DRAINAGE INTO THEIR LAKE/POND?

MR. RAINEY REPLIED NO TO CHAIRMAN HOLT'S QUESTION. MR. RAINEY STATED THAT HE COULD COMMIT TO NOT INCREASING THE DRAINAGE.

MR. MOULTON SUGGESTED AT LOT 119 IF YOU DID A RIGHT-OF-WAY OR STUB OUT TO THE PROPERTY LINE, THAT WOULD HOOK YOU UP WITH THAT VERY LARGE PARCEL NORTH OF THIS DEVELOPMENT. THIS WOULD GIVE INTERCONNECTIVITY. MR. MOULTON ALSO SUGGESTED DOING THE SAME THING AT LOT 63 WHICH WOULD GIVE INTERCONNECTIVITY TO A VERY LARGE PARCEL, WEST OF THE JONES PROPERTY, BUT YET ON THE SOUTH SIDE OF THIS DEVELOPMENT.

MR. RAINEY STATED THAT HE WOULD BE GLAD TO BUILD A RIGHT-OF-WAY, BUT HE DID NOT WANT TO BUILD A ROAD.

MR. RAINEY STATED HE WOULD NOT COMMIT TO LOOPING THE CUL-DE-SAC, BUT WOULD LOOK AT TRYING TO REMEDY THE PROBLEM. HE WOULD LOOK AT THE LOTS IN THE 71 OR 100 AREA TO ELIMINATE A CHOKE AREA.

MR. MOULTON ASKED MR. RAINEY TO ADDRESS THE PONDS.

MR. RAINEY REPORTED THAT THE PONDS WOULD BE DRAINED AND ENGINEER FILLED. THE PONDS WILL BE IDENTIFIED ON THE NEXT SET OF PLANS AS TO THE EXACT LOCATION AND YOU WILL KNOW JUST WHAT LOTS TO BE CONCERNED WITH.

MR. HAYNES ASKED MR. RAINEY IF HE WOULD DO A PLAT NOTE ON THE SUBDIVISION PLAT THAT IS TO BE RECORDED WHICH INDICATES WHICH LOTS HAVE BEEN ENGINEERED FILLED.

MR. RAINEY RESPONDED TO MR. HAYNES BY STATING THAT THIS WOULD NOT BE A PROBLEM.

CHAIRMAN HOLT ADDRESSED SOME CONCERNS HE HAD WITH THIS DEVELOPMENT. CHAIRMAN HOLT STATED THE MAJOR CONCERN THAT HE IS HEARING FROM PEOPLE IN THIS AREA IS REGARDING THE TRAFFIC.

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CHAIRMAN HOLT STATED CONCERN FOR UPPER STATION CAMP CREEK ROAD. THERE IS A FORTY (40) FOOT RIGHT-OF-WAY THAT RUNS ON UPPER STATION CAMP CREEK ROAD. I HAVE MEASURED FROM THE CENTER OF THE PROPERTY DOWN TO LONG HOLLOW PIKE WHICH IS APPROXIMATELY 1.1 MILES. THAT INTERSECTION IS GOING TO BE IMPROVED, AS IT STANDS TODAY WE NINE (9) FEET FROM THE CENTER OF THE LINE ON EACH SIDE WHICH IS EIGHTEEN (18) FOOT OF PAVEMENT GOING DOWN THRU THERE. THE STATE AND COUNTY STANDARDS TODAY REQUIRE TWENTY-FOUR (24) FEET OF PAVEMENT, WHICH IS TWELVE (12) FEET FROM THE CENTER TO EACH SIDE. IN ADDITION, PER SCOTTY PARKER, ROAD SUPERINTENDENT, THERE IS ENOUGH ROOM TO DO THAT KIND OF WORK ON THAT ROAD. MR. PARKER PUT AN ESTIMATE TOGETHER ON WHAT IT WOULD TAKE TO UPGRADE UPPER STATION CAMP CREEK ROAD ONE (1) MILE TO LONG HOLLOW PIKE. CHAIRMAN HOLT STATED THAT MR. PARKER STATED IF HE DID THE WORK HIMSELF IT WOULD COST \$50,000.00 TO MAKE THOSE IMPROVEMENTS, IT WOULD COST A DEVELOPER TWICE THAT MUCH. THIS WOULD MEAN ANY WHERE BETWEEN \$75,000.00 TO \$100,000.00 TO MAKE THOSE IMPROVEMENTS. THE PROBLEM IS WHEN YOU BUILD 236 MORE HOUSES AND DOUBLE THE AMOUNT OF CARS AND CONSIDER THE ROAD DAMAGE THAT WILL OCCUR WITH THE SANITARY SEWERS BEING RUN UP THE ROAD. THERE NEEDS TO BE SOMETHING DONE TO IMPROVE THIS ROAD.

CHAIRMAN HOLT WANTED MR. RAINEY TO EXPLAIN THE RANGE SIZE OF THE HOUSES HE WOULD BE BUILDING, WHAT TYPE OF ENTRANCE THERE WILL BE. CHAIRMAN HOLT WOULD LIKE TO SEE SOME KIND OF FENCE AROUND THE EXISTING BARN. CHAIRMAN HOLT WANTS TO KNOW WHAT THE PLANS ARE FOR THE EXISTING BARN.

MR. RAINEY ASKED FOR MORE TIME TO THINK ABOUT WHAT THEIR PLANS WERE FOR THE BARN, AND TO PLAN OUT THE ENTRANCE. THESE ISSUES WILL BE ADDRESSED AT THE FINAL MASTER DEVELOPMENT PLAN.

THERE WAS DISCUSSION ABOUT IMPROVING UPPER STATION CAMP CREEK ROAD.

MOTION BY MR. HAYNES TO MOVE THIS ITEM TO THE END OF THE AGENDA TO ALLOW MR. RAINEY TO TALK TO THE DEVELOPER ABOUT FUNDING ROAD IMPROVEMENTS ON UPPER STATION CAMP CREEK ROAD, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

AFTER SPEAKING TO HIS CLIENT, MR. RAINEY STATED THAT HIS CLIENT WAS IN COMPLETE AGREEMENT THAT SOMETHING NEEDS TO BE DONE TO STATION CAMP CREEK ROAD. MR. RAINEY STATED HIS CLIENT (MR. HALCOMB) WAS AGREEMENT TO CONTRIBUTE \$50,000.00 FOR ROAD IMPROVEMENT ON UPPER STATION CAMP CREEK ROAD. MR. RAINEY STATED THEY DO NOT WANT TO START ON THE ROAD IMPROVEMENTS UNTIL THEY ARE THROUGH LAYING THE SEWER LINE, AND WOULD LIKE TO CONTRIBUTE 50 % (\$25,000.00) WITH THE SUBMITTAL OF THE FINAL PLAT OF PHASE 1, AND THE REMAINING 50% (\$25,000.00) WITH THE SUBMITTAL OF THE FINAL PLAT OF PHASE 2.

THERE WAS DISCUSSION.

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CHAIRMAN HOLT STATED HE WAS CONCERNED ABOUT GETTING THE WORK COMPLETED. CHAIRMAN HOLT SUGGESTED THAT MR. RAINEY'S CLIENT CONTRIBUTE \$75,000.00, AND HE WOULD ASK THE HIGHWAY DEPARTMENT TO ASSIST IN THIS ROAD WORK.

CHAIRMAN HOLT AND MR. RAINEY HAD A EXTENSIVE DISCUSSION ABOUT THE AMOUNT THE ROAD IMPROVEMENTS WOULD COST.

MR. RAINEY STATED HIS CLIENT WOULD COMMIT TO THIS BODY FOR \$50,000.00 CONTRIBUTION FOR THE ROAD IMPROVEMENTS WITH THE CAVEAT THAT THEY GET A COMMITMENT FROM THE ROAD SUPERINTENDENT.

MOTION BY MR. HAYNES TO MAKE A RECOMMENDATION TO THE COUNTY COMMISSION FOR REZONING AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL WITH THE FOLLOWING STIPULATIONS: THAT MR. RAINEY AND MR. HALCOMB MEET WITH THE HIGHWAY COMMISSION, AND APPROVAL FOR THE \$50,000.00 CONTRIBUTION FOR THE ROAD IMPROVEMENTS ON UPPER STATION CAMP CREEK ROAD, MUST PROVIDE ACCESS WITH EASEMENT ONLY, NOT BUILD THE ROAD THRU LOT # 119, AND LOT # 67, AND LOT #48, REGARDING THE FENCE, MR. JONES NEEDS TO LET MR. RAINEY KNOW IF HE WILL ACCEPT \$2,500.00 FOR THE FENCE AND OFF SET IT IN TWO WEEKS, IF NOT MR. RAINEY CAN GO AHEAD AND PUT IN THE OPAGUE BUFFER(WHICH MR. RAINEY INTENDED TO DO ALL THE TIME) BUT LEAVE THIS OPEN FOR MR. JONES TO DECIDE WHAT HE WANTS SINCE HE IS THE COMMON BORDER, AND THIS INCLUDES THE INTERCONNECTIVITY OF LOT # 70 AND LOT # 100 OR SOMEWHERE IN THE AREA FOR ACCESS, SECONDED BY MR. HENDRICKS. MOTION PASSED UNANIMOUSLY.

MR. HAYNES, AS WELL AS, CHAIRMAN HOLT THANKED MR. HALCOMB FOR HIS CONTRIBUTION FOR THE ROAD WAY IMPROVEMENTS.

2. CREEKSIDE AT STATION CAMP-PHASE 4A AND 4B-FINAL PLAT-(7TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY RAGAN-SMITH-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 65 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 23.66 ACRES, IS ON TAX MAP 124, PARCEL 42, AND IS ZONED LDR PUD.

MR. THOMPSON CAME FORWARD TO EXPLAIN THIS REQUEST.

MR. HAYNES QUESTIONED THE STAFF AS TO WHETHER THIS SHOULD BE APPROVED PRIOR TO THE TVA RIGHT-OF-WAY BEING RELINQUISHED.

MR. THOMPSON STATED THAT THIS RIGHT-OF-WAY IS IN THE SOUTHERN PORTION OF PHASE 4B.

THERE WAS DISCUSSION.

MR. HAYNES STATED THAT YOU CAN NOT BUILD IN A TVA RIGHT-OF-WAY.

JARED GRAY STATED THAT THIS IS A CUMBERLAND ELECTRIC EASEMENT. THERE WOULD NOT BE ANY CONSTRUCTION IN THIS AREA, THIS IS AN OPEN SPACE AREA. THE PROCESS TO RELINQUISH THIS IS CURRENTLY UNDER WAY.

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MR. COOPER STATED THAT THERE ARE THREE OPTIONS, NOT APPROVE THE PLAT, APPROVE THE PLAT AND IT NOT BE RECORDED UNTIL THIS EASEMENT IS RELINQUISHED, OR MODIFY THE PLAT SUCH THAT NO LOTS ARE INVOLVED WITH THIS EASEMENT.

MR. MOULTON POINTED OUT ON SHEET 5 OF 5 THE ONLY THING IN THE EASEMENT IS OPEN SPACE, UNDER POWER EASEMENTS YOU CAN BUILD ROADS, AND CAN HAVE OPEN SPACE.

MR. HAYNES STATED THAT THIS PLAT IS IN DIRECT CONFLICT WITH THE MASTER DEVELOPMENT PLAN, WHICH SHOWS THIS POWER LINE IN THE REAR OF THE PROPERTY.

THERE WAS DISCUSSION.

MOTION BY MR. HAYNES TO DEFER FOR 60 DAYS UNTIL THEY GET THIS CEMC EASEMENT RELINQUISHED, WITH SOME WRITTEN GUARANTEES FROM CEMC THAT THE FEES HAVE BEEN PAID, ETC., WHICH WOULD PUT THEM COMING BACK TO US AT THE END OF JULY, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY. (MR. HAYNES STATED THEY COULD BRING THIS BACK NEXT MONTH IF THEY GET THIS ACCOMPLISHED) MOTION PASSED UNANIMOUSLY.

3. THE PADDOCK-PRELIMINARY PLAT-PHASE 1-B-(4TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 61 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 29.01 ACRES, IS ON TAX MAP 124, PARCELS 6.08, 6.09, 7.00 AND 7.01, AND IS ZONED LDR PUD, MDR PUD, AND HDR PUD.

MR. RAINEY WAS PRESENT TO REPRESENT THIS REQUEST. MR. RAINEY WANTED TO DISCUSS AN ERROR HE HAD MADE IN HIS ORIGINAL SUBMITTAL. IF YOU LOOK AT YOUR PLAT ON KEENELAND DRIVE IT IS SHOWING A VALID ROAD ALL THE WAY BACK TO THE ROUND ABOUT. IT WAS THE INTENT OF THE DEVELOPER FOR ME TO STOP THIS AT THE FIRST ROAD, NOT BACK AT THE ROUND ABOUT. WHAT THE DEVELOPER WOULD LIKE FOR ME TO DO IS TO IS NOT TRY TO CHANGE THE RIGHT-OF-WAY BUT ELIMINATE THE MEDIAN IN PHASE 1B, AND I IMAGINE THAT I WILL COME BACK AND DO SOMETHING TO PHASE 1A AS WELL, AND LEAVE A RIGHT-OF-WAY IN CASE IN SOME FUTURE DATE IT NEEDS TO BE WIDENED. ANOTHER THING THAT WILL SHOW UP ON PHASE 1-C IS TO MAKE SURE I HAVE AT LEAST 60 FOOT OF RIGHT OF WAY AND A TIE IN WHICH IS WHAT THIS BODY APPROVED. WE WANT TO LEAVE ENOUGH RIGHT-OF-WAY IN THERE IF AT SOME POINT WE NEED A CONNECTOR WE WILL HAVE IT. THE ONLY THING I WANT TO DO IS ELIMINATE THE MEDIAN.

THERE WAS DISCUSSION.

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MR. MOULTON REPORTED THAT ON THE APPROVED MASTER DEVELOPMENT PLAN, IF YOU LOOK AT THE ROUND ABOUT AND TURN RIGHT AND HEAD OVER PHASE 1, THE STREET THAT GOES SOUTH IS A CONNECTOR STREET THAT GOES ALL THE WAY THROUGH AND ON THIS SUBMITTAL THEY HAVE MADE TWO CUL-DE-SACS AND THEY ARE NOT CARRYING THIS STREET ALL THE WAY THROUGH, WHICH IS A CHANGE THAT NEEDS TO BE ADDRESSED AS MINOR OR WHATEVER.

MR. RAINEY EXPLAINED TO MR. MOULTON THAT THE REASON THE CONNECTOR STREET IS NOW TWO CUL-DE-SACS IS BECAUSE THERE WAS A GULLEY THAT DID NOT SHOW UP ON THE TOPO THAT HE COULD NOT NEGOTIATE AND TWO LOTS WERE LOST BECAUSE OF THIS.

MR. MOULTON QUESTIONED MR. RAINEY THAT AS PART OF THIS SUBMITTAL YOU HAVE SHOWN THIS OPEN SPACE, PHASE 2, VERIFY WHAT THIS MEANS. ARE YOU TELLING THIS BODY THAT YOU ARE NOT DEVELOPING THIS OPEN SPACE UNTIL YOU GET TO PHASE 2?

MR. RAINEY ANSWERED MR. MOULTON'S QUESTION BY SAYING "THAT IS CORRECT".

MOTION BY MR. HAYNES FOR APPROVAL OF THIS MINOR CHANGE TO THE PRELIMINARY MASTER DEVELOPMENT PLAN ENTRANCE ,AS WELL AS, IN PHASE ONE THE CONNECTIVITY WHERE THEY LOST TWO LOTS, SECONDED BY MR. HENDRICKS. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

MR. MOULTON REPORTED THAT ON JUNE 26, 2007, WE HAVE ARRANGED TO HAVE THE RESIDENTIAL SPRINKLER DEMONSTRATION AT OUR WORK STUDY MEETING. YOU MAY INVITE ANYONE THAT IS NOT A PLANNING COMMISSIONER BUT UNDERSTAND THIS IS NOT A DEBATE OR DISCUSSION, THIS WILL BE A DEMONSTRATION ONLY.

MR. MOULTON ALSO STATED THAT HE AND MR. COOPER HAVE FALLEN BEHIND ON THE 4 HOURS PER YEAR REQUIRED IN-SERVICE FOR THE PLANNING COMMISSION MEMBERS. WE ARE LOOKING AT JULY 31, 2007, THIS SHOULD NOT INTERFERE WITH ANY MEETINGS. THIS SESSION WILL ALSO INCLUDE A DINNER. AT THIS TRAINING SESSION, WE WILL BE LOOKING AT OUR SUBDIVISION REGULATIONS AND OUR ZONING RESOLUTION FOR SOME NEW CONCEPTS FOR PROCESSES FOR APPROVAL AND DEALING WITH CONTRACTORS. MR. MOULTON WILL HAVE MORE DETAILS LATER.

CHAIRMAN HOLT ASKED MR. MOULTON WHEN THE NEW ZONING MAPS WILL BE AVAILABLE FOR VIEWING FOR THE PUBLIC.

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MR. MOULTON STATED THAT THERE ARE STILL HAVE SOME MINOR CORRECTIONS THAT WE ARE MAKING. WE HAVE RUN APPROXIMATELY ½ OF THE MAPS TODAY. THESE MAPS WILL BE SPREAD AROUND THE COUNTY FOR VIEWING, AND WE WILL RUN SOME SPOTS ON THE RADIO STATION.

MR. HAYNES REPORTED THAT THE CITY OF GALLATIN PASSED A POLICY THAT IF YOU GET CITY WATER OR SEWER FROM GALLATIN YOU MUST GO THROUGH THEM FOR PLANNING.

MEETING ADJOURNED AT 7:00 P.M.

