

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JUNE 26, 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
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD
BILL THOMPSON

MEMBERS ABSENT:

LUTHER BRATTON

OTHERS PRESENT:

RON COOPER, STATE PLANNER
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

MR. STRONG THANKED EVERYONE FOR THE WONDERFUL CARD AND GIFTS.

CHAIRMAN HOLT CALLED THE MEETING TO ORDER AND STATED THAT THERE WAS A LADY WHO WOULD LIKE TO SPEAK ON A SUBJECT THAT IS NOT ON THE AGENDA. HE EXPLAINED THAT IN ORDER FOR HER TO SPEAK WE SHOULD SUSPEND THE RULES.

MOTION BY MR. GROVE TO SUSPEND THE RULES, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

CHAIRMAN HOLT ALLOWED MS. WOODWARD THREE MINUTES TO SPEAK.

MS. EMILY WOODWARD, 152 TANASI SHORES DRIVE, CAME FORWARD TO SPEAK. MS. WOODWARD ASKED IF THIS BODY HAD JURISDICTION OVER A PRIVATE STREET BEING CHANGED. MS. WOODWARD ALSO ASKED THIS BODY IF THEY HAD JURISDICTION OVER A PLAT ALLOWING A STREET TO BE CHANGED WHICH THEN CHANGED THE SIZE AND DIMENSIONS OF A LOT.

MR. RON COOPER STATED THE ISSUE IS WHEN THERE BECOMES AN ALTERATION OF A LOT LINE, SOMEBODY HERE WOULD HAVE TO APPROVE THAT. MR. COOPER EXPLAINED THAT THE COUNTY PLANNER IS NOT PRESENT TONIGHT. MR. COOPER ASKED MS. WOODWARD TO LEAVE THE PLAT IN QUESTION SO HE COULD DISCUSS IT WITH THE COUNTY PLANNER, MR. MOULTON, AT A LATER DATE.

CHAIRMAN HOLT CLOSED THE PUBLIC HEARING.

➤ **MOTION FOR APPROVAL OF THE MAY MINUTES BY MR. GROVE, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

1. **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. JARED GRAY CAME FORWARD TO REPRESENT THIS REQUEST. MR. GRAY DISCUSSED THE E-MAIL HE RECEIVED FROM CUMBERLAND ELECTRIC WHICH READS AS FOLLOWS: "REGARDING THE CREEKSIDE 69 KV SUB-TRANSMISSION RE-LOCATION, CUMBERLAND ELECTRIC MEMBERSHIP CORPORATION (CEMC) HAS REVIEWED AND APPROVED THE LOCATION OF THE NEW EASEMENT AS SPECIFIED ON THE ATTACHED PLAT. CEMC HAS A COMPLETED DESIGN AND WILL BEGIN CONSTRUCTION ON THE 27TH OF AUGUST 2007, WITH COMPLETION EXPECTED TO BE THE 12TH OF OCTOBER 2007." (FYI: ALL THE PLANNING COMMISSIONER'S AND PLANNING STAFF RECEIVED A COPY OF THIS E-MAIL.)

MR. COOPER STATED THAT ALL STAFF COMMENTS HAD BEEN ADDRESSED.

THERE WAS DISCUSSION.

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

2. **ROLLING GREEN SUBDIVISION-SECTION III-PRELIMINARY/FINAL PLAT-(1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES-**THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 4 LOTS ON KEEN ROAD. SUBJECT PROPERTY CONTAINS 7.83+ ACRES, IS LOCATED ON TAX MAP 31, PARCEL 6.01, AND IS ZONED AGRICULTURAL.

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. COOPER STATED THAT WITH THE EXCEPTION OF OBTAINING ALL THE SIGNATURES EVERYTHING ELSE HAD BEEN ADDRESSED.

MR. HALL QUESTIONED THE TYPE OF HOMES THAT WOULD BE BUILT IN THIS SUBDIVISION.

MR. GRAVES RESPONDED TO MR. HALL BY SAYING THE HOMES WOULD BE ALL BRICK, 1,800 SQUARE FEET, WITH A TWO CAR GARAGE.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. THOMPSON, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

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3. **EMERALD COVE-FINAL MASTER DEVELOPMENT PLAN/SKETCH PLAT-(6TH COUNTY COMMISSION DISTRICT)-REPRESENTED BY STEVE BRIDGES**-THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN/SKETCH PLAT APPROVAL OF 28 LOTS ON/OFF CAGES BEND ROAD. SUBJECT PROPERTY IS ON TAX MAP 157, PARCEL 32.01, CONTAINS 12.73 ACRES, AND IS ZONED LDR PUD.

MR. STEVE BRIDGES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. COOPER STATED THAT THIS DEVELOPMENT WOULD REQUIRE TWO VARIANCES, 1) A VARIANCE TO ALLOW PRIVATE STREETS IN THIS LDR PUD, 2) A VARIANCE TO REMOVE REQUIREMENT FOR A 25 FOOT LANDSCAPE BUFFER ALONG THE CORP PROPERTY.

MR. HAYNES SUGGESTED TO MR. BRIDGES THAT HE ALIGN THE ENTRANCE OF THE DEVELOPMENT WITH DILLON DRIVE (WHICH IS ACROSS THE STREET FROM THIS DEVELOPMENT).

MR. BRIDGES RESPONDED TO MR. HAYNES THAT THIS ALIGNMENT WOULD NOT BE A PROBLEM.

THERE WAS DISCUSSION.

MR. HAYNES QUESTIONED MR. COOPER AS TO WHY THERE WAS NO NEW LANGUAGE REGARDING THE TWO VARIANCES MENTIONED EARLIER.

MR. COOPER ACKNOWLEDGED MR. HAYNES QUESTION AND SAID HE WOULD ADDRESS THESE VARIANCES DURING THEIR JULY TRAINING SESSION.

MOTION BY MR. HAYNES FOR APPROVAL WITH STAFF RECOMMENDATION IN OMITTING THE LANDSCAPE BUFFER REQUIREMENT ALONG THE CORP OF ENGINEER PROPERTY, TO ALIGN THE ENTRANCE TO THIS DEVELOPMENT WITH DILLON DRIVE ACROSS THE STREET, AND TO ALLOW A VARIANCE FOR PRIVATE STREETS IN THIS LDR PUD, SECONDED BY THOMPSON. MOTION PASSED.

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

1 ABSTENTION-HALL

4. **SUNSET ACRES, PHASE TWO, PRELIMINARY PLAT-(1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY TOM DARNALL**-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 19 LOTS OFF DOBBINS PIKE. SUBJECT PROPERTY CONTAINS 21.276 ACRES, IS ON TAX MAP 50, PARCEL 4.

THIS WAS DEFERRED BY THE SURVEYOR, THEREFORE NO ACTION WAS TAKEN.

OTHER BUSINESS:

FOR DISCUSSION ONLY: REPRESENTED BY BRUCE RAINEY-THE MARY LOUISE DIXON ESTATE AKA "THE SUMMIT" LOCATED ON 475 UPPER STATION CAMP CREEK ROAD, GALLATIN, TENNESSEE. SUBJECT PROPERTY CONTAINS 115.29 ACRES, WITH 236 LOTS, IS ON TAX MAP 115, PARCEL 44, AND IS ZONED RIA.

MR. RAINEY CAME FORWARD TO ADDRESS THIS BODY. MR. RAINEY EXPLAINED THAT THE MOTION OF THE MAY 22, 2007 PLANNING COMMISSION MEETING WAS THAT HE AND MR. HALCOMB WOULD MEET WITH THE HIGHWAY DEPARTMENT CONCERNING THE PROCESS WITH WHICH HE COULD PAY THEM SOME MONEY FOR IMPROVEMENT OF UPPER STATION CAMP CREEK ROAD. MR. RAINEY STATED THAT HE WAS UNABLE TO WORK IT OUT WITH THE HIGHWAY DEPARTMENT.

MR. RAINEY STATED THAT HE AND HIS CLIENT DO FEEL THAT THIS ROAD DOES NEED UPGRADING, BUT THEY DO NOT FEEL THAT WE, AS A SMALL DEVELOPMENT, CAN DO ALL THE ROAD IMPROVEMENTS THAT ARE REQUIRED ON THE ROAD. MR. RAINEY STATED THAT WHAT THEY ARE PROPOSING IS THAT THE SUMMIT HAS 236 LOTS AND WILL BE DEVELOPED IN APPROXIMATELY 6 SECTIONS WITH APPROXIMATELY 40 LOTS IN EACH SECTION. WE WILL OFFER TRAFFIC IMPROVEMENT MONEY TO THE TUNE OF ABOUT \$500.00 PER LOT TO BE PAID WITH SECTION 1, 2, AND 3, \$500.00 PER LOT AT THE TIME WE SUBMIT THE FINAL PLAT FOR EACH OF THESE THREE SECTIONS, WHICH WOULD BE HALFWAY THROUGH THE PROJECT. AT PHASE FOUR WE WOULD OFFER TO PAY THE REMAINING BALANCE OF APPROXIMATELY \$ 60,000.00. WE WILL PAY THE BALANCE AND WE WILL SUGGEST THESE MONIES BE PUT INTO A CAPITAL IMPROVEMENT FUND FOR ROADWAYS. THEN WHEN YOU HAVE OTHER DEVELOPMENTS COME IN THEY WOULD DO LIKewise AND THE COUNTY WOULD HAVE SOME HELP IN IMPROVING STATION CAMP CREEK ROAD. STATION CAMP CREEK ROAD IS ON THE MAJOR THOROUGHFARE PLAN AND IS A COLLECTOR ROAD. THERE ARE OTHER ISSUES THAT THE COUNTY WILL NEED TO ADDRESS SUCH AS THE UTILITIES LOCATED TOO CLOSE TO THE ROADWAY, 10 FEET OFF THE EDGE OF THE ROAD IT IS LINED WITH POWER/TELEPHONE POLES, AND ON THE OTHER SIDE THERE IS UNDERGROUND TELEPHONE LINES. THE BIGGEST PROBLEM IS PRIVATE MAILBOXES RIGHT ON THE EDGE OF THE ROAD.

MR. RAINEY TOOK AN APPROXIMATE NUMBER THAT CENTEX AND THE PADDOCK WERE PAYING TO IMPROVE LONG HOLLOW PIKE DIVIDED BY THEIR NUMBER OF LOTS THAT THEY ARE DEVELOPING AND CAME UP WITH ABOUT \$500.00. MR. RAINEY STATED THAT WHAT HE WILL PROPOSE, IN LIGHT OF NOT WORKING OUT AN ARRANGEMENT WITH THE HIGHWAY DEPARTMENT, WE WOULD HELP THE COUNTY FOOT THE BILL FOR THE ROAD IMPROVEMENTS.

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MR. COOPER STATED THAT MR. RAINEY HAS MADE A REASONABLE APPROACH TO THE ROAD IMPROVEMENT, YOU (PLANNING COMMISSION) COULD ARGUE ABOUT THE AMOUNT OF MONEY PROPOSED.

CHAIRMAN HOLT STATED HE THINKS WHAT THEY HAVE PROPOSED IS ADMIRABLE, BUT QUESTIONED WHETHER THIS MONEY WOULD BE EARMARKED FOR ROAD IMPROVEMENTS.

MR. HALL STATED THAT WE NEED TO HAVE A COUPLE OF WORK STUDIES ON THIS PROPOSAL IN DETAIL BECAUSE WE WOULD BE SETTING A PRECEDENT.

CHAIRMAN HOLT READ THE LETTER HE RECEIVED FROM SCOTTY PARKER, ROAD SUPERINTENDENT, "I AM RECOMMENDING AND REQUESTING THAT UPPER STATION CAMP CREEK ROAD (FROM HWY 174 TO THE NEW DEVELOPMENT KNOWN AS SUMMIT SUBDIVISION) BE MADE TO HAVE A TWENTY FOUR FOOT (24') WIDE RIDING SURFACE WITH A TWO FOOT (2') SHOULDER ON EITHER SIDE. THIS PORTION OF UPPER STATION CAMP CREEK ROAD WILL BECOME A COLLECTOR ROAD FOR SUMMIT SUBDIVISION AND THE REAR SECTION OF PADDOCK SUBDIVISION, THEREFORE REQUIRING IT TO BE WIDER. I APPRECIATE YOUR ASSISTANCE WITH THIS MATTER AND IF YOU NEED ANY ADDITIONAL INFORMATION DON'T HESITATE TO CONTACT ME."

THERE WAS EXTENSIVE DISCUSSION.

CHAIRMAN HOLT STATED THAT WE MAY WANT TO MAKE A MOTION TO SEND THIS BACK TO OUR LEGISLATIVE COMMITTEE WITH EITHER A BLESSING OR A FOOT NOTE.

MR. RAINEY STATED THAT HE WAS ASKING FOR ACTION TONIGHT.

CHAIRMAN HOLT TOLD MR. RAINEY THAT HE WAS GOING BACK TO LEGISLATIVE REGARDLESS.

MR. RAINEY EXPLAINED THAT THERE WAS NO REASON FOR HIM TO GO BEFORE THE LEGISLATIVE BODY IF HE DID NOT HAVE SOMETHING ACCEPTABLE TO GO BEFORE THE COUNTY COMMISSION WITH FOR A REZONING APPROVAL.

MOTION BY MR. HAYNES TO ACCEPT THIS OFFER AS PRESENTED BY THE PRESENTER BEING \$500.00 PER LOT TO BE PAID PRIOR TO THE RECORDING OF THE FINAL PLAT, ON 40 LOTS PER SECTION ON THE FIRST FOUR SECTIONS, TO BE PAID IN FULL AFTER THE FOURTH SECTION, AND THIS NEEDS TO BE FORWARDED ON TO THE LEGISLATIVE COMMITTEE AND THE HIGHWAY COMMITTEE, AND THIS PROPOSAL NEEDS TO BE A WRITTEN FORM FROM MR. RAINEY BEFORE IT GOES TO THE LEGISLATIVE COMMITTEE, SECONDED BY MR. HENDRICKS. MOTION PASSED.

**12 AYES: HAYNES, GROVE, BORDERS, STRONG, RAY, HIXSON, TEMPLETON, WILLIAMS, FENNELL, HENDRICKS, BOYD AND THOMPSON
1-ABSTAIN: HALL**

MEETING ADJOURNED AT 6:45 P.M.

