

**SUMNER COUNTY PLANNING COMMISSION
MEETING MINUTES
JULY 24, 2007
5:00 P. M.**

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

MEMBERS PRESENT:

RAGAN HALL, VICE-CHAIRMAN
TOM GROVE
CORDELL BORDERS
BILL THOMPSON
CECIL RAY
ROY HIXSON
CYNTHIA HALL TEMPLETON
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD

MEMBERS ABSENT:

ANTHONY HOLT, CHAIRMAN
LUTHER BRATTON
CHARLES HAYNES
LEON STRONG

OTHERS PRESENT:

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

VICE CHAIRMAN HALL CALLED THE MEETING TO ORDER DUE TO THE ABSENCE OF CHAIRMAN HOLT.

MR. MOULTON INTRODUCED THE NEW COUNTY ENGINEER, NICK STRONG.

MOTION TO APPROVE THE JUNE MINUTES BY MR. GROVE AND SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

1. **PUBLIC HEARING-REZONING-REPRESENTED BY BRUCE RAINEY-(11TH COUNTY COMMISSION DISTRICT) -MRS. OSWALD HACKETT WAS REQUESTING TO HAVE THE PROPERTY “CYPRESS DEVELOPMENT AKA THE FALLS” LOCATED ON 795 NEW SHACKLE ISLAND ROAD, HENDERSONVILLE, TN, REZONED FROM RESIDENTIAL A TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. SUBJECT PROPERTY CONTAINS 72.79 ACRES, CONTAINS 160 LOTS, IS ON TAX MAP 138, PARCEL 47, AND IS ZONED RA. THIS IS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON JULY 11, 2007. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.**

VICE-CHAIRMAN HALL STATED THAT THERE HAD BEEN SOME CHANGES TO THIS DEVELOPMENT AND THEN TURNED THE MEETING OVER TO MR. RAINEY.

MR. RAINEY CAME FORWARD TO MAKE HIS PRESENTATION. MR. RAINEY STATED THAT HE HAD MADE SEVERAL CHANGES TO THIS PLAT BECAUSE OF SOME OF THE CONCERNS OF THE ADJOINING PROPERTY OWNERS. MR. RAINEY OUTLINED THE CHANGES THAT HE HAD MADE ON THE PLAT. THERE IS NO LOT THAT IS 9,000 SQUARE FEET; ALL THE LOTS ARE LARGER THAN THE MINIMUM LOT SIZE THAT IS REQUIRED. THE BUFFERS HAVE BEEN INCREASED AROUND THE PERIMETER OF THE PROPERTY. THIS DEVELOPMENT WILL BE AN ALL BRICK OR STONE DEVELOPMENT, THE ONLY VINYL SIDING WILL BE ON THE EAVES, SOFFITS, GABLES, ETC. THE SMALLEST HOME WILL BE 2,100 SQUARE FEET WHICH WILL BE ON THE MANOR LOTS, WHICH ARE THE INTERIOR LOTS. THE LARGER LOTS, WHICH WILL BE CALLED THE ESTATE LOTS, WHICH WILL HAVE HOMES THAT WILL BE 2,600 SQUARE FEET. THERE WILL BE NO DRIVEWAYS THAT WILL ACCESS ONTO NEW SHACKLE ISLAND ROAD, EXCEPT FOR THE MAIN ENTRANCE OFF NEW SHACKLE ISLAND ROAD. MR. RAINEY STATED THAT THE WATER RUN-OFF WILL NOT IMPACT THE NEIGHBORS ANY MORE AFTER THIS SUBDIVISION IS DEVELOPED THAN IT DOES TODAY. MR. RAINEY STATED THAT THE BUFFER AROUND THE PERIMETER WILL BE SUPPLEMENTED WITH PINES OR EVERGREENS. THIS PROJECT IS IN KEEPING WITH THE ISLAND BROOK SUBDIVISION. MR. RAINEY STATED THAT HE ALSO ADDED A SWIMMING POOL AND PLAYGROUND AREA.

MR. RAINEY STATED IT IS NOT SURPRISING THAT THE CITY OF HENDERSONVILLE WANTS TO ANNEX THIS PROPERTY. MR. RAINEY STATED THAT HIS CLIENT IS NOT IN FAVOR OF HAVING THIS PROPERTY ANNEXED AND WILL PROBABLY CONTEST THIS ANNEXATION.

MR. MOULTON STATED THAT MR. RAINEY DID NOT SHOW ANY STREET TREE PLANTINGS AND THE TYPICAL HALF SECTIONS. YOU WILL REMEMBER THAT THE ROAD SUPERINTENDENT HAS ASKED THAT ANY STREET TREE PLANTINGS BE PLACED BEHIND THE SIDEWALKS. MR. MOULTON POINTED OUT THE RULE THAT NO MORE THAN 25% OF THE LOTS IN THIS DEVELOPMENT CAN GO DOWN TO THE MINIMUM 9,000 SQUARE FEET. THERE ARE NO CHARTS AVAILABLE OF THE LOT SIZES WHICH SHOULD BE REFLECTED ON THIS PLAT. THE TOPO NEEDS TO BE SHOWN, WE NEED TO SEE WHAT THE ELEVATIONS ARE AND TO SEE IF THERE ARE ANY LOTS IN THIS AREA THAT ARE GOING TO EXCEED 20% SLOPE. THERE ALSO NEEDS TO BE A LANDSCAPE PLAN SUBMITTED. MR. MOULTON STATED THAT HE UNDERSTANDS THAT THE ELIZERS DO NOT WANT A TEMPORARY CUL-DE-SAC OR A FIFTY (50) FOOT RIGHT-OF-WAY LEADING INTO TO THEIR PROPERTY, BUT I AM STILL MAKING THAT RECOMMENDATION. MR. MOULTON STATED THAT HE ALSO FEELS THIS FIFTY (50) FOOT RIGHT-OF-WAY WOULD BE IMPORTANT SINCE THERE IS JUST ONE INGRESS/EGRESS AT SHACKLE ISLAND ROAD. MR. MOULTON STATED THAT MR. RAINEY SHOULD REFLECT IN THE PRODUCT BOOK WHICH HOUSE REPRESENTS WHICH LOT. MR. RAINEY ASKED IF LOT 1, WHICH IS THE LARGEST LOT, IS IN FACT, INCLUDED IN THIS REZONING.

MR. RAINEY REPLIED TO MR. MOULTON THAT THEY ARE IN FACT ASKING FOR THIS PARTICULAR LOT (LOT 1) TO BE INCLUDED IN THE REZONING.

MR. MOULTON ALSO ASKED WHAT THE PLANS WERE FOR PHASING THIS PROJECT AND WOULD LIKE TO KNOW WHAT THE PROPOSED BUILD OUT SCHEDULE IS.

MR. RAINEY STATED THAT THE HOMEOWNERS ASSOCIATION DOCUMENT IS THE SAME FOR THIS DEVELOPMENT, AS WELL AS, FOR THE PADDOCK DEVELOPMENT. THE ONLY CHANGES IN THE HOMEOWNERS ASSOCIATION DOCUMENT ARE THE HOME SIZES AND THE NAME, THE REST OF IT IS BASICALLY THE SAME.

MR. MOULTON EXPLAINED THAT WHAT MR. RAINEY IS SAYING IS THAT THERE WILL BE ARCHITECTURAL REVIEW ON THIS PROJECT THROUGH THE HOMEOWNERS ASSOCIATION DOCUMENT.

MR. RAINEY EXPLAINED AGAIN THAT THERE IS NO LOT THAT IS AS SMALL AS 9,000 SQUARE FEET; THE SMALLEST SIZE LOTS CONTAIN 9,200 SQUARE FEET. MR. RAINEY STATED THAT THERE IS ONE AREA OF CONCERN WHICH IS THE SLOPES ON LOTS 25-32. HE EXPLAINED THAT HE MAY TURN THE ROAD AND CREATE MORE OPEN SPACE AT LOTS 25-32.

MR. RAINEY EXPLAINED THAT THIS DEVELOPMENT WILL BE DONE IN TWO PHASES BECAUSE OF THE DRAINAGE. MR. RAINEY STATED THAT THERE WILL BE TWO PUMPING STATIONS. MR. RAINEY STATED THE BUILD OUT WILL TAKE APPROXIMATELY SIX YEARS. MR. RAINEY STATED THAT THEY ARE AWARE THAT THEY NEED TURN LANES FOR SAFETY REQUIREMENTS; THIS IS BASICALLY FOR ANY DEVELOPMENT THAT CONTAINS OVER 50 LOTS.

MR. MOULTON ASKED MR. RAINEY IF IT WOULD BE POSSIBLE TO MOVE THE PROPOSED ENTRANCE TO THE FALLS FURTHER SOUTH AWAY FROM THE ISLAND BROOK ENTRANCE.

MR. RAINEY STATED THAT THEY POSSIBLY COULD MOVE THE PROPOSED ENTRANCE FURTHER SOUTH AND WILL DISCUSS THIS WITH THE STATE.

VICE-CHAIRMAN HALL OPENED THE FLOOR FOR THE PUBLIC HEARING.

PAUL GOODE, COUNTY COMMISSIONER 10TH DISTRICT, CAME FORWARD TO SPEAK. MR. GOODE STATED THAT HE HAS RECEIVED NUMEROUS TELEPHONE CALLS REGARDING THIS REZONING SUCH AS TRAFFIC ISSUES, NEW SHACKLE ISLAND ROAD CONDITIONS, ETC. MR. GOODE STATED THAT HE WAS NOT AGAINST THIS DEVELOPMENT.

JERRY STONE, COUNTY COMMISSIONER 11TH DISTRICT, STATED THE ITEMS THAT HE WAS CONCERNED ABOUT HAVE BEEN ADDRESSED.

JERRY HACKETT, SON OF ROBERTA HACKETT, CAME FORWARD TO ADDRESS THIS BODY TO SPEAK FOR HIS FAMILY AND HIMSELF. HE APPRECIATED THE CHANGES MR. RAINEY HAS MADE TO THIS DEVELOPMENT. MR. HACKETT EXPLAINED SOME OF THE HISTORY BEHIND THIS PROPERTY.

MR. HACKETT STATED THAT HE AND HIS FAMILY WANT THIS DEVELOPMENT TO BE SOMETHING THEY ARE PROUD OF. MR. HACKETT STATED THAT HE WOULD LIKE THE MINUTES TO STATE TWO THINGS: 1) THAT ROBERTA HACKETT AND HER FAMILY SUPPORT THIS REZONING, LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT, 2.2 HOUSES PER ACRE, 2) SHOW THAT THEY DO NOT SUPPORT THE MASTER DEVELOPMENT PLAN SUBMITTED AT THE PLANNING COMMISSION OFFICE ON JULY 17, 2007. WE HAVE NOT HAD AN OPPORTUNITY TO REVIEW THE REVISED MASTER DEVELOPMENT PLAN. MR. TAYLOR AND MR. SKAGGS BROUGHT THIS PLAT TO HIS MOTHERS HOME FOR THEIR REVIEW FOR THE FIRST TIME. THEY WERE NOT EVEN AWARE THAT THIS PLAT WAS AVAILABLE FOR REVIEW. MR. HACKETT STATED THAT THEY DID NOT WANT LOT 1, WHICH IS HIS MOTHER'S HOME, APPROXIMATELY 2.3 ACRES TO BE INCLUDED IN THE REZONING. WE DO NOT WANT THIS PARCEL TO BE REZONED. MR. HACKETT STATED THAT THEY WERE EXPECTING THESE LOTS TO BE ABOUT 1/3 OF AN ACRE; THEREFORE WE ARE NOT SATISFIED WITH THE SMALL LOTS THAT ARE PROPOSED. WE WOULD LIKE TO SEE THE LOTS COMPARABLE TO THOSE LOTS LOCATED IN ISLAND BROOK.

MR. HACKETT QUESTIONED WHAT THEY WERE GOING TO DO WITH THE EXISTING BARN AND SPRING HOUSE. MR. HACKETT ASKED THE PLANNING COMMISSION TO DEFER THIS BACK TO THE DEVELOPER TO ADDRESS ANY CONDITIONS THAT THE ADJOINING RESIDENTS HAVE AND TO MAKE SURE THAT THEY HAVE A DEVELOPMENT THEY WOULD BE PROUD OF.

BILL TAYLOR, 200 OAK HILL ROAD, CAME FORWARD TO SPEAK. HE STATED HE WAS SPEAKING TONIGHT TO PROTECT THE VALUE OF THE PROPERTY OWNERS AND NOT TO ALTER THE LIFESTYLE OF THE RESIDENTS THAT LIVE THERE AT THIS TIME. MR. TAYLOR STATED THAT THE HACKETT'S HAVE BEEN MISLEAD REGARDING THIS DEVELOPMENT, STATING THIS PROPOSED DEVELOPMENT IS NOT WHAT THE HACKETT'S HAD ENVISIONED. MR. TAYLOR SPOKE ABOUT A WET WEATHER CREEK WHERE LOT 29 AND LOT 32 ARE LOCATED. MR. TAYLOR PASSED OUT AN AERIAL VIEW OF 12 SUBDIVISIONS IN THE VICINITY WHICH CONTAINING APPROXIMATELY 2,763 LOTS WILL RESULT IN AN INCREASE IN TRAFFIC. MR. TAYLOR STATED THAT THIS DEVELOPMENT NEEDS LOWER DENSITY, AND MAKE SURE OUR PROPERTY VALUES AND LIFESTYLES ARE NOT AFFECTED.

WILMA JEAN ELIZER, 779 NEW SHACKLE ISLAND, STATED THAT SHE FELT THE ADJOINING HOMES ARE BEING DESTROYED NOT BY A TORNADO OR A FIRE BUT BY A SUBDIVISION AND BY A DEVELOPER THAT DOES NOT LIVE IN THIS AREA. SHE STATED SHE WAS NOT IN FAVOR OF THE DEVELOPMENT, AFRAID SHE WOULD LOSE HER WELL, AND WITH ALL THE EXTRA TRAFFIC SHE WILL NEVER GET OUR OF HER DRIVEWAY.

SARAH EZELL, 787 NEW SHACKLE ISLAND ROAD, CAME FORWARD TO STATE HER CONCERNS ABOUT WATER RUN OFF, BLASTING, BUFFERING, LOT SIZE, SIZE OF HOMES, AND WATER BEING PROVIDED FOR THE PONDS AND STREAMS. MS. EZELL AS WELL AS HER MOTHER AND BROTHER OWN ADJOINING PROPERTIES TO THIS DEVELOPMENT. MS. EZELL STATED CONCERNS THAT AFTER THIS DEVELOPMENT IS COMPLETE THAT THERE WILL BE AN EXCESSIVE AMOUNT OF WATER RUN OFF, AND SHE WANTED TO KNOW HOW THE DEVELOPER WILL ADDRESS THIS PROBLEM AND STOP IT BEFORE DESTROYING THEIR PROPERTY.

MS. EZELL STATED THAT SHE WANTS ASSURANCE THAT THERE WILL BE NO BLASTING AND IF BLASTING DOES OCCUR, WILL THERE BE INSURANCE IN PLACE TO COVER DAMAGES TO HER HOME AND PROPERTY ? MS. EZELL ALSO EXPRESSED CONCERN BECAUSE HER BROTHER'S HOME IS SERVICED BY A WELL, SHOULD ANY ACTION BY THE DEVELOPER CAUSE THIS WELL TO GO LOW SHE WANTS ASSURANCE THAT HE WILL BE PROVIDED WITH WHITE HOUSE UTILITY WATER SERVICE AT NO INSTALLATION COST TO HIM. MY MOTHER AND BROTHER, AS WELL AS, MYSELF ARE ON SEPTIC SYSTEMS WHICH MAY ALSO BE EFFECTED BY THIS DEVELOPMENT. WE WANT ASSURANCE THAT THERE WILL BE SEWER LINES AVAILABLE AND EASEMENTS IN PLACE TO TAKE CARE OF OUR HOMES. WE REQUEST THAT THE OPEN SPACE BE BUFFERED BETWEEN OUR HOMES AND THIS DEVELOPMENT, THIS SHOULD BE IN ADDITION TO THE SETBACKS PROVIDED UNDER THE ZONING ORDINANCE. DUE TO HEALTH REASONS, I REQUEST THAT THERE BE NO PINES OR CEDAR TREES PLANTED NEAR MY HOME. SHE ALSO REQUESTED THAT THE PROPOSED PUMPING STATIONS BE LOCATED AS FAR AS POSSIBLE FROM THEIR PROPERTY, BECAUSE OF THE NOISE, ODOR, ETC. WE ALSO REQUEST THAT THE SMALLER LOTS THAT ARE ADJOINING OUR PROPERTY BE AMENDED AND LOT SIZES BE INCREASED TO AT LEAST 13,000 TO 14,000 SQUARE FOOT LOTS. MS. EZELL ALSO REQUESTED ASSURANCE THAT THE EXISTING STREAMS WILL NOT BE IMPACTED BY THIS DEVELOPMENT BECAUSE THIS WOULD HAVE AN IMPACT ON THE WATER PROVIDED FOR THEIR LIVE STOCK WHICH WOULD PLACE A HUGE FINANCIAL BURDEN ON HER FAMILY. MS. EZELL EXPRESSED CONCERN FOR INCREASED TRAFFIC AND INCREASED BURDEN ON THEIR SCHOOLS BECAUSE OF THIS DEVELOPMENT.

VICE-CHAIRMAN HALL CLOSED THE PUBLIC HEARING.

A GENTLEMAN FROM THE AUDIENCE THAT DID NOT SIGN THE LIST STATED THAT MORE PEOPLE WISHED TO SPEAK.

VICE-CHAIRMAN HALL ASKED IF THIS BODY WOULD LIKE TO VOTE TO SUSPEND THE RULES TO ALLOW MORE CITIZENS TO SPEAK.

MOTION BY MR. FENNEL TO ALLOW THEM TO SPEAK FOR NO MORE THAN THREE (3) MINUTES EACH, SECONDED BY MR. HIXSON. MOTION PASSED UNANIMOUSLY.

JOHN BATES CAME FORWARD TO ADDRESS THIS BODY. MR. BATES STATED SOMETIMES HE HAS TO WAIT FIVE (5) MINUTES TO PULL OUT OF HIS DRIVEWAY ONTO THE ROAD. MR. BATES STATED HE WAS CONCERNED FOR THE INCREASED TRAFFIC AND FOR THE RESPECT FOR THE HACKETTS. THIS IS WHY HE WOULD ASK THIS BODY TO TURN THIS REQUEST DOWN.

GENE RHODES CAME FORWARD TO SAY THAT THIS DEVELOPMENT IS NOT A GOOD IDEA BECAUSE OF THE HOMES IN THIS AREA THAT HAVE BEEN FOR SALE FOR A WHILE AND STILL HAVE NOT SOLD. MR. RHODES ALSO EXPRESSED HIS CONCERN FOR INCREASED TRAFFIC.

VICE-CHAIRMAN HALL CLOSED THE PUBLIC HEARING.

MR. GROVE ASKED MR. RAINEY HOW MANY ACRES OF THIS PROPERTY IS OPEN SPACE.

MR. RAINEY REPLIED TO MR. GROVE STATING THAT 1/3 OF THE PROPERTY IS OPEN SPACE.

MR. GROVE ASKED MR. RAINEY WHO IS GOING TO PICK UP THE TAXES ON THIS DEVELOPMENT.

MR. RAINEY REPLIED TO MR. GROVE THAT THE HOME OWNERS ASSOCIATION WILL PICK UP THE TAXES ON THIS DEVELOPMENT. WHAT WILL HAPPEN IS WHEN THE FIRST LOT IS SOLD; THE ASSOCIATION WILL BE CREATED, UNTIL THAT TIME THAT DEVELOPER PICKS UP THE TAXES.

MR. GROVE ASKED MR. RAINEY WHAT THE WIDTH IS SUPPOSE TO BE FOR NEW SHACKLE ISLAND ROAD.

MR. RAINEY STATED ACCORDING TO THE PLANS THIS WILL BE A FOUR (4) LANE ROAD AT SOME POINT IN TIME AND IS ON OUR MAJOR THOROUGHFARE PLAN AS A MAJOR COLLECTOR ROAD.

MR. FENNEL ASKED MR. RAINEY IF CYPRESS DEVELOPMENT WAS AWARE OF THE CHANGES THE PEOPLE WOULD LIKE TO HAVE MADE.

MR. RAINEY RESPONDED TO MR. FENNEL BY SAYING THAT HE HAS MADE MOST OF THE CHANGES PEOPLE HAVE BEEN REQUESTING.

MR. RAINEY STATED THAT THE HOMES IN THIS DEVELOPMENT WILL START IN THE \$250,000.00 TO 400,000.00 OR \$500,000.00 RANGE. MR. RAINEY STATED THAT HE HAS LEFT OPEN SPACE ADJACENT TO WHERE THERE ARE EXISTING HOMES AROUND THIS DEVELOPMENT.

VICE-CHAIRMAN HALL ASKED MR. RAINEY WHAT THE DEVELOPER THOUGHT ABOUT HENDERSONVILLE ANNEXING THIS PROPERTY.

MR. RAINEY STATED THAT HE HAS ALERTED THE DEVELOPER THAT THE CITY OF HENDERSONVILLE WANTED TO ANNEX THIS PROPERTY AND THEY SAID THAT THEY WOULD CONTEST THIS ANNEXATION.

MR. MOULTON STATED THAT THE PUBLIC HAD QUESTIONS ABOUT WATER RUN-OFF, DETENTION, AND PROTECTION OF THE STREAM. MR. MOULTON STATED THAT THIS PROJECT HAS NOT BEEN ENGINEERED AT THIS POINT AND, SHOULD THIS PROJECT MAKE ITS WAY THROUGH THE APPROVAL PROCESS, THEY WILL BE REQUIRED TO SUBMIT DRAINAGE PLANS AND GET A PERMIT FROM TDEC ABOUT HOW THEY WILL HANDLE THE WATER RUN OFF. OUR COUNTY ENGINEER WILL BE VERIFYING THE CALCULATIONS FOR SURE. MR. MOULTON EXPLAINED THAT MR. RAINEY AND THE DEVELOPER WILL BE REQUIRED TO SHOW THAT THE POST DEVELOPMENT RUN-OFF WOULD NOT EXCEED PRE-DEVELOPMENT RUN OFF. THE STREAM WILL BE PROTECTED, TDEC WILL SEE TO THAT. THERE WILL BE A WATER CONTROL PLAN SUBMITTED AND APPROVED BY THE STATE. THIS SAME PLAN WILL THEN BE SUBMITTED TO THE COUNTY FOR REVIEW. MR. MOULTON STATED THAT NEW SHACKLE ISLAND ROAD WILL BE IMPROVED IN THE FUTURE. ROAD IMPROVEMENTS ARE A LONG TERM PROCESS.

MR. MOULTON STATED THAT ONE OF THE CONCERNS OF THE ELIZERS IS THE SMALL LOTS THAT BACK UP TO THEIR PROPERTIES. MR. MOULTON ASKED MR. RAINEY IF IT WAS POSSIBLE THAT THEY PUT SOME OF THE LARGER LOTS ON THE OUTSIDE PERIMETER AND GO INTERIOR WITH SOME OF THE SMALLER LOTS.

MR. RAINEY STATED THAT HE WOULD GET WITH THE DEVELOPER ON THIS SUGGESTION OF PUTTING THE LARGER LOTS ON THE OUTSIDE PERIMETER. MR. RAINEY STATED THAT HE DID DECREASE THE NUMBER OF LOTS THAT ADJOIN THE ELIZER'S. MR. RAINEY STATED THAT IF THE SELLER IS NOT HAPPY WITH THE BUYERS PLAN, THE SELLER IS NOT OBLIGATED TO SIGN THE DEED. MR. RAINEY RECOMMENDED TO THE SELLER THAT THEY HIRE AN ATTORNEY TO ADDRESS THEIR CONCERNS AND CONDITIONS.

THERE WAS MAJOR DISCUSSION.

MR. MOULTON POINTED OUT THAT THIS BODY IS NOT IN ANY POSITION TO MAKE ANY DECISIONS ON THE AGREEMENT BETWEEN THE SELLER AND THE BUYER. MR. MOULTON STATED THEY THE HACKETT'S DO NOT WANT THEIR MOTHER'S PROPERTY INCLUDED IN THE REZONING, THEREFORE, AT THIS TIME STAFF RECOMMENDS THAT THIS PROJECT BE DEFERRED FOR THIRTY DAYS.

MOTION BY MR. FENNELL TO DEFER FOR 30 DAYS AND SECONDED BY MR. WILLIAMS. MOTION PASSED.

**10 AYES - FENNELL, WILLIAMS, BORDERS, GROVE, BOYD, HIXSON, RAY, HENDRICKS, TEMPLETON AND THOMPSON
1-ABSTENTION-HALL**

2. **RICHARD T. RUSSELL, III--PRELIMINARY AND FINAL PLAT-REPRESENTED BY RICHARD GRAVES-(2ND COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 5 LOTS ON COKER FORD ROAD AND MILL ROAD. SUBJECT PROPERTY CONTAINS 5.68 ACRES, IS ON TAX MAP 2, PARCEL 1 P/O AND IS ZONED AGRICULTURAL.**

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. GROVE AND SECONDED BY MR.HENDRICKS. MOTION PASSED UNANIMOUSLY

3. **SHILOH-SKETCH PLAT-REPRESENTED BY CARROLL CARMAN- (3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING SKETCH PLAT APPROVAL OF 94 LOTS ON SHILOH ROAD AND SIDEVIEW ROAD. SUBJECT PROPERTY CONTAINS 110.51 ACRES, IS ON TAX MAP 90, PARCEL 43 AND IS ZONED AGRICULTURAL.**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST. THESE HOMES WILL BE STICK BUILT HOMES, AND WILL BE THE SAME QUALITY AS THE HOMES IN THOROUGHbred CROSSING SUBDIVISION.

MR. CARMAN DISCUSSED THE TVA EASEMENT REFLECTED ON THIS PLAT WAS PURCHASED IN THE LATE 70'S FOR THE HARTSVILLE NUCLEAR PLANT.

MR. GROVE QUESTIONED WHAT IF TVA DECIDED TO USE THESE EASEMENTS.

MR. CARMAN STATED THAT HE PONDERED THE IDEA OF THEM USING THESE TVA EASEMENTS AT A LATER DATE, BUT SINCE THE HARTSVILLE NUCLEAR PLANT IS DEAD IN THE WATER, HE DOES NOT FEEL THIS WOULD EVER BE AN ISSUE. MR. CARMAN EXPLAINED TO MR. GROVE THAT IF THEY WANTED TO EVER USE THESE TVA EASEMENTS, THEY WOULD HAVE EVERY RIGHT TO DO SO.

MR. MOULTON ASKED MR. CARMAN, AT THE NEXT PLAT LEVEL, TRY TO LIMIT THE DRIVEWAY CUTS ON SIDEVIEW ROAD AND PLEASE TRY TO BRING THE DRIVEWAYS ON THE CORNER LOTS TO THE INTERIOR STREETS.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. GROVE AND SECONDED BY MR. FENNELL.
MOTION PASSED UNANIMOUSLY.**

4. **THE PADDOCK-PHASE 1C-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINEY-(4TH COUNTY COMMISSION DISTRICT) -THEY ARE REQUESTING PRELIMINARY PLAT APPROVAL OF 139 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 85.49 ACRES, ON TAX MAP 124, PARCELS 6.08, 6.09, 7.00 AND 7.01, AND IS ZONED LDR PUD, MDR PUD, AND HDR PUD.**

THIS WAS DEFERRED, THEREFORE NO ACTION WAS TAKEN.

5. **THE PADDOCK-PHASE 1A-FINAL PLAT-REPRESENTED BY BRUCE RAINEY-(4TH COUNTY COMMISSION DISTRICT) -THEY ARE REQUESTING FINAL PLAT APPROVAL OF 70 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 54.07 ACRES, 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 CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT HE DID NOT SEE WHERE THE SIDEWALKS HAVE BEEN BONDED, SO IF THIS IS APPROVED IT WOULD BE SUBJECT TO BONDING THE SIDEWALKS.

MR. RAINEY REMEMBERS THAT IN THE DISCUSSION THAT SIDEWALK BONDING STARTED AT STATION CAMP CREEK ROAD AND WENT WEST, DID NOT GO EAST OF STATION CAMP CREEK ROAD.

MR. MOULTON STATED HE STOOD CORRECTED ON THE SIDEWALK BONDING REQUIREMENT.

MR. MOULTON STATED APPROVAL WOULD ALSO BE SUBJECT TO 911 ADDRESSES AND OBTAINING ALL SIGNATURES.

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MR. MOULTON ADVISED MR. RAINEY THAT HE WOULD HAVE TO PROVIDE A LANDSCAPE PLAN FOR THIS PROJECT. MR. MOULTON ADDED THAT THE LANDSCAPE PLAN IS SOMETHING THAT THIS BODY NEEDED TO SEE, BUT IF THIS BODY IS WILLING TO LET THIS PLAT APPROVAL GO FORWARD, HE WILL VERIFY THAT HIS LANDSCAPE PLAN AGREES WITH THE ZONING RESOLUTION.

MR. RAINEY STATED THAT HE WOULD HAVE THE LANDSCAPE PLAN IN BEFORE THE NEXT PLANNING COMMISSION MEETING.

THERE WAS DISCUSSION.

MR. MOULTON ASKED MR. RAINEY ABOUT BONDING THE INTERIOR SIDEWALKS.

MR. RAINEY STATED THAT HE WOULD HAVE TO TALK TO HIS CLIENT ABOUT BONDING THE INTERIOR SIDEWALKS. MR. RAINEY STATED CERTAINLY WE WILL BOND THE SIDEWALKS. MR. RAINEY STATED THAT HE THOUGHT ON PHASE ONE THAT THIS BONDING WAS INCLUDED IN THE CONSTRUCTION DOCUMENTS.

MOTION FOR APPROVAL BY MR. GROVE, WITH STAFF COMMENTS, THEN SECONDED BY MR. THOMPSON. MOTION PASSED.

**10 AYES - FENNEL, WILLIAMS, BORDERS, GROVE, BOYD, HIXSON, RAY, HENDRICKS, TEMPLETON AND THOMPSON
1-ABSTENTION-HALL**

MEETING ADJOURNED AT 7:15 P.M.