

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
OCTOBER 23, 2007
5:00 P.M.**

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

MEMBERS PRESENT:
ANTHONY HOLT, CHAIRMAN
RAGAN HALL, VICE CHAIRMAN
CHARLES HAYNES
TOM GROVE
CORDELL BORDERS
CECIL RAY
CYNTHIA HALL TEMPLETON
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD
BILL THOMPSON
CHARLES LEA

MEMBERS ABSENT:
LUTHER BRATTON

OTHERS PRESENT:
MIKE MOULTON, PLANNING DIRECTOR
RON COOPER, STATE PLANNER
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT
LEAH MAY DENNEN, COUNTY ATTORNEY

CHAIRMAN HOLT RECOGNIZED MR. TOM GROVE AS THIS WAS HIS LAST MEETING. CHAIRMAN HOLT THANKED MR. GROVE FOR A GREAT JOB AND STATED THAT HE WILL BE MISSED.

MR. GROVE STATED HE HAS ENJOYED THIS AND HAS MADE A LOT OF FRIENDS.

CHAIRMAN HOLT WELCOMED NEW MEMBER CHARLES LEA

CHAIRMAN HOLT STATED THAT HE HAS RECEIVED MANY CALLS ABOUT PEOPLE NOT BEING ABLE TO HEAR IN THE AUDIENCE AND ASKED EVERYONE TO PLEASE USE THEIR MICROPHONES.

MOTION FOR APPROVAL OF SEPTEMBER MINUTES BY MR. GROVE, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

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

CHAIRMAN HOLT ASKED FOR A SUSPENSION OF THE RULES TO ALLOW THE PUBLIC TO SPEAK REGARDING THE REZONING FOR THE PAUL R. WEBB PROPERTY.

MOTION TO SUSPEND THE RULES TO ALLOW THE PUBLIC TO SPEAK ON THE PAUL R. WEBB REZONING BY MR. FENNELL, SECONDED BY MR. GROVE. MOTION PASSED UNANIMOUSLY.

1. **THE PADDOCK-PHASE 1C-PRELIMINARY PLAT-REPRESENTED BY BRUCE RAINY-(4TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 60 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 85.49 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. THIS WAS DEFERRED BY THE SURVEYOR, THEREFORE NO ACTION WAS TAKEN.**
2. **CREEKSIDE AT STATION CAMP-PHASE 5A AND 5B-FINAL PLAT-REPRESENTED BY RAGAN-SMITH-(7TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 141 LOTS ON LONG HOLLOW PIKE. SUBJECT PROPERTY CONTAINS 58.42 ACRES, IS ON TAX MAP 124, PARCEL 42 AND IS ZONED LDR PUD.**

BRAD SLAYTON CAME FORWARD TO REPRESENT CREEKSIDE. HE STATED THAT THEY HAD ADDRESSED ALL OF THE STAFF COMMENTS.

MR. MOULTON STATED THAT THEY HAD MET STAFF COMMENTS, BUT HE WOULD LIKE THIS APPROVAL TO BE SUBJECT TO OBTAINING ALL SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL SUBJECT TO OBTAINING SIGNATURES BY MR. HAYNES, SECONDED BY MR. THOMPSON. MOTION PASSED UNANIMOUSLY.

3. **KEYSTONE ESTATES-FINAL PLAT-REPRESENTED BY RICHARD GRAVES (1ST COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 7 LOTS ON EAST A. B. WADE ROAD AND T. L. JONES LANE. SUBJECT PROPERTY CONTAINS 9.64 ACRES, IS ON TAX MAP 51, PARCEL 35.01 AND IS ZONED AGRICULTURAL.**

RICHARD GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT ALL OF THE STAFF COMMENTS HAVE BEEN ADDRESSED EXCEPT FOR OBTAINING SIGNATURES.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL SUBJECT TO OBTAINING SIGNATURES BY MR. HAYNES, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

4. **STATION CREEK FNA "SPROW & CARTER"-FINAL PLAT-REPRESENTED BY CARROLL CARMAN-(4TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL 18 LOTS ON UPPER STATION CAMP CREEK ROAD. SUBJECT PROPERTY CONTAINS 22.705 ACRES, IS ON TAX MAP 94, PARCEL 55, AND IS ZONED AGRICULTURAL.**

CARROLL CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

MR. CARMAN STATED THAT THEY WOULD LIKE TO CHANGE THE NAME OF THIS PLAT TO STATION CREEK.

MR. CARMAN EXPLAINED THAT FIRE PROTECTION AND CITY WATER IS IN PLACE. MR. CARMAN GAVE EACH MEMBER A COPY OF THE RESTRICTIONS FOR THIS DEVELOPMENT.

MR. CARMAN STATED THAT THESE HOMES WILL BE A MINIMUM OF 1800 SQUARE FEET, MINIMUM OF 60% BRICK, AND THERE WILL BE NO DOUBLEWIDES.

CHAIRMAN HOLT STATED HE DID NOT THINK THAT WE HAVE APPROVED ANYTHING OUT IN THIS AREA WHERE THE RESIDENCES HAVE BEEN LESS THAN 2,000 SQUARE FEET, OR BEEN LESS THAN 80 % BRICK OR EQUIVALENT, AND THEY WERE NOT ALLOWED TO VINYL ANY ONE SIDE OF THE STRUCTURE. CHAIRMAN HOLT STATED TO ALLOW SOMETHING DIFFERENT WOULD BE OUT OF CHARACTER IN THIS AREA.

MR. CARMAN STATED THAT WE WOULD SURRENDER TO THE CHAIRMAN'S SUGGESTIONS.

MR. CARMAN STATED THAT THE RESTRICTIONS WOULD NOW READ WITH THE INCORPORATED CHANGES SUGGESTED BY CHAIRMAN HOLT: THE HOMES WOULD BE A MINIMUM OF 2,000 SQUARE FEET, THE EXTERIOR WOULD BE AT LEAST 80% BRICK OR EQUIVALENT, AND NO SIDE ONE SIDE WOULD BE COMPLETELY VINYL.

THERE WAS DISCUSSION ABOUT THE PROPOSED LOG HOMES.

MR. MOULTON ASKED MR. CARMAN TO ADD UNDER PLAT NOTE 11 : LOT # 1 IS NOT A BUILDABLE LOT DUE TO BEING LOCATED WITHIN FLOODWAY. MR. MOULTON STATED THAT HE WOULD LIKE FOR MR. CARMAN TO ALSO MAKE THIS SAME NOTE AND PLACE THIS NOTE WITHIN THE PLATTED LOT.

MR. CARMAN RESPONDED TO MR. MOULTON THAT HE WOULD BE GLAD TO ADD THIS NOTE.

CHAIRMAN HOLT ASKED IF OUT BUILDINGS WERE ALLOWED AND WILL THE GARAGES BE ATTACHED?

MR. CARMAN REPLIED TO CHAIRMAN HOLT THAT GARAGES WILL BE ATTACHED OR THEY WILL BE IN THE SAME CHARACTER OF THE HOUSE IF THEY ARE DETACHED. MR. CARMAN STATED THAT THE COUNTY REGULATIONS SAY THAT A DETACHED STRUCTURE SHOULD BE LOCATED IN THE REAR OF THE HOME. MR. CARMAN STATED THAT HE WILL MAKE ANY DETACHED STRUCTURE IN CONFORMANCE TO THE STRUCTURE OF THE HOME. THIS ADDITIONAL LANGUAGE WILL BE ADDED TO THE RESTRICTIONS.

CHAIRMAN HOLT STATED THAT THE LOG HOMES WILL HAVE TO BE STICK BUILT.

MR. MOULTON SUGGESTED THAT THE LOG HOMES WOULD HAVE TO BE PRE-ENGINEERED. MR. MOULTON STATED TO THIS BODY THAT WE CAN NOT REQUIRE THESE TYPE OF RESTRICTIONS ON A STRAIGHT ZONED SUBDIVISION. IF THE PRESENTER IS WILLING TO COME FORTH WITH THESE ADDITIONS TO THE RESTRICTIONS THAT WILL BE FINE.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HALL WITH THE FOLLOWING ADDITIONS, CHANGING THE SUBDIVISION NAME TO STATION CREEK INSTEAD OF SPROW AND CARTER AS PREVIOUSLY SUBMITTED, ADDING THE PLAT NOTE TO STATE: LOT # 1 IS NOT A BUILDABLE LOT DUE IT BEING LOCATED WITHIN A FLOODWAY, AND PLACING THIS PLAT NOTE WITHIN THE SAID LOT; EACH RESIDENCE MUST HAVE A MINIMUM OF 2,000 SQUARE FEET, RESIDENCES BE AT LEAST 80% BRICK, NO ONE SIDE OF THE RESIDENCE CAN BE COMPLETELY VINYL SIDING, THE DETACHED GARAGES WOULD BE LOCATED IN THE REAR AND THEY WOULD BE THE SAME CHARACTER OF THE HOME, SECONDED BY MR. THOMPSON. MOTION PASSED UNANIMOUSLY.

(FYI: MR. CARMAN STATED THAT THEY WOULD FURNISH THE REVISED RESTRICTIONS AT THE TIME HE RECEIVED FINAL PLAT SIGNATURE)

5. **WALTER ESTATE-PRELIMINARY PLAT-REPRESENTED BY CARROLL CARMAN-(2ND COUNTY COMMISSION DISTRICT) THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 9 LOTS ON HIGHWAY 259. SUBJECT PROPERTY CONTAINS 11.631 ACRES, IS ON TAX MAP 2, PARCEL 34.01 AND IS ZONED AGRICULTURAL.**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.
MR. CARMAN STATED HE WOULD LIKE TO LEAVE A SMALL PERCENTAGE OF THE EXISTING POND ON LOTS 3 & 4 IF POSSIBLE.

MR. MOULTON MADE A SUGGESTION REGARDING THE PONDS; THAT YOU COULD BACK FILL THE BACK PART OF THE POND THAT IS WITHIN THESE LOT LINES AND YOU WOULD STILL HAVE A FAIRLY SIGNIFICANT POND LEFT, RECONFIGURE THE LOTS LINES, OR THIS BODY COULD GRANT A VARIANCE ON THE POND.

THERE WAS EXTENSIVE DISCUSSION.

MR. CARMAN STATED HE WOULD PERSONALLY LIKE TO RECEIVE A VARIANCE ON THE POND. IF A VARIANCE IS NOT POSSIBLE HE WOULD RATHER RECONFIGURE THE LOTS.

MR. CARMAN STATED AFTER THE DISCUSSION THAT HE WOULD BE WILLING TO RECONSTRUCT THESE LOTS AND WOULD LIKE TO RECEIVE PRELIMINARY APPROVAL SUBJECT TO THE RECONFIGURATION OF THESE LOTS.

MOTION TO APPROVE BY MR. THOMPSON SUBJECT TO RECONFIGURATION OF LOTS 1- 4 TO EXCLUDE THE POND, SECONDED BY MR. LEA. MOTION PASSED UNANIMOUSLY.

6. **REZONING--PAUL R. WEBB AND CHRISTIE R. WEBB WERE REQUESTING TO HAVE THEIR PROPERTY REZONED TO COMMERCIAL 2 WITH A P.U.D. OVERLAY AND REQUESTING PRELIMINARY MASTER PLAN APPROVAL- REPRESENTED BY CARROLL CARMAN-(1ST COUNTY COMMISSION DISTRICT)-SUBJECT PROPERTY IS LOCATED ON THE CORNER OF HARVE BROWN ROAD AND NEW HIGHWAY 52, CONTAINS 3.76 ACRES, IS ON TAX MAP 29, PARCEL 62.01 AND IS ZONED AGRICULTURAL. THIS IS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON SEPTEMBER 12, 2007. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL. (DEFERRED AT THE SEPTEMBER MEETING)**

MR. CARMAN WAS PRESENT TO REPRESENT THIS REQUEST.

MR. CARMAN STATED THAT THEY HAVE MADE A FEW MINOR ALTERATIONS SINCE PRESENTING THIS LAST MONTH.

MR. FENNEL STATED THAT HE WAS THE COUNTY COMMISSIONER FOR THIS AREA AND HAS RECEIVED A LOT OF CALLS WITH CONCERNS. MR. FENNEL STATED THAT THE PEOPLE IN THE AREA ARE NOT AGAINST THIS REQUEST, BUT THEY DO HAVE CONCERNS WITH HOURS OF OPERATION, AFTER HOUR NOISE RESULTING FROM RUNNING UP AND DOWN THE ROAD TESTING MOTORCYCLES AND FOUR WHEELERS, CONCERNS ABOUT THE LIGHTING AT NIGHT, AND THE AMOUNT OF BUFFERING/SCREENING.

MR. CARMAN ADDRESSED THE SCREENING. THE WESTERN BOUNDARY IS INTENSELY SCREENED, THE GROWN UP FENCE ROW ENCOMPASSES THE WESTERN BOUNDARY AND THERE ARE SEVERAL LARGE TREES ARE BY THE CLARK STORE.

MR. FENNEL ASKED IF THE SCREENING WOULD CONSIST OF PINE TREES.

MR. WEBB STATED THAT HE WAS NOT SURE WHETHER IT WOULD HURT THE LOOK OF THE AREA IF YOU USED BIG PINE TREES FOR SCREENING.

MR. CARMAN STATED THAT THEY WOULD BE PLACING PINES FOR SCREENING MORE THAN LIKELY.

MR. CARMAN STATED THAT THE HOURS OF OPERATION WILL BE 9:00 A.M. UNTIL 6:00 P.M. MONDAY THROUGH SATURDAY.

MR. WEBB STATED THAT HE JUST WANTS A MINIMUM LIGHTNING FOR SAFETY REASONS. DARK PLACES ARE GOOD PLACE TO HIDE AND FOR THEFT TO OCCUR. THIS IS WHY I DO NOT WANT TO GO TOO FAR WITH THE BUFFER.

MR. WEBB STATED THAT THERE IS NO REASON TO LIGHT THE PARKING LOT IF WE ARE NOT GOING TO BE THERE AFTER DARK.

MR. WEBB STATED THAT ALL OF THE INVENTORY WILL BE MAINTAINED INDOORS. MR. WEBB EXPLAINED THAT HE WAS BUILDING THIS BIG ENOUGH SO THAT ONE HALF OF THE BUILDING WOULD BE A WAREHOUSE, A DESIGNATED SHOW ROOM AREA, AS WELL AS, A WORK AREA. THIS FACILITY WILL BE AN 8,000 SQUARE FOOT BUILDING.

CHAIRMAN HOLT OPENED THE PUBLIC HEARING.

RICHARD JENKINS, 1010 DUTCH CREEK ROAD, CAME FORWARD TO STATE THAT HE WAS NOT AGAINST THIS BUSINESS. MR. JENKINS STATED THAT HE WOULD LIKE THEM TO KEEP THEIR INVENTORY INSIDE. HE DID NOT WANT ANY MORE OUT BUILDINGS OR MINI STORAGES BE BUILT OTHER THAN THE MAIN BUILDING PROPOSED, AND WOULD LIKE TO SEE PRIVACY FENCES AROUND THE DUMPSTERS. MR. JENKINS DOES NOT WANT LIGHTS SHINING IN THE SURROUNDING HOUSES WHICH ARE ON THE EAST AND NORTH SIDE OF THIS PROPOSED BUILDING.

KERRY BROWN ASKED IF THIS IS ALL MR. WEBB WOULD BE ALLOWED TO DO IF THIS REZONING WAS GRANTED.

MR. MOULTON STATED IF THIS REZONING REQUEST WAS GRANTED THIS IS ALL THAT MR. WEBB WOULD BE ALLOWED TO DO. IF HE CHANGES THE USE OF THE PROPERTY HE WOULD HAVE TO SUBMIT A REVISED MASTER DEVELOPMENT PLAN TO THIS BODY AND GO THROUGH THIS PROCESS AGAIN AND THE NEIGHBORS WOULD BE NOTIFIED.

CHAIRMAN HOLT ASKED MR. MOULTON COULD HE BUILD AN ADDITION ONTO HIS BUSINESS WITHOUT COMING BACK TO THIS BODY.

MR. MOULTON RESPONDED BY CHAIRMAN HOLT THAT THE WAY THE ZONING RESOLUTION WOULD READ IS IF THIS WAS CLASSIFIED AS A MINOR CHANGE HE COULD ADD THAT ADDITION. HE COULD SUBMIT FOR AN ADDITION IN THE FUTURE AND THIS BODY WOULD HAVE TO DECIDE IF THIS WAS A MINOR OR MAJOR CHANGE. IF THIS CHANGE WAS MINOR, THIS BODY COULD APPROVE IT, IF IT WAS A MAJOR CHANGE THEY WOULD HAVE TO GO THROUGH THE ENTIRE PROCESS.

MR. MOULTON STATED PLAT NOTE # 3 DESCRIBES THE TYPE OF BUSINESS THAT IS BEING REQUESTED: "MOTORCYCLE AND ATV SALES AND REPAIR SHOP (PAUL'S REPAIR).

MR. MOULTON STATED THAT THIS PLAT SHOULD BE LABELED AS "DUST FREE PARKING."

CHAIRMAN HOLT STATED THAT THERE WAS NO PROVISIONS ON THE PLAT FOR TRASH PICKUP, WILL THERE BE A DUMPSTER?

CHAIRMAN HOLT STATED THAT IT IS MY UNDERSTANDING THAT IF THERE IS GOING TO BE A DUMPSTER, YOU WILL NEED TO SHOW IT ON THE PLAT. THE DUMPSTER WILL NEED ENCLOSED OR LOCATED WITHIN THE BUILDING.

MR. MOULTON STATED THAT IF THERE ARE ANY DUMPSTER REQUIREMENTS THEY WOULD HAVE TO BE PART OF THE MOTION. YOU WILL HAVE TO SHOW THE FOOT PRINT OF THE DUMPSTER AND THIS DOES NEED TO BE SCREENED AND HAS TO BE ON THE DUST FREE SURFACE.

CHAIRMAN HOLT QUESTIONED THE EXTERIOR OF THE BUILDING. CHAIRMAN HOLT STATED THAT HE THOUGHT THE FRONT OF THE BUILDING WOULD BE SPLIT FACE BLOCK AND BRICK AND THE REST WAS METAL SIDING. CHAIRMAN HOLT SAID THAT BECAUSE OF THE AREA HE DID NOT SEE WHY HE WOULD NOT WANT TO GO WITH HIS ORIGINAL RENDERING.

MR. WEBB STATED THAT NOT BEING ABLE TO USE SIDING ON THE BUILDING WAS SOMETHING NEW. MR. WEBB JUST WANTED TO KEEP THE PRICE DOWN, IF HE HAD TO BRICK THE FRONT THIS WOULD COST AT LEAST \$6,000.00 TO \$8,000.00 MORE.

CHAIRMAN HOLT STATED THAT IT WOULD COST MORE, BUT IN THE LONG RUN TO BRICK THE FRONT WOULD BENEFIT YOU, AS WELL AS, THE COMMUNITY.

MR. WEBB STATED THAT HE WOULD CONSIDER CHAIRMAN HOLT'S RECOMMENDATION USING THE BRICK ON THE EXTERIOR.

MR. MOULTON STATED THAT 30% OF THE FRONT WILL BE GLASS.

MR. FENNELL TOLD MR. WEBB THAT THE SPLIT FACE BLOCK IS REALLY NOT THAT EXPENSIVE.

MR. WEBB STATED THAT HE WOULD RATHER NOT HAVE TO BRICK THE FRONT, BUT IF THIS WAS A REQUIREMENT HE WOULD DO IT.

CHAIRMAN HOLT STATED THAT HE WOULD RATHER GIVE YOU A GOOD POSITIVE VOTE AND SEE YOU DO SOMETHING GOOD FOR THE COMMUNITY. CHAIRMAN HOLT ASKED MR. WEBB HOW THIS WAS STATED.

MR. WEBB RESPONDED TO CHAIRMAN HOLT THAT IT SOUNDS LIKE I NEED TO BRICK IT FOR THIS TO PASS.

CHAIRMAN HOLT RESPONDED TO MR. WEBB THAT HE DID NOT SAY IT LIKE THAT, WHAT HE WAS SAYING WAS HE WOULD LIKE TO BE ABLE TO VOTE IN A REAL POSITIVE WAY.

MR. WEBB STATED HE WOULD MAKE THE EXTERIOR WHICH EVERY WAY IS MORE INEXPENSIVE.

CHAIRMAN HOLT ASKED WOULD HE LIKE TO PUT SPLIT FACE BLOCK ON THE EXTERIOR?

MR. WEBB RESPONDED TO CHAIRMAN HOLT BY SAYING WHICH EVERY WAY IS THE CHEAPEST.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. GROVE WITH THE FOLLOWING STIPULATIONS PLACE A NOTE ON THE PLAT "DUST FREE PARKING", DUMPSTER SCREENED AND ON A DUST FREE SURFACE, INVENTORY KEPT INSIDE, BUFFERING, AND BRICK OR SPLIT FACE BLOCK ON THE EXTERIOR, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

7. **HICKORY RIDGE-PRELIMINARY PLAT OF A CLUSTER DEVELOPMENT- REPRESENTED BY CARROLL CARMAN- (3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 71 LOTS ON HICKORY RIDGE ROAD. SUBJECT PROPERTY CONTAINS 81.30 ACRES, IS ON TAX MAP 82, PARCEL 25, AND IS ZONED AGRICULTURAL AND RESIDENTIAL A.**

FOR THE RECORD, MR. HAYNES LEFT THE MEETING AND WAS NOT PRESENT AT THE TIME THE VOTE WAS TAKEN.

MR. CARMAN EXPLAINED THIS REQUEST AND WAS PRESENT TO ANSWER ANY QUESTIONS.

MR. CARMAN HANDED OUT PICTURES OF THE PROPOSED HOMES AND COPIES OF THE RESTRICTIONS.

CHAIRMAN HOLT ASKED MR. CARMAN WHAT THE AMENITIES WERE SUCH AS OPEN SPACE, SIDEWALKS, ETC., AND ARE THE LOTS LESS THAN AN ACRE?

MR. CARMAN STATED THAT THE OVERALL DENSITY IS ACTUALLY 50,000 SQUARE FEET PER LOT. THE SMALLEST BEING ABOUT 30,000 SQUARE FEET. THERE ARE NO AMENITIES SUCH AS SIDEWALKS PROVIDED.

CHAIRMAN HOLT STATED THAT THESE LOTS WERE LIKE A VOLKSWAGEN NO WHERE NEAR THE CADILLAC.

MR. CARMAN EXPLAINED TO CHAIRMAN HOLT THAT WHERE THEY MAY LACK ON THE AMENITIES SUCH AS SIDEWALKS, THEY WILL MAKE UP IN THE CHARACTER OF HOMES.

MR. MOULTON TOLD THIS BODY THAT THEY DID RECEIVE ZONING BOARD OF APPEALS APPROVAL FOR A CLUSTER DEVELOPMENT. IF THIS CLUSTER DOES NOT HAVE A HOMEOWNERS ASSOCIATION, THEY MUST PROVIDE SOME DOCUMENT THAT THEY CAN LEGALLY ADDRESS THE OPEN SPACE AND THE PERPETUITY.

MR. CARMAN SAID THAT PRIMARILY THAT DOCUMENT CENTERS AROUND THE DEDICATION OF THE STREETS AND ALSO THE DEDICATION OF THE SEPTIC AREA IN THAT ELEVEN (11) ACRES. CASTALIAN SPRINGS/BETHPAGE IS JUST NOW PUTTING TOGETHER THEIR STEP SYSTEMS REGARDING THEIR UTILITY AREA. MR. CARMAN REPORTED THAT BETWEEN NOW AND FINAL THAT WILL BE PROPERLY DISPOSED OF.

CHAIRMAN HOLT STATED THAT WE SHOULD TAKE A CLOSER LOOK AT THIS BECAUSE THESE ARE NOT STRAIGHT LINE SUBDIVISIONS, AND IT LOOKS LIKE WE DO NOT HAVE MANY REGULATIONS IN PLACE.

FOR INSTANCE, MR. MOULTON STATED THAT WE COULD ASK THE DEVELOPER FOR SIDEWALKS, BECAUSE IT IS A STRAIGHT ZONED SUBDIVISION. WE DO NOT HAVE LANGUAGE TO BACK THIS UP.

MR. BORDERS QUESTIONED THE LENGTH OF HICKORY RIDGE COURT.

MR. MOULTON STATED IF HICKORY RIDGE COURT DOES EXCEED THE STANDARD WE WILL NEED TO LOOK AT A SECOND INGRESS/EGRESS.

MR. CARMAN STATED THAT ON LOT 25 AND LOT 26 WE COULD OPEN THE CUL-DE-SAC GOING ON THE CARR PROPERTY TO THE SOUTH.

MR. CARMAN STATED THAT THIS CUL-DE-SAC WAS PROBABLY ABOUT 2,400 FEET LONG.

MR. COOPER STATED THERE NEEDS TO BE A TURN AROUND AT SOME POINT, THEREFORE IF YOU WOULD LOOK AT LOTS 10 AND 11, AND LOTS 36 AND 37, AND PUT TWO EYEBROWS ON EITHER SIDE OF THE ROAD YOU WILL HAVE SOLVED THIS ISSUE. MR. COOPER SAID THAT HE IS RECOMMENDING THAT THERE BE A TURN OUT SOMEWHERE SOME WHERE MID WAY OF THAT ROAD.

THERE WAS EXTENSIVE DISCUSSION.

MOTION BY MR. GROVE FOR APPROVAL SUBJECT TO DETERMINE THE EXACT LENGTH OF THE CUL-DE-SAC, AND RECOMMENDING THAT THERE BE A TURN OUT SOMEWHERE SOME WHERE MID WAY OF HICKORY RIDGE COURT, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

MR. MOULTON REMINDED EVERYONE THAT THEY HAVE THE CUMBERLAND REGION TOMORROW SESSION OCTOBER 29, 2007 FROM 5:00 P.M. TO 9:15 P.M. AT THE GALLATIN CITY HALL BASEMENT.

IN DECEMBER 2008, THE MEETING DATE WILL FALL ON DECEMBER 23, 2008, DUE TO CHRISTMAS HOLIDAY THERE WAS DISCUSSION TO CHANGE THE MEETING DATE TO DECEMBER 16, 2008. THERE WAS NO OBJECTIONS TO THE CHANGE IN THE MEETING.

MEETING ADJOURNED AT 6:30 P.M.

