

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
DECEMBER 18, 2007  
5:00 P.M.**

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

**MEMBERS PRESENT:**  
ANTHONY HOLT, CHAIRMAN  
CHARLES HAYNES  
CORDELL BORDERS  
CECIL RAY  
CYNTHIA HALL TEMPLETON  
JIM WILLIAMS  
SHAWN FENNELL  
BOB HENDRICKS  
SAUNDRA BOYD  
BILL THOMPSON  
CHARLES LEA  
MIKE HONEYCUTT

**MEMBERS ABSENT:**  
RAGAN HALL, VICE-CHAIRMAN  
LUTHER BRATTON

**MOTION FOR APPROVAL OF THE AGENDA BY MR. BORDERS, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

➤ **MOTION FOR APPROVAL OF NOVEMBER MINUTES BY MR. WILLIAMS, SECONDED BY MR. THOMPSON. MOTION PASSED UNANIMOUSLY.**

1. **SPENCER SPRINGS-FINAL PLAT-(3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BRUCE RAINEY-OWNER: JOHN JOHNSON- THEY WERE REQUESTING FINAL PLAT APPROVAL OF 50 LOTS OFF BARRY LANE. SUBJECT PROPERTY IS ON TAX MAP 127, PARCEL 36 P/O, CONTAINS 50.48 ACRES AND IS ZONED R1A.**

**MR. RAINEY CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST. MR. RAINEY STATED THAT HE HAS ANSWERED ALL THE STAFF COMMENTS, EXCEPT FOR OBTAINING THE ENGINEERS SIGNATURE.**

**MR. HAYNES QUESTIONED THE FACT THAT THE PLAT STATES THAT THERE ARE 50 LOTS BUT THEY ARE NUMBERED TO 51.**

**MR. RAINEY RESPONDED TO MR. HAYNES BY SAYING THAT THERE IS NOT A LOT # 6, AND THERE IS IN FACT JUST 50 LOTS.**

**MR. HAYNES STATED THAT THERE SHOULD BE A PLAT NOTE STATING THAT THERE IS NOT A LOT # 6.**

**MR. MOULTON REMINDED EVERYONE THAT THIS CLUSTER WENT TO THE ZONING BOARD OF APPEALS IN OCTOBER 2006 AND DID RECEIVE APPROVAL. MR. MOULTON STATED THAT THEY DID AGREE TO PUT SIDEWALKS ON BOTH SIDES OF THE STREET.**

**CHAIRMAN HOLT STATED THAT MR. DAVID SATTERFIELD WISHED TO SPEAK ON THIS DEVELOPMENT AND SINCE THIS IS NOT A PUBLIC HEARING THEY WOULD HAVE TO SUSPEND THE RULES TO ALLOW HIM TO SPEAK.**

**MOTION BY MR. FENNELL TO SUSPEND THE RULES TO ALLOW MR. SATTERFIELD TO SPEAK, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.**

MR. SATTERFIELD CAME FORWARD TO ADDRESS THIS BODY. MR. SATTERFIELD STATED THAT HE WANTED TO MAKE EVERYONE AWARE THAT BARRY LANE IS JUST SEVENTEEN (17) FEET WIDE WITH NO SHOULDERS. MR. SATTERFIELD STATED HE HOPES THE COMMISSIONERS WILL LOOK AT THIS ROAD AND TRY TO GET IT WIDENED.

CHAIRMAN HOLT ASKED MR. RAINEY WHAT ABOUT THE RESTRICTIONS. MR. RAINEY STATED HE DID NOT FEEL THAT THE PLANNING COMMISSION HAS THE RIGHT TO ASK FOR SUBDIVISION RESTRICTIONS ON A STRAIGHT ZONED SUBDIVISION. MR. RAINEY STATED THAT THE RESTRICTIONS ARE RECORDED, BUT DID NOT HAVE A COPY WITH HIM.

MR. MOULTON TOLD MR. RAINEY THAT HE WOULD LIKE TO GET A COPY OF THE RESTRICTIONS FOR THE PLANNING DEPARTMENT.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HAYNES, SECONDED BY MR. HENDRICKS. MOTION PASSED UNANIMOUSLY.**

2. BRACKENRIDGE-SECTION II-FINAL PLAT-3<sup>RD</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY RICHARD GRAVES: OWNER: JEFFREY GOODWIN-THEY ARE REQUESTING FINAL PLAT APPROVAL OF 10 LOTS ON LEAR ROAD. SUBJECT PROPERTY IS ON TAX MAP 3, PARCEL 25 P/O, CONTAINS 9.49 ACRES, AND IS ZONED AGRICULTURAL.

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST. MR. GRAVES STATED THAT THEY HAVE MET ALL OF THE STAFF COMMENTS, EXCEPT FOR OBTAINING THE 911 ADDRESSES.

MR. MOULTON ASKED HOW MANY FIRE HYDRANTS WERE ESCROWED? MR. GRAVES STATED THAT THEY HAD ESCROWED ONE (1) FIRE HYDRANT.

MR. MOULTON STATED THAT THIS PLAT MEETS ALL OF THE STAFF COMMENTS.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. HENDRICKS, SECONDED BY MS. BOYD. MOTION PASSED UNANIMOUSLY.**

3. REZONING-SUMNER 2000 LLC IS REQUESTING TO HAVE THEIR PROPERTY "HUNTER'S CROSSING- REZONED FROM RIA TO COMMERCIAL C-3 WITH PUD OVERLAY AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL.-REPRESENTED BY RAGAN-SMITH: OWNERS-SUMNER 2000 LLC -(7<sup>TH</sup> COUNTY COMMISSION DISTRICT) SUBJECT PROPERTY CONTAINS 44.9 ACRES, IS ON TAX MAP 123, PARCEL 45, AND IS ZONED RIA.

**THIS WAS DEFERRED BY RAGAN-SMITH, THEREFORE NO ACTION WAS TAKEN.**

## **OTHER BUSINESS:**

MR. MOULTON STATED THAT MS. WILLIAMS HANDED OUT A REPORT SHE HAD PREPARED WHICH SHOWS THE ACTIVITY THAT TOOK PLACE IN 2007 AT THE SUMNER COUNTY PLANNING COMMISSION.

MR. MOULTON POINTED OUT IN 2007 THIS BODY ENTERTAINED 4,661 LOTS AS COMPARED TO 4,596 LOTS IN 2006. EVEN THOUGH THE ECONOMY IS DOWN THE NUMBER OF SUBMITTALS IS UP FROM LAST YEAR.

MR. MOULTON THANKED EVERYONE ON THE PLANNING COMMISSION BECAUSE YOU MAKE MY JOB EASY, AND WE WORK TOGETHER WELL AS A TEAM. MR. MOULTON ALSO THANKED EVERYONE FOR ALL THEIR HARD WORK.

MR. MOULTON ALSO REFERRED TO A HANDOUT PERTAINING TO THE ADEQUATE FACILITIES TAX WHICH REFLECTED THAT WE HAVE COLLECTED THROUGH NOVEMBER 2007 \$999,228.00.

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MR. FENNEL ASKED THAT WHEN LISA WILLIAMS DOES HER PLANNING REPORT FOR THE EDUCATION COMMITTEE THAT SHE LISTS THE SCHOOL ZONE THAT EACH DEVELOPMENT WILL AFFECT.

MR. HAMMOCK STATED THAT THE CODES DEPARTMENT WILL HAVE A NEW PERMIT PROGRAM AND THE PERMITS WILL BE FLAGGED AS TO WHAT PART OF THE COUNTY THE BUILDING ACTIVITY IS IN.

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CHAIRMAN HOLT TOLD EVERYONE THAT HE REALLY APPRECIATED THE OPPORTUNITY TO BE THE CHAIRMAN THIS YEAR. I WOULD APPRECIATE YOUR SUPPORT FOR CHAIRMAN NEXT YEAR IF I HAVE DONE A GOOD JOB, IF I HAVE NOT I WILL BE GLAD TO PARTICIPATE AS A MEMBER OF THE PLANNING COMMISSION. WE ARE A GOOD BODY AND HAVE DONE OUR BEST AND HAVE HAD A CHALLENGING YEAR. WE HAVE BEEN CHALLENGED BY THE COUNTY EXECUTIVE ON THREE ITEMS. FIRST WE NEED TO WORK ON THE HENDERSONVILLE LAND USE PLAN AND ADOPT THAT, NEXT START WORKING ON A LAND USE PLAN FOR ALL OF INCORPORATED AND GROWTH BOUNDARIES OF THE CITIES AND TRY TO GET SOMETHING IN PLACE SO WE HAVE LOGICAL GROWTH AND THEN WE NEED TO COME UP WITH A SOLUTION TO FLAG LOTS.

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MR. HAYNES STATED THAT THE FIVE (5) COUNTY COMMISSIONERS THAT SIT ON THIS BODY NEED TO GET A CENT OR TWO ADDED OUT OF THIS TAX REVENUE ADDED TO THE ROAD FUND. THIS THING CAN NOT BE BACKED EXCLUSIVELY OF THE PEOPLE THAT ARE MOVING INTO THIS COMMUNITY. MR. HAYNES STATED THAT HIS CHALLENGE IS FOR RAGAN HALL AND ANTHONY HALL RUN THE TABLE AND GET SOME MONEY OUT OF THE GENERAL FUND. MR. GRAVES ASKED WHAT WAS PASSED LAST NIGHT AT THE COUNTY COMMISSION REGARDING THE ROAD FEE RESOLUTION.

CHAIRMAN HOLT EXPLAINED TO MR. GRAVES THAT WHAT WAS PASSED LAST NIGHT WAS THIS IS A FEE BASE NOT A TAX THAT FOR EVERY PERMIT PULLED AFTER JUNE 1, 2008 THERE WILL BE \$750.00 ADDITIONAL FEE ADDED TO COST OF BUILDING PERMITS.

MEETING ADJOURNED AT 5:45 P.M.