

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
FEBRUARY 26, 2008
5:00 P.M.**

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

MEMBERS PRESENT:

**ANTHONY HOLT, CHAIRMAN
LUTHER BRATTON, VICE-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:

DAN DOWNS

OTHERS PRESENT:

**MIKE MOULTON, PLANNING DIRECTOR
MICHAEL BRIGGS, PLANNER
RON COOPER, STATE PLANNER
LEAH MAY DENNEN, COUNTY ATTORNEY
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT**

CHAIRMAN HOLT CALLED THE MEETING TO ORDER AND MADE EVERYONE AWARE THAT RAGAN HALL HAD RESIGNED. CHAIRMAN HOLT STATED THAT MR. HALL HAS DONE A FINE JOB ON THIS COMMITTEE AND WILL BE MISSED.

MR. HALL THANKED EVERYONE FOR THEIR HARD WORK AND DEDICATION. HE SAID HE APPRECIATED THE OPPORTUNITY TO SERVE AND WILL CHERISH THE TIME SERVED.

➤ CHAIRMAN HOLT STATED HE WANTED TO WELCOME NEW MEMBER DAN DOWNS, BUT HE IS ABSENT TONIGHT DUE TO ILLNESS.

➤ MOTION TO APPROVE THE JANUARY MINUTES BY MR. WILLIAMS, MR. RAGAN HALL SPOKE UP AND SAID HE APOLOGIZED BUT AT THE JANUARY 2008 MEETING HE HAD A CONFLICT OF INTEREST WITH LEARLAND SUBDIVISION BUT VOTED HIS CONSCIOUS, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

1. **DEFERRED-REZONING-SUMNER 2000 LLC IS REQUESTING TO HAVE THEIR PROPERTY 'HUNTER'S CROSSING-LOCATED ON THE CORNER OF LONG HOLLOW PIKE AND TYREE SPRINGS ROAD REZONED FROM R1A TO COMMERCIAL C-3 WITH PUD OVERLAY AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL.-REPRESENTED BY RAGAN-SMITH: OWNERS-SUMNER 2000 LLC -(7TH COUNTY COMMISSION DISTRICT) SUBJECT PROPERTY IS LOCATED ON LONG HOLLOW PIKE AND NEW HOPE ROAD, CONTAINS 44.9 ACRES, IS ON TAX MAP 123, PARCEL 45, AND IS ZONED R1A. (SCHOOL DISTRICT-BEECH ES, T W HUNTER MS, BEECH HS)**
(THIS HAS BEEN DEFERRED INDEFINITELY BY RAGAN-SMITH ON 2-6-08)
NO ACTION WAS TAKEN

2. **CRUTCHER STATION-FINAL MASTER DEVELOPMENT PLAN-(7TH COUNTY COMMISSION DISTRICT) REPRESENTED BY BRUCE RAINEY- OWNER RAINEY PROPERTIES-THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN APPROVAL OF 272 LOTS OFF JENKINS LANE. SUBJECT PROPERTY CONTAINS 109 ACRES, IS ON TAX MAP 124, PARCEL 43 P/O, AND IS ZONED MDR PUD AND LDR PUD. (SCHOOL DISTRICT-BEECH ES, OLD KNOX DOSS MS, STATION CAMP HS)**

MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST. MR. RAINEY REPORTED THAT HE FELT THAT HE HAD REACHED AN AGREEMENT WITH MR. HANK THOMPSON, COUNTY EXECUTIVE, PERTAINING TO THE GREENWAY. THAT AGREEMENT IS REFLECTED ON THE MASTER PLAN, AS WELL AS, THE PRELIMINARY PLAT. MR. RAINEY ELABORATED ON WHAT THE CHANGES WERE THAT WERE MADE FOR THE GREENWAY.

MR. MOULTON ASKED MR. RAINEY IF ON THE AREA BEHIND LOTS 5, 6, 7, 8 AND 9 THAT HE PUT SOME KIND OF INDICATION ABOUT THE SPACE ASSOCIATED WITH THE POTENTIAL TRAIL.

MR. RAINEY STATED THAT HE WILL HAVE THEM PHYSICALLY MARK THIS AND IT WILL BE SHOWN ON THE FINAL PLAT AND PRIOR TO RECORDING THE FINAL PLAT.

MR. MOULTON REPORTED TO THIS BODY THAT HE HAS MET ALL OF THE STAFF COMMENTS.

LUTHER BRATTON WAS SPEAKING BUT IT WAS INAUDIBLE.

THERE WAS DISCUSSION.

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

3. **CRUTCHER STATION STATION-PRELIMINARY PLAT-PHASE 1A-(7TH COUNTY COMMISSION) REPRESENTED BY RAINEY PROPERTIES-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 24 LOTS OFF JENKINS LANE. SUBJECT PROPERTY CONTAINS 12.53 ACRES, IS TAX MAP 123, PARCEL 43 P/O, AND IS ZONED MDR PUD AND LDR PUD. (SCHOOL DISTRICT-BEECH ES, OLD KNOX DOSS MS, STATION CAMP HS)**

MR. RAINEY WAS PRESENT TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS.

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

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. LEA, SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY.

- 4. GRACE HAVEN-PRELIMINARY PLAT-(1ST COUNTY COMMISSION DISTRICT)-
REPRESENTED BY CARROLL CARMAN:-OWNER, IGWT, LP-THEY WERE REQUESTING
PRELIMINARY PLAT APPROVAL OF 20 LOTS ON SMILEY TROUTT ROAD AND ROGUES
FORK ROAD. SUBJECT PROPERTY CONTAINS 22.80 ACRES, IS ON TAX MAP 43, PARCEL
39 P/O, AND IS ZONED AGRICULTURAL. (SCHOOL DISTRICT: WESTMORELAND ES, MS
AND HS)**

MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST.

CHAIRMAN HOLT ASKED THE MEMBERS TO SUSPEND THE RULES SINCE THERE WAS PEOPLE THAT DESIRE TO SPEAK ABOUT THIS SUBDIVISION.

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

MR. CARMAN CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST. THERE IS A PLANNED EXTENSION OF A NEW WATER LINE ON SMILEY TROUTT ROAD WHICH WILL INCLUDE THREE (3) FIRE HYDRANTS. MR. CARMAN ADDED THAT THERE ARE A COUPLE OF FLAG LOTS IN THIS DEVELOPMENT. THE SOILS WORKS IS IN THE PROCESS CURRENTLY. THE RESTRICTIONS ARE SUCH THAT NO MOBILE HOMES OR DOUBLEWIDES ARE ALLOWED IN THIS SUBDIVISION. THE PROPOSED SITE BUILT HOMES WILL BE 1,100 SQUARE FEET.

MR. MOULTON STATED THAT THIS DEVELOPMENT MEETS ALL STAFF COMMENTS.

CHAIRMAN HOLT OPENED THE FLOOR FOR THE PUBLIC HEARING.

COMMISSION MIKE AKINS CAME FORWARD TO SPEAK IN OPPOSITION. MR. AKINS CITED OPPOSITION TO THIS FOR REASONS SUCH AS THE TRAFFIC SITUATION ON SMILEY TROUTT ROAD, NARROW ROADS, AND A NARROW BRIDGE. THE PEOPLE ON THAT ROAD ARE STILL ON SPRING WATER AND THERE ARE CAVES UNDER THIS PROPERTY. WE HAVE HAD A LOT OF PROBLEMS WITH SEWAGE IN THIS AREA. THE SOIL IN THIS AREA IS NOT UP TO STANDARDS FOR SEPTIC SYSTEMS. ALL THE PEOPLE THAT LIVE ON THIS ROAD ARE OPPOSED TO THIS DEVELOPMENT.

TONY FLYNN CAME FORWARD TO SPEAK IN OPPOSITION TO THIS DEVELOPMENT. HE WAS CONCERNED ABOUT THE TRAFFIC, NARROW ROADS AND THE QUALITY OF HIS SPRING WATER ONCE THE SEPTIC TANKS ARE INSTALLED. HE STATED THAT HE MOVED TO BE IN COUNTRY, AND DOES BELIEVE THIS WILL HURT HIS PROPERTY VALUES. THIS IS JUST TOO MANY HOMES PROPOSED IN THIS AREA, WE UNDERSTOOD WHEN THIS PROPERTY WAS SOLD THAT THE LOTS WOULD BE FIVE (5) ACRES.

LARRY AKINS CAME FORWARD TO SPEAK AGAINST THIS DEVELOPMENT. MR. AKINS STATED HE WAS CONCERNED FOR THE INCREASED TRAFFIC AND THE NARROW ROADS.

BEN YOUNG CAME FORWARD TO EXPRESS OPPOSITION TO THIS DEVELOPMENT. HE DOES NOT WANT TO LIVE NEAR SUBDIVISIONS, AND WAS CONCERNED ABOUT THE NARROW ROADS.

BRENDA YOUNG CAME FORWARD TO EXPRESS HER OPPOSITION TO THIS DEVELOPMENT. MRS. YOUNG EXPLAINED THAT THERE ARE HOUSES IN THIS AREA THAT HAVE BEEN SITTING EMPTY FOR YEARS. SHE HATES TO SEE A SUBDIVISION IN FRONT OF HER HOUSE WITH HOMES THAT ARE SITTING EMPTY. MRS. YOUNG FEARS THIS WILL HURT HER PROPERTY VALUES.

MR. CARMAN STATED THAT CASTALIAN SPRINGS/BETHPAGE UTILITY DISTRICT WILL NOT BE INSTALLING THE WATER LINE.

COMMISSIONER STEVE GRAVES CAME FORWARD TO DISCUSS THE WATER LINE GOING UP SMILEY TROUTT ROAD.

CHAIRMAN HOLT CLOSED THE PUBLIC HEARING.

MR. CARMAN EXPLAINED THAT THIS DEVELOPMENT IS AT THE HEAD OF SMILEY TROUTT ROAD WHICH SHOULD NOT IMPACT THE TRAFFIC. THE OWNERS OF THIS PROPERTY ARE GOING TO EXTEND THE WATER LINE, AND THE FIRE HYDRANTS WILL BE INSTALLED, SINCE IT WOULD BE TO TWO (2) OR THREE (3) YEARS BEFORE CASTALIAN SPRINGS/BETHPAGE COULD PROVIDE CITY WATER. WE DEEM THAT THERE WILL BE FULL COVERAGE OF SOILS FOR SEPTIC TANKS AND THIS WOULD NOT IMPACT THEIR WATER LINES. IF YOU WANT BRICK FACES ON THE HOMES WE COULD DO THIS, OR PLACE THE HOMES BACK FURTHER OFF THE ROAD. I WOULD JUST LIKE SOME FEED BACK ON SOME SUGGESTED ENHANCEMENTS.

MR. HAYNES AND MR. FENNEL ASKED MR. CARMAN TO CONSIDER MAKING FLAG LOT 16 AND LOT 17 INTO A FIVE (5) + ACRE TRACT, SINCE WE ARE ON THE ONE YARD LINE OF DELETING FLAG LOTS ALL TOGETHER.

MR. CARMAN STATED THAT THE NEIGHBORS WILL NOT BE REQUIRED TO HOOK ONTO TO CITY WATER. MR. CARMAN ALSO EXPLAINED THAT THE WATER SHED OF THIS DEVELOPMENT IS FLOWING TOWARD ROGUES FORK ROAD.

MR. CARMAN STATED HE WOULD BRING THIS BODY A REVISED SET OF RESTRICTIONS POSSIBLY STATING THAT THERE WOULD BE BRICK ON THE FRONT OF THE HOMES, HOMES LARGER THAN 1,100 SQUARE FOOT HOMES, AND THAT THE DETACHED STRUCTURES BE BUILT IN THE REAR OF THE HOMES.

MR. BRATTON QUESTIONED WHETHER THE ENGINEER HAS LOOKED AT THE CONTOURS OF THESE SINK HOLES.

MR. CARMAN STATED THAT HIS CREW HAS NOT BEEN OVER EVERY INCH OF THIS PROPERTY, BUT A SOIL SCIENTIST IS BEGINNING TO INVESTIGATE THIS PROPERTY. MR. CARMAN STATED HE WOULD BRING BACK A MORE IMPROVED PLAT ON FINAL SUBMITTAL.

MR. FENNELL ASKED IF MR. CARMAN WOULD MEET WITH COMMISSIONER MIKE AKINS ABOUT THE CONCERNS OF THE NEIGHBORS.

MR. CARMAN STATED THAT HE WOULD BE GLAD TO MEET WITH MR. AKINS AND THE PROPERTY OWNERS IN THIS AREA TO ANSWER ANY OF THEIR QUESTIONS AND DISCUSS THEIR CONCERNS.

THERE WAS DISCUSSION.

CHAIRMAN HOLT STATED HIS MAIN CONCERN IS THE SAFETY OF THE WELL WATER IN THIS AREA.

MOTION TO SUSPEND THE RULES TO ALLOW COMMISSIONER MIKE AKINS TO SPEAK AGAIN BY MR. FENNELL, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.

COMMISSIONER MIKE AKINS STATED HE WAS NOT SURE WHY THAT THE CAVES HAVE NOT BEEN FOUND YET, SOME OF THE EXISTING CAVES ARE VERY LARGE.

MOTION TO DEFER FOR THIRTY DAYS BY MR. BRATTON IN ORDER FOR MR. CARMAN TO LOCATE AND REFLECT ANY SINK HOLES ON THE PLAT, AND SECONDED BY MR. HAYNES STATING THAT HE WOULD LIKE TO SEE THE APPLICANT HAVE THE LOTS SOIL MAPPED. MOTION PASSED UNANIMOUSLY.

MR. CARMAN ADDED THAT THERE WILL BE NO SOILS DESIGNATED WITHIN 25 FEET OF ANY SINK HOLE THAT MIGHT POSSIBLY BE ON THIS PROPERTY.

- 5. REZONING & PUBLIC HEARING-(REPRESENTED BY GEORGE JOHNSON) CUMBERLAND LAND HOLDING, LLC, OWNER, WERE REQUESTING TO HAVE THEIR PROPERTY "LOCKETT" LOCATED AT 1429 HARSH LANE, CASTALIAN SPRINGS, TN. REZONED FROM AGRICULTURAL TO A MIXED USE RESIDENTIAL/COMMERCIAL PLANNED UNIT DEVELOPMENT AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL.(3RD COUNTY COMMISSION DISTRICT) SUBJECT PROPERTY CONTAINS 527.63 ACRES, CONTAINS APPROXIMATELY 750 LOTS, IS ON TAX MAP 151, PARCELS 21.01 AND 22.00, AND IS ZONED AGRICULTURAL.(SCHOOL DISTRICT: BENNY BILLS ES, OLD SHAFER MS, AND GALLATIN HS)**

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON **FEBRUARY 1, 2008**. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

CHAIRMAN HOLT STATED THAT THERE WAS NO ONE THAT WAS PRESENT TO SPEAK FOR OR AGAINST THIS PUBLIC HEARING.

CHAIRMAN HOLT DECLARED AN INDIRECT CONFLICT OF INTEREST BUT WILL BE VOTING HIS CONSCIOUS. CHAIRMAN HOLT STATED THAT HE OWNS A NINETY (90) ACRE FARM ON HARSH LANE.

MR. FENNELL DECLARED THAT HE OWNS A PIECE OF PROPERTY NEXT TO THE CASTALIAN SPRINGS POST OFFICE. MR. FENNELL STATED THAT HE HAS AN INDIRECT CONFLICT OF INTEREST BUT WILL BE VOTING HIS CONSCIOUS

MR. HENDRICKS STATED THAT HE OWNS THIRTY ONE (31) ACRES IN CASTALIAN SPRINGS, TN. MR. HENDRICKS STATED THAT HE HAS AN INDIRECT CONFLICT OF INTEREST BUT WILL BE VOTING HIS CONSCIOUS.

MR. HAYNES STATED THAT HE OWNS A COUPLE OF TRACTS (400+ ACRES) IN CASTALIAN SPRINGS, TN. MR. HAYNES STATED THAT HE HAS AN INDIRECT CONFLICT OF INTEREST BUT WILL BE VOTING HIS CONSCIOUS.

(FYI: MR. WILLIAMS LEFT THE MEETING TO ATTEND THE ETHICS COMMITTEE MEETING, BUT DID RETURN IN TIME TO VOTE AT THE END OF THE MEETING.)

MR. GEORGE JOHNSON CAME FORWARD WITH A POWER POINT PRESENTATION THAT LASTED FOR 1 ½ HOURS WHICH WAS VERY INFORMATIVE. THIS PRESENTATION WAS VISUAL IMAGES THAT WILL GIVE A SENSE OF WHAT THEIR VISION IS ARCHITECTURALLY. MR. JOHNSON SHOWED WHAT THEY HAVE BEEN DOING IN SOUTH CAROLINA, AND THEN HE SHOWED SOME IMAGES OF THE DEVELOPMENT IN MONTEAGLE, TENNESSEE. THESE IMAGES WILL HOPEFULLY HELP YOU UNDERSTAND WHAT WE ARE TRYING TO ACCOMPLISH WITH THE LOCKETT DEVELOPMENT.

MR. JOHNSON STATED THAT THE LOCKETT WILL BE A TRADITIONAL URBAN NEIGHBORHOOD PLANNING CONCEPT BASED ON SMALL TOWN AND CITY DEVELOPMENT PRINCIPLES. WHAT THE DEFINITION OF TRADITIONAL NEIGHBORHOOD IS A METHOD OF DEVELOPMENT WITH A COMPACT MIXED USE NEIGHBORHOOD WHERE RESIDENTIAL, COMMERCIAL AND CIVIC BUILDINGS ARE IN CLOSE PROXIMITY OF ONE ANOTHER. WE ARE WORKING AROUND ALL OF THE WONDERFUL TREES ON THIS DEVELOPMENT. THE HOMES IN THE LOCKETT WILL BE BUILT CLOSE TO THE STREET AND SIDEWALKS WHICH ARE CLOSE TO THE TOWN CENTER, BUT THE SETBACKS AND DISTANCE BETWEEN HOUSES WILL BE MORE GENEROUS AS YOU MOVE AWAY FROM THE TOWN CENTER. THE HOMES WILL NOT BE THAT BIG BUT WILL HAVE A LOT OF DETAIL AND GREAT CRAFTSMANSHIP. THE PROPOSED STREETS IN THE LOCKETT IF THERE IS NO CURB WILL BE 18 FEET WIDE, IF THERE IS CURB TO CURB THE STREETS WILL BE 20 FEET WIDE. MR. JOHNSON SHOWED EXAMPLES OF THE PROPOSED PARK. YOU WILL BE ABLE TO WALK NO MORE THAN FIVE MINUTES TO THE CORNER STORE FOR A CUP OF COFFEE, SANDWICH, BREAD OR MILK, ETC. THE NEIGHBORHOODS ARE DESIGNED TO BE LESS RELIANT ON THE CAR.

MR. JOHNSON ENCOURAGED THE MEMBERS TO GO LOOK AT THE MONTEAGLE DEVELOPMENT, SINCE IT IS JUST AN HOUR AND A HALF AWAY.

MR. JOHNSON EXPLAINED THAT THEY ARE PROPOSING TO BUILD 750 RESIDENTIAL DWELLINGS PLUS AN ADDITIONAL LEVEL OF MIXED USE NEIGHBOR AND COMMERCIAL DEVELOPMENTS.

(FYI: MRS. TEMPLETON LEFT THE MEETING, PRIOR TO THE VOTE BEING TAKEN.)

MR. JOHNSON SHOWED AERIAL SHOTS OF THE PROPOSED LOCKETT DEVELOPMENT. MR. JOHNSON STATED THAT HE HAS BEEN ASKED TO SUBMIT PLANS FOR A MARINA TO THE U.S. ARMY CORP OF ENGINEERS FOR THEIR APPROVAL.

MR. JOHNSON STATED THAT THE ROADS IN THE LOCKETT WILL BE PAVED AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE RESTRICTIONS WILL DICTATE THE TYPE OF MATERIALS THE PROPOSED HOMES WILL BE BUILT BY AND THERE WILL BE AN ARCHITECTURAL REVIEW BOARD FOR THIS DEVELOPMENT. THIS DEVELOPMENT WILL BE FOR THE BABY BOOMER RETREAT. THE LOT SIZE FOR THE HOMES HAS TO BE A MINIMUM OF A 100 FT. X 100 FT.

MR. JOHNSON DISCUSSED THE IMPACT THIS DEVELOPMENT WOULD HAVE ON THE SCHOOLS WHICH WOULD BE MINIMAL. MR. JOHNSON REPORTED THAT THEY HAVE SUBMITTED A PLAN FOR A VOLUNTARY CONTRIBUTION TO BUILD AN ENVIRONMENTAL LEARNING CENTER DOWN BY THE MARINA, WHICH THE SCHOOL BOARD WOULD HAVE FULL USE OF TO HAVE RETREATS, ETC. WE ARE AWARE OF THE IMPACT OUR DEVELOPMENT WILL HAVE ON THE SURROUNDING ROADS AND OUR IMPACT ON THE SURROUNDING COMMUNITY. IT WILL TAKE APPROXIMATELY TWELVE (12) YEARS FOR THIS PROJECT TO BE BUILT OUT. WE ARE NOT A PRODUCTION HOME BUILDER, RATHER A CUSTOM HOME BUILDER. WE HAVE PROPOSED TO MAKE IMPROVEMENTS TO THE SHADY COVE BRIDGE, AND PROPOSE CONTRIBUTING \$150,000.00 DOLLARS TO MAKE THIS IMPROVEMENT. MR. JOHNSON CONCLUDED HIS PRESENTATION.

MR. MOULTON REMINDED THIS BODY THAT WE HAVE A WORK STUDY ON MARCH 13, 2008, AT 4:00 P.M. TO DISCUSS STREETS/ROADS, AND ANOTHER WORK STUDY ON MARCH 25, 2008 AT 4:00 P.M. TO DISCUSS THE CONTRIBUTION THAT THEY HAVE PUT ON THE TABLE TO ADDRESS EDUCATION AND FINALIZE THE FLAG LOT SITUATION AND THE HENDERSONVILLE URBAN GROWTH BOUNDARY. THE PUBLIC WILL BE NOTICED ON THESE TWO PUBLIC HEARINGS. WE ARE NOT IN ANY POSITION TO VOTE THIS THING (LOCKETT) UP OR DOWN TONIGHT. THIS COULD BE DEFERRED UNTIL NEXT MONTH'S PLANNING MEETING. MR. MOULTON POINTED OUT THEY HAVE PROPOSED LESS DENSITY THAN OUR NORMAL PUD ZONING WITH 50 TO 60% OPEN SPACE. MR. MOULTON READ ALOUD FROM THE SUMNER COUNTY ZONING RESOLUTION ARTICLE VI-ARTICLE 9-PLANNED UNIT DEVELOPMENT DISTRICT- AND ARTICLE 9.1 (3) RELATIONSHIP TO SUBDIVISION REGULATIONS. THIS LANGUAGE DOES GIVE US THE FLEXIBILITY TO MOVE THIS PROJECT FORWARD WITHOUT HAVING TO REWRITE THE ZONING RESOLUTION. WHAT THEY ARE PROPOSING IS A NEIGHBORHOOD COMMUNITY DEVELOPMENT. MR. MOULTON EXPLAINED THAT THIS WILL TAKE US ABOUT SIX MONTHS TO REVIEW AND VOTE ON THIS DEVELOPMENT.

MR. MOULTON STATED HE WOULD LIKE FOR THIS BODY TO TRY TO TAKE A ROAD TRIP AND GO SEE THE MONTEAGLE DEVELOPMENT, IF WE HAVE TIME WE COULD SWING BACK TO FRANKLIN, TN.

THE WORK STUDY ON MARCH 13, 2008, WILL BE HELD IN ROOM 112, AND THE WORK STUDY ON MARCH 25, 2008, WILL BE HELD IN THE COMMISSION CHAMBERS. MR. MOULTON STATED THAT THESE PUBLIC HEARINGS ARE OPEN TO THE PUBLIC BUT ARE NOT OPEN PUBLIC HEARINGS.

MR. HAYNES STATED THAT HE FELT THAT WE SHOULD REWRITE THE ZONING ORDINANCE TO DISPLAY SOME KIND OF CONSISTENCY.

CHAIRMAN HOLT STATED THAT IF IT IS THE WILL OF THIS BODY TO REWRITE THE ZONING ORDINANCE, SO BE IT.

MR. MOULTON STATED THAT WE HAVE THE LANGUAGE CURRENTLY IN THE ZONING ORDINANCE TO MOVE THIS THING FORWARD, BUT IN AN EFFORT TO BE CONSISTENT WE WANT TO SET A MINIMUM BENCH MARK IN THE FUTURE.

THERE WAS EXTENSIVE DISCUSSION.

MOTION FOR DEFERRAL BY MR. LEA, SECONDED BY MR. BRATTON. MOTION PASSED UNANIMOUSLY. (REMINDER CYNTHIA TEMPLETON LEFT THE MEETING AND WAS NOT PRESENT WHEN THE VOTE WAS TAKEN)

MEETING ADJOURNED AT 7:45 P.M.