

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
MAY 27, 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  
CYNTHIA HALL TEMPLETON  
JIM WILLIAMS  
SHAWN FENNELL  
BOB HENDRICKS  
SAUNDRA BOYD  
BILL THOMPSON  
CHARLES LEA  
MIKE HONEYCUTT

**MEMBERS ABSENT:**

NORMAN TRIPP  
DAN DOWNS  
CECIL RAY

**OTHERS PRESENT:**

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

- **MOTION BY MR. FENNELL TO APPROVE THE APRIL MINUTES, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.**

1. **DEFERRED-BEECH CUMBERLAND PRESBYTERIAN CHURCH-PHASE TWO-CEMETERY LAYOUT-SITE PLAN REPRESENTED BY DWAYNE CALDWELL (11<sup>TH</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING SITE PLAN APPROVAL OF 108 CEMETERY LOTS. SUBJECT PROPERTY IS LOCATED ON WARD LANE AND NEW HOPE ROAD, IS ON TAX MAP 122, PARCEL 68.03, CONTAINS 1.25 ACRES<sub>±</sub> AND IS ZONED R1A. (SCHOOL DISTRICT-BEECH ES, T.W. HUNTER MS, AND BEECH HS)-THIS WAS DEFERRED BY THE DEVELOPER DUE TO THE FACT HE NEED TO RECEIVE APPROVAL FROM THE ZONING BOARD PRIOR TO RECEIVING PLANNING COMMISSION APPROVAL)**  
**NO ACTION TAKEN**
2. **JOE D. JERNIGAN-PRELIMINARY AND FINAL PLAT-REPRESENTED BY RICHARD GRAVES (12 TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 5 LOTS ON TOM LINK ROAD. SUBJECT PROPERTY CONTAINS 5.2 ACRES, IS ON TAX MAP 37, PARCEL 56 P/O AND IS ZONED AGRICULTURAL. (SCHOOL DISTRICT-(OAKMONT ES, PORTLAND MS, AND PORTLAND HS)**

MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST AND TO ANSWER ANY QUESTIONS. MR. GRAVES PASSED OUT TO EACH MEMBER A COPY OF THE RESTRICTIONS. MR. GRAVES POINTED OUT THAT THE SHEET ATTACHED TO THE RESTRICTIONS SHOWS WHERE THEY PURCHASED A FIRE HYDRANT FOR \$3,000.00. MR. GRAVES REPORTED THAT THE HOMES WOULD BE 100% BRICK WITH A MINIMUM OF 1,600 SQUARE FEET.

MR. MOULTON STATED THAT THIS PLAT DOES MEET ALL STAFF COMMENTS.

MR. BRATTON ASKED IF MR. GRAVES WOULD ADD AS PART OF THESE RESTRICTIONS THAT NO TRACTOR TRAILER TRUCKS WOULD BE ALLOWED TO PARK IN THE DEVELOPMENT.

MR. MOULTON REMINDED THIS BODY THAT WE CAN NOT REQUIRE RESTRICTIONS ON A STRAIGHT ZONED SUBDIVISION.

MR. GRAVES STATED HE DID NOT KNOW IF THE OWNERS WOULD AGREE TO MR. BRATTONS' SUGGESTION REGARDING NO TRACTOR TRAILERS ALLOWED TO BE PARKED IN THIS DEVELOPMENT, BUT HE WOULD BE GLAD TO ASK THEM.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. BRATTON, SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY.**

3. **DEFERRED-CLARK'S MINI-STORAGE-PHASE 3-MINI STORAGE-SITE PLAN- REPRESENTED BY BRUCE RAINEY- (1<sup>ST</sup> COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING SITE PLAN APPROVAL FOR FOUR ADDITIONAL STORAGE BUILDINGS ON HWY 31-E AND MT. VERNON ROAD. SUBJECT PROPERTY CONTAINS 3.33 ACRES, IS ON TAX MAP 68, PARCEL 120, AND IS ZONED COMMERCIAL 1. (SCHOOL DISTRICT- WESTMORELAND ES, MS AND HS)  
**NO ACTION TAKEN****

**4. DEFERRED-REZONING-SUMNER 2000 LLC WERE 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 -(7<sup>TH</sup> 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)**

**OTHER BUSINESS:**

➤ **APPOINT A SUB-COMMITTEE TO REVIEW SUBDIVISION  
REGULATION REVISIONS-**

CHAIRMAN HOLT STATED THAT WE NEED TO DECIDE IF WE WANT TO APPOINT A WORK STUDY SUB-COMMITTEE TO STUDY THE SUBDIVISION REGULATION REVISIONS OR TAKE CARE OF THIS WITH OUR FULL PLANNING COMMISSION BODY.

MR. HAYNES STATED THAT IT WOULD BE GOOD IF MR. MOULTON GAVE US SOME GUIDANCE ON THE SOFT SPOTS IN THE SUBDIVISION REGULATIONS.

THERE WAS DISCUSSION ON WHO SHOULD BE ON THE SUB-COMMITTEE.

MR. MOULTON STATED THAT THE SUB-COMMITTEE WILL REPORT TO THIS BODY WITH THE UPDATES OF THE SUBDIVISION REGULATIONS.

**MOTION BY MR. LEA TO APPOINT THE FOLLOWING SUB-COMMITTEE MEMBERS; CHARLES HAYNES, SHAWN FENNELL, LUTHER BRATTON, BILL THOMPSON, WITH MIKE MOULTON, PLANNER AND NICK STRONG, COUNTY ENGINEER SERVING AS EXTRAS, AND THIS BODY WILL REVIEW THE REGULATIONS AND REPORT BACK TO THIS BODY, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

MR. MOULTON STATED THAT HE WILL BE COMMUNICATING WITH EVERYONE BY E-MAIL WHEN HE COMES UP WITH THE FIRST DATE FOR THIS SUB-COMMITTEE TO MEET.

➤ **ANNUAL PROGRAM DESIGN/WORK PROGRAM-**

THIS IS AN ANNUAL PROGRAM DESIGN/WORK PROGRAM THAT IS PRESENTED BY THE STATE PLANNER ANNUALLY.

**MOTION BY MR. HAYNES TO APPROVE THE ANNUAL PROGRAM DESIGN /WORK PROGRAM, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

MR. HAYNES ASKED MR. MOULTON IF HE HAD SPOKEN TO HANK THOMPSON, COUNTY EXECUTIVE ABOUT THE PLANNING OFFICE OVERSEEING THE ENGINEERING OFFICE DURING HIS ABSENCE.

MR. MOULTON STATED THAT HE HAD A MEETING WITH HANK THOMPSON, COUNTY EXECUTIVE AND THAT MR. THOMPSON FELT THAT THE ENGINEERING DEPARTMENT SHOULD REPORT TO THE PUBLIC WORKS COMMITTEE. MR. MOULTON STATED THAT MR. HANK THOMPSON ASSURED HIM THAT HE IS JUST A TELEPHONE CALL AWAY.

**MEETING ADJOURNED AT 5:30 P.M.**