

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
AUGUST 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
DAN DOWNS
MIKE HONEYCUTT**

OTHERS PRESENT:

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

MEMBERS ABSENT:

NORMAN TRIPP

➤ **MOTION FOR APPROVAL OF JULY MINUTES BY MR. HAYNES, SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY.**

1.HUNTERS TRACE-PRELIMINARY PLAT-REPRESENTED BY C&K SURVEYORS, LLC-(11TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 9 LOTS ON HUNTERS LANE AND MT. OLIVET ROAD. SUBJECT PROPERTY IS ON TAX MAP 116, PARCEL 81, CONTAINS 19.65 ACRES,AND IS ZONED R1A.

DANNY HALE CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON ASKED MR. HALE TO TAKE THE "CITY OF HENDERSONVILLE" WORDING OFF THE PLAT AND THEN ALL STAFF COMMENTS WOULD BE ADDRESSED.

MR. BRATTON QUESTIONED THE WATER PRESSURE FOR THE FIRE HYDRANTS.

MR. MOULTON STATED THAT ON THE FINAL PLAT IF THE TWO FIRE HYDRANTS DO NOT HAVE PROPER WATER FLOW THEY WILL BE SHOWN AS ESCROWED.

CHAIRMAN HOLT STATED THAT WHITE HOUSE UTILITY DISTRICT IS UPGRADING THE LINES WITH FOUR INCH WATER LINES FOR SOME REASON.

MR. HAYNES STATED HE WANTED TO KNOW WHAT THE TIME LINE WAS FOR PUTTING IN THE FOUR INCH WATER LINES. HE DID NOT WANT TO RECORD THIS PLAT WITH TWO INCH WATER LINES.

MR. HALE STATED HE DID NOT KNOW THE EXACT TIME WHEN THESE FOUR INCH WATER LINES WOULD BE INSTALLED, BUT IF THIS IS A PROBLEM AT FINAL PLAT STAGE, THEY WOULD POST A BOND.

THERE WAS DISCUSSION.

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

2. AUTUMN RIDGE-PHASE 2-FINAL PLAT-REPRESENTED BY CARROLL CARMAN-(1TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 8 LOTS ON MT. VERNON ROAD, AND MT. VERNON CHURCH ROAD, IS ON TAX MAP 49, PARCEL 18.00, CONTAINS 8.67 ACRES, AND IS ZONED AGRICULTURAL.

MR. CARMAN CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

MR. MOULTON STATED THEY NEED TO OBTAIN ALL PLAT SIGNATURES AND REFLECT ALL SOILS AREA.

MR. CARMAN STATED THAT THESE HOMES WOULD BE RESTRICTED LIKE THE FIRST PHASE, BEING 1,800 SQUARE FOOT SITE BUILT HOMES.

THERE WAS DISCUSSION.

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

3. BEECH HIGH SCHOOL ATHLETIC FACILITY-SITE PLAN-REPRESENTED BY BRUCE RAINEY-(11TH COUNTY COMMISSION)-THEY WERE REQUESTING SITE PLAN APPROVAL FOR BEECH HIGH SCHOOL ATHLETIC FACILITY. THE PROPOSED BUILDING WILL BE 13,200 SQUARE FEET AND WILL BE USED AS AN ATHLETIC TRAINING FACILITY. SUBJECT PROPERTY IS LOCATED ON LONG HOLLOW PIKE, IS ON TAX MAP 122, PARCEL 69.01, AND IS ZONED R1A.

MR. BRIAN WHITAKER CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

MR. MOULTON SUGGESTED THAT THIS REQUEST WILL NEED TO BE APPROVED BY THE Z.B.A. THE R1A ZONING ALLOWS FOR SCHOOLS ON APPEAL.

MR. MOULTON ALSO STATED THAT THE PLANNING STAFF RECOMMENDS EXTENDING THE SIDEWALK SOUTH TO LONG HOLLOW PIKE R .O. W. AND WEST TO THE PROPERTY LINE. THIS WILL TIE INTO FUTURE IMPROVEMENTS TO THE INTERSECTION OF LONG HOLLOW PIKE AND NEW SHACKLE ISLAND ROAD.

CHAIRMAN HOLT STATED THAT HE WAS HESITANT TO ASK THE SCHOOL TO DO SOMETHING (ADD SIDEWALKS) THAT WAS NOT POSSIBLY BUDGETED FOR.

MR. THOMPSON STATED HE FELT THAT IT WOULD BE A GOOD THING FOR US TO GO ON RECORD AS RECOMMENDING THE SIDEWALK AS FAR AS A SAFETY ISSUE.

MR. GARRISON EXPLAINED THAT THE SCHOOL BOARD COULD APPROVE THIS PLAN WITHOUT THE SIDEWALKS IF NEED BE.

MR. MOULTON STATED HE FELT THIS INTERSECTION WOULD BE IMPROVED DUE TO THE AMOUNT OF ANTICIPATED GROWTH.

MR. BRIGGS STATED THAT WE NEED TO THINK LONG TERM ABOUT THIS AREA. WE ARE AWARE THAT A COMMERCIAL DEVELOPMENT WILL BE GOING IN AT THE NORTHEAST CORNER OF THE INTERSECTION AND THERE ARE POSSIBILITIES FOR FUTURE DEVELOPMENT. A SHARED USE TRAIL IS UNDER CONSTRUCTION ON THE SOUTH SIDE OF LONG HOLLOW PIKE TYING INTO THE SCHOOL COMPLEX. UNFORTUNATELY, THERE WAS AN OPPORTUNITY TO BUILD SIDEWALKS WHEN STATION CAMP HIGH SCHOOL WAS COMPLETED AND WE MAY MISS THIS OPPORTUNITY AGAIN TO TIE THIS AREA WITH OTHER TRAVEL MODES. STUDENTS CURRENTLY WALK ON THE SHOULDER OF LONG HOLLOW PIKE BEFORE AND AFTER SCHOOL TO NEIGHBORHOODS NEARBY AND ONE MIGHT THINK AN INCREASE IN PEDESTRIAN TRAVEL WILL OCCUR WITH A NEW COMMERCIAL DEVELOPMENT NEXT DOOR. MR. MOULTON EXPLAINED TO EVERYONE THAT IF THIS BODY RECOMMENDS THAT THEY BUILD THESE SIDEWALKS AND THE BOARD OF EDUCATION DECIDES NOT TO, THAT IS THEIR RIGHT AND AUTHORITY TO APPROVE THESE PLANS WITHOUT A SIDEWALK.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HAYNES WITH STAFF RECOMMENDATIONS REGARDING THE SIDEWALKS, SECONDED BY MR. BORDERS. MOTION PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 5:25 P.M.