

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
SEPTEMBER 23, 2008
5:00 P.M.**

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

MEMBERS:

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

MEMBERS ABSENT:

NORMAN TRIPP

OTHERS PRESENT:

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

- **MOTION FOR APPROVAL OF THE AUGUST MINUTES BY MR. WILLIAMS, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

MR. RAINEY ASKED CHAIRMAN HOLT IF AN AGENDA ITEM COULD BE ADDED TO THE AGENDA FOR CONSIDERATION. CHAIRMAN HOLT STATED THAT WE NEED A MOTION TO PUT THIS ADDITIONAL ITEM UNDER OTHER BUSINESS AS ITEM # 1.

MOTION BY MR. HAYNES, SECONDED BY MR. HONEYCUTT TO ADD AN ITEM TO THE AGENDA PER MR. RAINEY'S REQUEST. MOTION PASSED UNANIMOUSLY.

- 1. THE ESTATES OF TYREE-FINAL PLAT-REPRESENTED BY BRUCE RAINEY-(12 TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL PLAT APPROVAL OF 18 LOTS ON TYREE SPRINGS ROAD. SUBJECT PROPERTY IS ON TAX MAP 96, PARCELS 83.02, 83.04, 83.05, 83.06 AND 83.07, CONTAINS 27.042 ACRES, AND IS ZONED RA. (H. B. WILLIAMS ES, WHITE HOUSE MS & HS)
MR. RAINEY CAME FORWARD TO REPRESENT THIS REQUEST.**

MR. MOULTON STATED THAT HE HAS MET ALL OF THE STAFF COMMENTS. MR. MOULTON EXPLAINED TO MR. RAINEY THAT HE NEEDED TO SHOW SOME BUILDING EASEMENTS ON THE BACK OF THESE LOTS, ESPECIALLY TO THE NORTH, AND NORTHWEST.

MR. RAINEY STATED THAT HE COULD ADD A UTILITY EASEMENT. I HAVE TO BE CAREFUL NOT TO CONFLICT THESE EASEMENTS WITH THE SOILS AREA. HE STATED THAT HE DID HAVE A FIFTY (50) FOOT SPACE BETWEEN LOT 14 AND LOT 15 THAT WE CAN UTILIZE TO GET TO THE NORTH.

MR. MOULTON ASKED MR. RAINEY TO INDICATE THIS EASEMENT ON THE PLAT. MR. MOULTON STATED THAT THIS FALLS IN THE RESCINDED PLANNING REGION OF WHITE HOUSE, AND THEY TOO HAVE A SET OF THESE PLANS. MR. MOULTON STATED THEY ALSO MADE STAFF COMMENTS ALSO. THIS IS A UNIQUE SITUATION. MR. MOULTON STATED APPROVAL WOULD BE SUBJECT TO WHITE HOUSE PLANNER INITIALING THIS PRIOR TO ME SIGNING THIS PLAT.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HAYNES SUBJECT TO STAFF COMMENTS AND WHITE HOUSE PLANNER INITIALING THE PLAT PRIOR TO MR. MOULTON SIGNING, SECONDED BY MR. HENDRICKS. MOTION PASSED UNANIMOUSLY.

2. **HANDAL PLACE-PHASE TWO-SKETCH PLAT-REPRESENTED BY TOM DARNALL –(1ST COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING SKETCH PLAT APPROVAL OF 11 LOTS ON ALMEDA DRIVE. SUBJECT PROPERTY IS ON TAX MAP 59, PARCEL 47.02, CONTAINS 24.7 ACRES, AND IS ZONED AGRICULTURAL. (CLYDE RIGGS ES, PORTLAND MS & HS)
MR. DARNALL CAME FORWARD TO REPRESENT THIS REQUEST. MR. DARNALL SUBMITTED A REVISED COPY THAT REFLECTED THE CHANGES THAT WERE REQUIRED BY THE COUNTY ENGINEER. MR. DARNALL STATED THAT THIS REVISED CHANGE ALSO REFLECTS A CUL-DE-SAC AT THE END OF THE PROPOSED ROAD, WHICH WILL BE LEFT UP TO YOUR DISCRETION.

MR. HAYNES STATED THAT HE FELT THAT WE NEED CONNECTIVITY THAT WAS REFLECTED ON THE FIRST SUBMITTED PLAT, NOT A CUL-DE-SAC. MR. HAYNES STATED THAT HE FELT THE COUNTY ENGINEER REQUIRED A CUL-DE-SAC FOR SCHOOL BUSES TO TURN AROUND, ETC.

THERE WAS DISCUSSION.

MR. MOULTON STATED THAT THE CUL-DE-SAC SHOULD BE LOCATED AT THE END OF THE PROPERTY, SO THAT IF IN THE FUTURE WE NEED CONNECTIVITY WE WOULD HAVE IT. THIS IS JUST A SKETCH PLAT THAT WE ARE VOTING ON TONIGHT. MR. MOULTON STATED THAT HE HAD MET STAFF COMMENTS WITH THE EXCEPTION OF THE CUL-DE-SAC.

MOTION FOR APPROVAL BY MR. HAYNES CONTINGENT THAT THE CUL-DE-SAC IS LOCATED AT THE END OF THE PROPERTY, SECONDED BY MR. HENDRICKS. MOTION PASSED UNANIMOUSLY.

- 3) **BOBBY GEORGE PROPERTY SUBDIVISION-PRELIMINARY AND FINAL PLAT- REPRESENTED BY RICHARD GRAVES-(1ST COUNTY COMMISSION DISTRICT)**-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 3 LOTS ON A.B. WADE ROAD. SUBJECT PROPERTY IS LOCATED ON TAX MAP 52, PARCEL 130.01, CONTAINS 4.03 ACRES AND IS ZONED AGRICULTURAL. (CLYDE RIGGS ES, PORTLAND MS & HS) MR. GRAVES CAME FORWARD TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THEY HAVE MET ALL OF THE STAFF COMMENTS.

THERE WAS DISCUSSION.

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

- 4) **DONALD ODELL GREGORY AND DEBRA LYNN GREGORY CORLEW-PRELIMINARY PLAT-(12TH COUNTY COMMISSION DISTRICT)- REPRESENTED BY CARROLL CARMAN**-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 12 LOTS ON BRANDY HOLLOW ROAD. SUBJECT PROPERTY IS ON TAX MAP 53, PARCEL 77 P/O, CONTAINS 21.60 ACRES, AND IS ZONED AGRICULTURAL. (J. W. WISEMAN ES, PORTLAND MS & HS) MR. CARMAN CAME FORWARD TO REPRESENT THIS REQUEST. MR. CARMAN STATED THAT WE WILL BE INSTALLING TWO (2) FIRE HYDRANTS. MR. CARMAN EXPLAINED THAT HE HAS NOT COMPLETED THE RESTRICTIONS, BUT WILL FURNISH A COPY AT FINAL PLAT STAGE.

MR. MOULTON ASKED MR. CARMAN TO SHOW THE APPROXIMATE LOCATION OF THE EXISTING SOILS AREA.

THERE WAS DISCUSSION.

MR. MOULTON EXPLAINED TO MR. CARMAN THAT ON THE PRELIMINARY PLAT YOU ARE SUPPOSE TO SHOW TOPO.

MR. CARMAN APOLOGIZED THAT NOT SHOWING THE TOPO WAS SIMPLY AN OVER SIGHT. MR. CARMAN STATED THAT HE WILL INCLUDE THE TOPO ON AN EXHIBIT AT THE FINAL STAGE.

MR. MOULTON STATED THAT THEY HAVE MET ALL OF THE STAFF COMMENTS.

MR. CARMAN STATED THAT THERE IS A (6) SIX INCH LINE AND THERE WILL ALSO BE FIRE FLOW.

MR. HAYNES ASKED IF THE CHICKEN HOUSE WOULD BE TORN DOWN PRIOR TO ANY HOMES BEING CONSTRUCTED. MR. CARMAN STATED THAT HE WOULD BE GLAD THAT THE PLANNING COMMISSION REQUIRES ME TO TAKE THE CHICKEN HOUSE DOWN PRIOR TO ANY HOMES BEING CONSTRUCTED.

MOTION FOR APPROVAL CONTINGENT THAT THEY SUBMIT A TOPO ON AN EXHIBIT AT THE FINAL STAGE AND THE EXISTING CHICKEN HOUSE BE REMOVED PRIOR TO A HOME BEING BUILT ON LOT 9, SHOW LOCATION OF THE FIELD LINES AND SATISFY ALL STAFF COMMENTS BY MR. HAYNES, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

5) PUBLIC NOTICE-REZONING-(6TH COUNTY COMMISSION DISTRICT)- HIGHERS, KOONCE AND ASSOCIATES WERE REQUESTING A REZONING AND A PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL. SUBJECT PROPERTY IS LOCATED AT 502 DOUGLAS BEND ROAD AND 504 DOUGLAS BEND ROAD, GALLATIN, TN. IS ON TAX MAP 147, PARCELS 13 AND 14, AND IS ZONED RESIDENTIAL A AND CONTAINS 51.4 ACRES. THEY REQUESTING TO HAVE THESE PROPERTIES REZONED FROM RESIDENTIAL A TO A MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND FOR PRELIMINARY MASTER PLAN APPROVAL. (JACK ANDERSON ES, OLD KNOX DOSS MS & STATION CAMP HS)

LEONARD W. AND GENEVA BALLOU ARE REQUESTING TO HAVE THEIR PROPERTY LOCATED AT 504 DOUGLAS BEND ROAD, GALLATIN, TN, REZONED FROM RA TO A MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. THIS PROPERTY CONTAINS 71 PROPOSED LOTS AND IS ON TAX MAP 147, PARCEL 14.00.

CAROLYN M. C. CARMACK, TRUSTEE, IS ALSO REQUESTING TO HAVE HER PROPERTY LOCATED AT 502 DOUGLAS BEND ROAD, GALLATIN, TN. REZONED FROM RA TO A MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT. THIS PROPERTY CONTAINS 51 LOTS AND IS ON TAX MAP 147, PARCEL 13.00.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON **SEPTEMBER 12, 2008**. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

CHAIRMAN HOLT OPENED THE FLOOR FOR THE PUBLIC HEARING.

TED LYON, 2205 CAGES BEND ROAD, CAME FORWARD TO SPEAK AGAINST THIS REQUEST. MR. LYON STATED THAT HE DID AGREE A PERSON HAS THE RIGHT TO DEVELOP THEIR PROPERTY, AS LONG AS IT DOES NOT PUT A BURDEN ON SURROUNDING PROPERTIES OR ADD TO THE CAPACITY OF INFRASTRUCTURE. HE STATED THAT IN HIS OPINION THIS PROPOSAL DOES BOTH OF THESE THINGS. THE INFRASTRUCTURE WILL BE TAXED WITH THE TRAFFIC. THERE WILL NOT BE CITY SERVICES AVAILABLE AND THE VOLUNTEER FIRE DEPARTMENT WILL BE GREATLY TAXED. HE STATED HE FELT AN R-40 ZONING WOULD BE MORE APPROPRIATE.

LEE HARRIS, LEE ETTA DRIVE, CAME FORWARD TO SPEAK. MR. HARRIS ASKED MR. HAYNES WHAT WILL ALL THE ADDITIONAL TRAFFIC DO? COULD THIS BE A PLOY FOR GALLATIN TO COME IN AND ANNEX LORI LEE SUBDIVISION?

MARTIN TUCKER, 732 DOUGLAS BEND, CAME FORWARD TO SPEAK AGAINST THIS REQUEST. MR. TUCKER STATED HE HAS A HUGE ISSUE WITH CHANGING THE DENSITY.

ROBBY OSBORNE, 770 DOUGLAS BEND ROAD, CAME FORWARD TO SPEAK. MR. OSBORNE STATED HE DID NOT MIND SOMEONE DEVELOPING THE PROPERTY TO MATCH THE AREA. THE BIGGEST ISSUE IS THE DEVALUE OF THE SURROUNDING PROPERTIES.

LEO NOONAN, 513 DOUGLAS BEND, CAME FORWARD TO SPEAK. MY HOME IS DIRECTLY ACROSS FROM THIS PROPERTY, WHEN IT RAINS HARD IT WASHES DOWN IN MY FRONT YARD. I AM CONCERNED ABOUT THIS ENVIRONMENTALLY. I HAVE HAD TO PUT A BERM IN FRONT OF MY HOUSE TO KEEP THIS WATER FROM COMING ONTO MY SIDEWALK WHEN IT RAINS VERY HARD.

ONCE THIS ROAD IS PAVED, I WILL HAVE A LAKE IN MY FRONT YARD, WASHING DOWN INTO MY FOUNDATION. I BELIEVE A TRAFFIC STUDY WILL HAVE TO BE DONE TO SEE WHAT EFFECT THIS WILL HAVE ON THAT SMALL ROAD AND THIS WOULD BE BETTER TO HAVE HOMES ON JUST ONE (1) ACRE LOTS. IS THERE ANY BLASTING GOING TO TAKE PLACE? WOULD LIKE FOR YOU TO CONSIDER AN ALTERNATE ENTRANCE AND EXIT TO ELEVATE SOME OF THE TRAFFIC THAT WOULD NOT COME IN FRONT OF MY HOUSE, SINCE THE PROPOSED ENTRANCE IS IN FRONT OF MY HOME.

ART WILLIAMS, 429 WADEBROOK DRIVE, CAME FORWARD TO SPEAK. THIS WILL BE A MESS IF WE DO NOT PLAN THIS CORRECTLY. STORM WATER RUN OFF WILL BE A MESS AFTER THIS IS DEVELOPED. I AM CONCERNED ABOUT THE BLASTING, AND WONDER IF THERE WILL BE A GREENWAY.

CHAIRMAN HOLT CLOSED THE PUBLIC HEARING SINCE THERE WAS NO ONE ELSE THAT WANTED TO SPEAK.

MR. BRIGGS INFORMED THE MEMBERS THAT THE PLANNING OFFICE HAD RECEIVED AT LEAST 24 CALLS CONCERNING THIS DEVELOPMENT. THE MAJORITY OF THESE CALLS WERE PEOPLE THAT WERE CURIOUS, SOME HAD CONCERNS ABOUT THE TRAFFIC THIS DEVELOPMENT WOULD GENERATE AND CONCERNS ABOUT THE WATER FLOW PRESSURE, AND WATER RUN OFF.

CHAIRMAN HOLT EXPLAINED TO THE PUBLIC THE REZONING PROCESS.

BRYANT GRIFFIN PASSED OUT A REVISED BOOKLET FOR THIS DEVELOPMENT. ONE CHANGE IS ON PAGE 7 THAT THERE WILL BE TWO (2) ACCESS POINTS ON DOUGLAS BEND ROAD. ON PAGE 8, YOU WILL FIND THE NEW PRELIMINARY PLAT WHICH SHOWS THE EXISTING RETENTION POND WOULD BE MOVED TO THE RIGHT, THE POND WOULD STILL BE DRAINING OUT OF THE CULVERT WHICH GOES UNDERNEATH THE ROAD. THIS DOES SHOW THE SECOND ENTRANCE. THE THIRD CHANGE IS ON PAGE 9 WHICH REFLECTS A CHANGE IN THE OPEN SPACE, IT WAS 14.32% AND CURRENTLY THE OPEN SPACE IS 14.24%. REGARDING THE FINANCIAL ABILITY OF THE DEVELOPER, THIS INFORMATION IS LISTED ON PAGES 14 THRU PAGE 17 AND ON PAGES 18 THRU PAGE 26 IS THE REAL ESTATE CONTRACTS.

MR. MOULTON STATED THAT A TRAFFIC ANALYSIS WILL BE PREFORMED ON THIS PROJECT IF THIS DEVELOPMENT MOVES FORWARD. THEY WILL NEED TO PROVIDE DETAILED DRAINAGE CALCULATIONS AND A MORE DETAILED LANDSCAPE PLAN.

MR. HENDRICKS STATED THAT SINCE THIS IS HIS DISTRICT, SINCE THE PEOPLE IN THIS AREA ARE AGAINST IT, HE WAS AGAINST THIS.

THERE WAS DISCUSSION.

MR. BRYANT GRIFFIN ASKED THAT HIS REQUEST BE DEFERRED UNTIL NEXT MONTH.
THERE WAS NO ACTION TAKEN SINCE THIS WAS DEFERRED.

OTHER BUSINESS:

- **THE BARBARA HORNAL SUBDIVISION-FINAL PLAT-ADDED TO THE AGENDA BY BRUCE RAINEY- 1 LOT SUBDIVISION LOCATED ON HOGAN BRANCH ROAD, TAX MAP 117, PARCEL 55.01 AND IS ZONED R1A AND AGRICULTURAL.** MR. RAINEY EXPLAINED THAT THIS WILL BE A MOBILE HOME SUBDIVISION. THIS LOT WAS CREATED MANY YEARS AGO WHICH HAD A STICK BUILT HOME. THEY HAVE SINCE TORN DOWN THE STICK BUILT HOME AND NOW WANT TO PLACE A SINGLEWIDE ON THIS PROPERTY. MR. RAINEY STATED THAT WHAT HE IS REQUESTING IS THIS MR. MOULTON REVIEW THIS AS A ONE (1) LOT MINOR PLAT.

MR. MOULTON STATED THAT HE WAS FAMILIAR WITH THIS PLAT AND WHAT I SUGGESTED TO BRUCE WAS SINCE WE MISSED THE CUT OFF FOR THIS PLAT TO BE BROUGHT BEFORE THE PLANNING COMMISSION TONIGHT. IF THIS BODY SEES FIT FOR ME TO GO ON AND REVIEW THIS PLAT AND IT BE CLASSIFIED AS A SINGLEWIDE MOBILE HOME.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL TO ALLOW MR. MOULTON TO REVIEW THIS PLAT BY MR. HAYNES, SECONDED BY MR. HONEYCUTT. MOTION PASSED UNANIMOUSLY.

- **DISCUSS AND VOTE ON AN AMENDMENT TO THE SUMNER COUNTY ZONING RESOLUTION: ARTICLE VI, SECTION 7.7(1) AND ARTICLE IX SECTION 2.2(1) REGARDING MOBILE HOME SUBDIVISIONS-**

MR. MOULTON STATED THAT WE HAVE HAD SEVERAL DIFFERENT WORK STUDIES ON THIS. THIS IS THE CONSENSUS OF THE WORK STUDY. MR. MOULTON READ THE LANGUAGE THAT WOULD BE A PART OF THE ZONING RESOLUTION-"IF A SUBDIVISION IS APPROVED AND RECORDED AS A MOBILE HOME SUBDIVISION, NO CONVENTIONAL HOUSING UNITS SHALL BE CONSTRUCTED THEREIN. HOWEVER, ANY SUCH PLAT MAY BE REVISED TO REMOVE THE CONDITION PREVENTING CONVENTIONAL HOUSING UNITS IF SUBMITTED AND APPROVED BY THE PLANNING COMMISSION OR IN CASES OF ONE OR TWO LOTS, BY STAFF."

THERE WAS DISCUSSION.

MOTION TO RECOMMEND TO COUNTY COMMISSION FOR APPROVAL BY MR. LEA, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.

- **DISCUSS REMOVING MOBILE HOMES FROM BEING ALLOWED IN THE R1A ZONING DISTRICTS**

MR. BRIGGS PRESENTED A VISUAL TO REFLECT WHERE THE R1A DISTRICTS ARE LOCATED IN THE COUNTY.

MR. BRATTON ASKED THE QUESTION IF A SINGLEWIDE IS CURRENTLY IN THE R1A ZONING AND IS DESTROYED BY FIRE OR THEY JUST WANT TO REPLACE WITH ANOTHER MOBILE HOME, COULD THEY.

MR. MOULTON REPLIED TO MR. BRATTON BY STATING YES THEY COULD BE REPLACED, THEY WOULD BE GRANDFATHERED IN.

THERE WAS DISCUSSION.

MOTION TO RECOMMEND THIS TO THE COUNTY COMMISSION BY MR. BORDERS, SECONDED BY MR. HAYNES. MOTION PASSED UNANIMOUSLY.

➤ **DISCUSS AND VOTE ON GALLATIN AIRPORT OVERLAY ZONE**

MR. MOULTON STATED THAT HAVE DISCUSSED THIS IN SEVERAL WORK STUDIES AND THERE WAS A CONSENSUS TO GO AHEAD AND APPROVE THIS.

MOTION TO RECOMMEND TO THE COUNTY COMMISSION FOR APPROVAL BY MR. HAYNES, SECONDED BY HENDRICKS. MOTION PASSED UNANIMOUSLY.

➤ **DISCUSS WAIVING THE BUILDING PERMIT FEE FOR HABITAT FOR HUMANITY HOMES (FYI: CODES DEPARTMENT DOES NOT CHARGE THESE HOMES AN ADEQUATE FACILITIES FEE BUT DOES CHARGE A PERMIT FEE. THE COUNTY ENGINEER STATED THAT THE DECISION TO CHARGE THEM THE \$750.00 ROAD FEE WOULD BE UP TO THE ROAD COMMITTEE.)**

CHAIRMAN HOLT STATED THAT THIS IS TO WAIVE THE CHARGES FOR THE HABITAT FOR HUMANITY HOMES. CURRENTLY THEY ARE TALKING ABOUT BUILDING THREE (3) HOMES PER YEAR AND THEN EVENTUALLY BUILDING (5) HOMES PER YEAR.

MR. MOULTON EXPLAINED THAT THIS BODY DOES NOT HAVE THE AUTHORITY TO WAIVE THE BUILDING PERMIT FEES NOR THE ROAD FEES, BUT THIS BODY CAN RECOMMEND THAT THE FEES BE WAIVED. THIS WILL HAVE TO BE DONE BY RESOLUTION.

THERE WAS DISCUSSION.

MOTION TO RECOMMEND TO THE COUNTY COMMISSION THAT THE FEES ARE WAIVED FOR THE HABITAT HOMES UP TO FIVE (5) PER YEAR, BY MR. FENNELL, SECONDED BY MR. DOWNS. MOTION PASSED UNANIMOUSLY.

(FYI: MS. DENNEN STATED THAT SHE WILL DO A LITTLE RESEARCH ABOUT THE LEGALITY OF WAIVING THESE FEES. WE MAY NOT BE ABLE TO JUST WAIVE THE FEES FOR HABITAT FOR HUMANITY. IT MAY BE THAT WE WAIVE THE FEES FOR ANY NOT FOR PROFIT GROUP THAT BUILDS HOUSES.)

MR. MOULTON DISCUSSED REQUIRING HIS SIGNATURE ON A FINAL MASTER DEVELOPMENT PLAN PRIOR TO IT BEING RECORDED.

MR. MOULTON STATED THAT IT HAS COME TO HIS ATTENTION THAT WE HAVE HAD A COUPLE OF BOUNDARY SURVEY'S RECORDED WITH A PRELIMINARY MASTER PLAN AS AN ATTACHMENT WITHOUT MY SIGNATURE. MR. MOULTON STATED HE IS GOING TO MAKE IT A MATTER OF RECORD THAT THE RECORDING OF A REZONING PUD WILL REQUIRE A BOUNDARY SURVEY WITH A PRELIMINARY MASTER PLAN AS AN ATTACHMENT. THIS IS OUR "GO TO DOCUMENT".

MOTION BY MR. HAYNES THAT PRIOR TO RECORDING THE BOUNDARY SURVEY WITH A PRELIMINARY MASTER DEVELOPMENT PLAN AS A ATTACHMENT, IT MUST BE SIGNED BY THE PLANNING DIRECTOR OR PLANNER SECONDED BY MR. LEA. MOTION PASSED UNANIMOUSLY.

DISCUSS CUT AND FILL FLOODWAY REQUIREMENTS

MR. MOULTON STATED THAT THIS WAS DISCUSSED IN THE LAST COUPLE OF WORK STUDIES AND WAS POINTED OUT THAT THE REGULATIONS ON THIS WERE COVERED UNDER OUR STORM WATER ORDINANCE. THE PLANNING COMMISSION DOES NOT HAVE THE AUTHORITY TO CHANGE THE STORM WATER ORDINANCE. IF THIS BODY WISHES THEY CAN RECOMMEND TO THE PUBLIC WORKS COMMITTEE FOR THEM TO TAKE THE CUT AND FILL BACK TO THE FEMA STANDARDS. OUR STANDARDS IN SUMNER COUNTY EXCEED THE FEMA MINIMUM STANDARDS.

CHAIRMAN HOLT STATED IF WE PASS SOMETHING THIS WOULD BE A RECOMMENDATION FOR THE PUBLIC WORKS AND LEGISLATIVE COMMITTEE THEN ONTO THE COUNTY COMMISSION FOR A VOTE, THEN THIS WOULD BE SUBMITTED BACK TO FEMA FOR APPROVAL.

THERE WAS DISCUSSION.

MOTION TO RECOMMEND THIS TO PUBLIC WORKS AND LEGISLATIVE COMMITTEE BY MR. HAYNES, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

MR. MOULTON REMINDED EVERYONE THAT THEY SHOULD TAKE NOTE OF THE PUBLIC INPUT HEARINGS THAT THE MPO HAVE SCHEDULED. EACH MEMBER RECEIVED A COPY OF THE SHEETS WITH THE MEETING DATES AND TIMES. MR. MOULTON ENCOURAGED THE MEMBERS TO TRY TO ATTEND THE TRI-COUNTY LAND USE AND TRANSPORTATION STUDY.

CHAIRMAN HOLT WENT ON RECORD STATING THAT GALLATIN SHOULD SUBMIT THEIR LONG RANGE PLAN TO US SO WE CAN RUBBER STAMP IT.

MR. MOULTON REPORTED THAT HE ATTENDED ONE OF THE EARLIER PUBLIC INPUT MEETINGS AT THE CITY OF GALLATIN. AT THE FIRST MEETING, WHICH WAS A YEAR AND A HALF AGO, THEY HAD THE PROPOSED AREAS ON THE MAPS AND WERE DISCUSSING WHAT THE PLANS WERE FOR CERTAIN AREAS. MR. MOULTON STATED THAT HE TOLD THEM THAT THIS PROPERTY THAT YOU ARE DISCUSSING IS OUTSIDE OF YOUR PLANNING REGION AND IT IS IN URBAN GROWTH BOUNDARY WHICH MEANS THE COUNTY HAS JURISDICTION. MR. MOULTON STATED IF GALLATIN ADOPTS THAT PLAN OUTSIDE OF THEIR PLANNING REGION AND THIS HAS NOT BEEN ADOPTED BY SUMNER COUNTY PLANNING COMMISSION THEY (GALLATIN) WILL NOT HAVE ANY AUTHORITY OVER WHAT GOES ON.

MR. HAYNES STATED THAT HE WANTED TO GO ON RECORD SAYING THAT HE IS AGAINST RUBBER STAMPING GALLATIN'S LONG RANGE PLAN. IF WE DO NOT GET THE BUY IN ON THE FRONT END PRIOR TO THE ADOPTION, I WILL BE ON RECORD AS BEING ADVERSARIAL. WE NEED TO HAVE DIALOG WITH GALLATIN LIKE WE DID WITH HENDERSONVILLE, OR HAVE AN AD-HOC COMMITTEE.

THERE WAS DISCUSSION.

CHAIRMAN HOLT ASKED THAT THIS BODY COME UP WITH A MOTION THAT THIS BODY GOES ON RECORD THAT REQUEST THE CITY OF GALLATIN TO SUBMIT THEIR PLAN TO US AND LET US REVIEW THAT AND OFFER OUR INPUT.

MOTION BY MR. HAYNES FOR THE CITY OF GALLATIN TO SUBMIT THEIR LONG RANGE PLAN TO THE PLANNING COMMISSION FOR REVIEW AND INPUT SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

MOTION FOR THE CITY OF GALLATIN COME TO THE TABLE WITH THIS PLANNING COMMISSION AND AD-HOC COMMITTEE THAT IS ESTABLISHED FROM THE PLANNING COMMISSION BY THE CHAIRMAN AND LET SHAWN FENNELL BE OUR POINT PERSON WITH THE MAYOR AND COUNCIL TO GET THIS DONE BY MR. HAYNES, SECONDED BY MR. BRATTON. MOTION PASSED UNANIMOUSLY.

THERE WAS DISCUSSION OF NOMINATING THE SUB-COMMITTEE.

MOTION BY MR. DOWNS TO NOMINATE BILL THOMPSON TO BE CHAIRMAN OF THE SUB-COMMITTEE AND LET HIM CHOOSE THE MEMBERS TO REPRESENT THIS BODY, SECONDED BY MR. BRATTON. MOTION PASSED UNANIMOUSLY.

MOTION BY MR. LEA THAT THE SUB-COMMITTEE BE CHAIRED BY MR. THOMPSON, WITH THE OTHER TWO MEMBERS BEING MR. FENNELL AND MR. HAYNES, SECONDED BY MR. BRATTON. MOTION PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 6:30 P.M.

