

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
APRIL 28, 2009  
5:00 P.M.**

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

**MEMBERS PRESENT:**

**LUTHER BRATTON, CHAIRMAN  
BILL THOMPSON, VICE-CHAIRMAN  
CORDELL BORDERS  
CECIL RAY  
CYNTHIA HALL TEMPLETON  
JIM WILLIAMS  
SHAWN FENNELL  
BOB HENDRICKS  
SAUNDRA BOYD  
CHARLES LEA  
DAN DOWNS  
MIKE HONEYCUTT**

**MEMBERS ABSENT:**

**NORMAN TRIPP  
PAUL GOODE  
CHARLES HAYNES**

**OTHERS PRESENT:**

**MICHAEL BRIGGS, PLANNER  
LEAH MAY DENNEN, COUNTY ATTORNEY  
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT**

**A. MOTION FOR APPROVAL OF MARCH MINUTES BY MR. THOMPSON, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.**

**1. FIVE COVES TRACE-PHASE 1-REVISED FINAL PLAT-REPRESENTED BY BRUCE RAINEY-6<sup>TH</sup> COUNTY COMMISSION DISTRICT-THEY WERE REQUESTING REVISED FINAL PLAT APPROVAL OF 27 LOTS OFF CAGES BEND ROAD. THE PURPOSE OF THIS PLAT IS TO REMOVE 1.04 ACRES OF OPEN SPACE. SUBJECT PROPERTY CONTAINS 20.08 ACRES, IS ZONED LDR PUD, AND IS ON TAX MAP 165, PARCEL 2. (SCHOOL DISTRICT-JACK ANDERSON ES, KNOX DOSS MS, STATION CAMP HS)**

MR. RAINEY CAME FORWARD TO EXPLAIN THAT THE CONCEPT OF THIS DEVELOPMENT IS CHANGING, WE ARE TRYING TO CUT DOWN ON MAINTENANCE FEES. ONE THING THAT WILL HELP IS ON PHASE 1 IS TO TAKE ONE ACRE THAT IS IN THE REAR OF LOTS 39 – 49. ON THE ORIGINAL PLAN IS OPEN SPACE AND ON THIS PLAN WE ARE RESERVING A LANDSCAPING AND MAINTENANCE EASEMENT TO WHERE THE HOMEOWNER WILL HAVE TO TAKE CARE OF IT. WHAT I AM ASKING TONIGHT IS FOR THIS BODY TO DECIDE WHETHER IT IS A MAJOR OR MINOR CHANGE TO THIS PLANNED UNIT DEVELOPMENT. MR. RAINEY POINTED OUT THAT WITH TAKING ONE (1) ACRE OUT OF THE OPEN SPACE, THERE IS STILL OVER NINE (9) ACRES LEFT IN THE OVER ALL PROJECT. THIRTY THREE (33) PERCENT OF THIS PROJECT IS OPEN SPACE, WHICH EXCEEDS THE REQUIREMENT OF THIS BODY CONSIDERABLY.

MR. RAINEY STATED THAT HE WAS TRYING TO CUT THE DUES OF THE HOMEOWNERS ASSOCIATION.

THERE WAS DISCUSSION.

CHAIRMAN BRATTON EXPLAINED TO THE MEMBERS THAT IF THIS CHANGE IS DEEMED A MAJOR CHANGE, THIS WOULD HAVE TO APPEAR BEFORE THE LEGISLATIVE BODY, AND THEN BEFORE THE FULL COUNTY COMMISSION. IF THIS IS DEEMED A MINOR CHANGE THIS WILL ONLY HAVE TO APPEAR BEFORE THIS BODY.

MR. FENNEL STATED HE FELT THIS IS A MAJOR CHANGE, AND WOULD FEEL BETTER IF THIS WAS PRESENTED BEFORE THE COUNTY COMMISSION.

MOTION BY MR. DOWNS THAT THIS IS A MAJOR CHANGE, SECONDED BY MR. HENDRICKS. THERE WAS MORE DISCUSSION.

MR. RAINEY ASKED FOR THIS PROJECT TO BE DEFERRED

MOTION BY MR. HENDRICKS TO AMEND MR. DOWNS PREVIOUS MOTION BY ASKING FOR A DEFERRAL OF THIS PROJECT, SECONDED BY MR. DOWNS.

MR. LEA SUGGESTED THAT MR. DOWNS WITHDREW HIS MOTION.

MR. DOWNS WITHDREW HIS PREVIOUS MOTION, AS WELL AS MR. HENDRICKS WITHDREW HIS AMENDMENT.

MOTION TO DEFER BY HENDRICKS, SECONDED BY MR. DOWNS. MOTION PASSED UNANIMOUSLY

MR. BRIGGS EXPLAINED TO THIS BODY THAT IF THIS BODY DEFERS THIS PROJECT THEY HAVE TO TAKE SOME TYPE OF ACTION AT NEXT MONTH'S PLANNING COMMISSION MEETING.

MR. RAINEY STATED TO MR. BRIGGS THAT ACTUALLY HE HAD REQUESTED DEFERRAL FOR THIS PROJECT AND THIS WOULD PRECLUDE THAT MOTION MADE BY MR. HENDRICKS FOR DEFERRAL.

-----  
CHAIRMAN BRATTON ASKED IF ANY ONE WANTED TO CONTRIBUTE TO A MEMORIAL FOR FORMER MEMBER ROY HIXSON.

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