

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JUNE 23, 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
CHARLES HAYNES
CORDELL BORDERS
CECIL RAY
CYNTHIA HALL TEMPLETON
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD
CHARLES LEA
DAN DOWNS
MIKE HONEYCUTT
PAUL GOODE

MEMBERS ABSENT:

NORMAN TRIPP

OTHERS PRESENT:

MIKE MOULTON, PLANNING DIRECTOR
MICHAEL BRIGGS, PLANNER
LEAH MAY DENNEN, COUNTY ATTORNEY
NICK STRONG, COUNTY ENGINEER
LISA D. DIORIO, ADMINISTRATIVE ASSISTANT
ROB GARRISON, STATE PLANNER

**MOTION FOR APPROVAL OF THE MAY MINUTES BY MR. GOODE, SECONDED BY MR. HAYNES.
MOTION PASSED UNANIMOUSLY.**

1. PUBLIC HEARING-REZONING-(1ST COUNTY COMMISSION DISTRICT) CHARLES M. HAYNES AND JERRY DIXON ARE REQUESTING SITE PLAN APPROVAL AND REZONING OF THEIR PROPERTY TO COMMERCIAL-1. SUBJECT PROPERTY IS LOCATED ON 3901 HIGHWAY 31-E, IS ON TAX MAP 67, PARCEL 2.01, CONTAINS 1.135 ACRES, AND IS ZONED AGRICULTURAL. (SCHOOL DISTRICT-WESTMORELAND ES, MS AND HS)THE PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL, BUT THIS WAS NOT ADVERTISED IN THE NEWS EXAMINER DUE TO A MIX UP ON BEHALF OF THE NEWSPAPER. THIS WILL BE ADVERTISED FOR A PUBLIC HEARING BEFORE THE JULY 28, 2009, PLANNING COMMISSION MEETING.

MR. MOULTON EXPLAINED THAT THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL, BUT DUE TO A MIX UP ON BEHALF OF THE GALLATIN NEWS EXAMINER THE PUBLIC NOTICE WAS NOT RUN. THIS BODY WILL ALLOW THE PUBLIC TO SPEAK SINCE THEY WERE NOTIFIED BY CERTIFIED MAIL. THIS BODY WILL NOT VOTE ON THIS TONIGHT, BUT WILL DISCUSS THE REZONING.

MR. CARMAN CAME FORWARD TO EXPLAIN THIS REQUEST AND ANSWER ANY QUESTIONS.

MR. CARMAN EXPLAINED THAT THIS SITE HAS BEEN USED FOR A COMMERCIAL CORNER FOR FIFTY PLUS YEARS. THE EXISTING BUILDING IS IN DISREPAIR BECAUSE OF TIME. THEY ARE GOING TO DO A RENOVATION OF THE BUILDING AND INSTALL A NEW SEPTIC SYSTEM. THERE WILL BE NEW GAS TANKS PUT IN, AS WELL AS, A NEW PUMP ISLAND. THERE WILL BE PLENTY OF ROOM FOR PARKING. WE ARE ALSO DOING AN ADDITION TO THIS BUILDING.

THERE WAS NO ACTION TAKEN SINCE THIS WAS NOT ADVERTISED IN THE GALLATIN NEWS EXAMINER. THERE WAS DISCUSSION ONLY.

MR. MOULTON STATED THAT THEY WANT TO STEP THIS UP AND MAKE IT A REAL NICE ESTABLISHMENT. THIS IS NOT A PLANNED UNIT DEVELOPMENT, WE CAN NOT REQUIRE ARCHITECTURAL REVIEW. THIS FITS IN WITH OUR DISCUSSIONS ABOUT AREAS IN A LONG RANGE LAND USE PLAN.

THERE WAS DISCUSSION ABOUT THE INGRESS AND EGRESS BECAUSE OF PROXIMITY TO INTERSECTION OF TWO U.S. HIGHWAYS.

MR. CARMAN STATED THAT HE WOULD GET WITH STAFF AND TRY TO RESOLVE ANY INGRESS/EGRESS ISSUES.

MOTION TO DEFER BY MR. GOODE, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

2. AUSTIN ACRES-PRELIMINARY AND FINAL SUBDIVISION PLAT-(1ST COUNTY COMMISSION DISTRICT)-REPRESENTED BY CARROLL CARMAN-THEY WERE REQUESTING PRELIMINARY PLAT APPROVAL OF 5 LOTS ON RAY JENT ROAD AND MT. VERNON ROAD. SUBJECT PROPERTY CONTAINS 8.91 ACRES, IS ON TAX MAP 42, PARCEL 74.02 P/O AND IS ZONED AGRICULTURAL (SCHOOL DISTRICT WESTMORELAND ES, MS, AND HS).

MR. CARMAN CAME FORWARD TO EXPLAIN THIS REQUEST. MR. CARMAN PRESENTED A COPY OF THE RESTRICTIONS WHICH WILL EXPIRE IN 25 YEARS. THE PROPOSED HOMES WILL BE STICK BUILT.

MR. BORDERS QUESTIONED RESTRICTION # 8 WHICH SAID MODULAR AND DOUBLE-WIDE MOBILE HOMES WILL BE ALLOWED

MR. CARMAN APOLOGIZED AND STATED THAT HE WOULD REMOVE #8 OF THE RESTRICTIONS WHICH ALLOWS FOR MODULAR AND DOUBLE- WIDE MOBILE HOMES.

MR. MOULTON ADDRESSED THE BARN THAT IS CURRENTLY ON LOT #1. MR. MOULTON EXPLAINED THAT MR. CARMAN HAD PLACED A PLAT NOTE STATING THAT THE BARN ON LOT 1 ENCROACHES ONTO THE FRONT SETBACK. THIS BARN MAY REMAIN UNTIL A RESIDENCE IS PLACED ON LOT #1.

MR. MOULTON EXPLAINED THAT THEY COULD ASK FOR PRELIMINARY AND FINAL APPROVAL TONIGHT, SINCE THIS IS A FIVE LOT SUBDIVISION, BUT DUE TO THE TOPO AND NOT RECEIVING THE DATA FROM THE SOIL SCIENTIST THEY WILL ONLY BE ASKING FOR PRELIMINARY APPROVAL.

THERE WAS DISCUSSION.

MOTION FOR PRELIMINARY APPROVAL BY MR. GOODE CONTINGENT THAT THE RESTRICTIONS BE CORRECTED, SECONDED BY MR. FENNELL. MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS:

FAREWELL TO BILL THOMPSON, THANKS FOR A JOB WELL DONE

ANNUAL PERFORMANCE REPORT-MR. GARRISON DISCUSSED THE ANNUAL PERFORMANCE REPORT THAT HE HAD PRESENTED TO THIS BODY. THIS REPORT OUTLINES WHAT THE PLANNING COMMISSION HAS ACCOMPLISHED IN THE LAST YEAR. **THE WISHES OF THIS BODY WAS TO REVIEW THIS TONIGHT AND TAKE ACTION AT THE NEXT MONTHS PLANNING MEETING.**

MEETING ADJOURNED AT 5:45 P.M.