

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 25, 2017
5:00 P.M.**

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

MEMBERS PRESENT:

**LUTHER BRATTON, CHAIRMAN
BILLY GEMINDEN, VICE-CHAIRMAN
MIKE HONEYCUTT
JERRY KIRBY
TOM TUCKER
STEVE GRAVES
BILL TAYLOR**

**MEMBERS ABSENT:
JIM WILLIAMS**

STAFF PRESENT:

**RODNEY JOYNER, PLANNING & STORMWATER DIRECTOR
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING &
STORMWATER
LEAH MAY DENNEN, COUNTY ATTORNEY
LAUREN WALKER, STAFF ATTORNEY**

**MOTION FOR APPROVAL OF THE MARCH 2017 MINUTES BY MR.
HONEYCUTT, SECONDED BY MR. GRAVES. MOTION PASSED
UNANIMOUSLY.**

**MR. BRATTON STARTED THE MEETING BY ASKING EVERYONE IN THE
AUDIENCE TO PLEASE RESPECT OTHERS WHEN THEY ARE SPEAKING**

Mr. Bratton opened the floor for the public hearing on both item 5 and 6 on the agenda.

Kevin Pomeroy, 6th District County Commissioner and resident of Douglas Bend area came forward to speak against Living To Go Church and Westbrook. Mr. Pomeroy stated that he was not against the church, just the location on Douglas Bend Road. Douglas Bend Road has drainage issues, the land will not perk for a septic system, and there is no sewer on Douglas Bend now. Mr. Pomeroy stated that he did not feel that this church location is suitable for this area. Mr. Pomeroy also stated that the rezoning of the Westbrook subdivision would cause more traffic problems on Long Hollow Pike and would hate to see this development add to those problems.

Bobby Goad, 515 Douglas Bend Road, came forward to speak against Living To Go Church. Mr. Goad stated that he is not against people coming into that area, just not at the proposed location. Mr. Goad stated that there are drainage issues, percolation issues, and traffic issues for the proposed property. Mr. Goad submitted a petition and other supporting information regarding this item.

Vader Stultz, 152 Bradwood Drive, came forward to speak against Living To Go Church. Mr. Stultz stated that he has a concern with the drainage on Douglas Bend. Mr. Stultz stated that he contacted the highway department for help and is afraid that the run off from the parking lot will cause greater problems especially if there is oil and leakage from the cars at the church.

Sarah Ezell, 787 New Shackle Island Road, came forward to speak against the Westbrook PUD. Ms. Ezell stated that this project would take away from the Shackle Island community including the cemetery next to the proposed PUD. The cemetery was deeded to the community and a buffer needs to be set up between the cemetery and the proposed PUD. The cemetery has a fund set up for upkeep but can only use the interest from the fund for upkeep. Ms. Ezell stated that she would like for the developer to place a barrier between the cemetery and the proposed development and for the developer to maintain the upkeep.

John Dewaal, Engineer with Dewaal & Associates, came forward to speak for Living To Go Church. Mr. Dewaal stated that he was the civil engineer on this project. Mr. Dewaal stated that the church has been approved by the Zoning Board of Appeals and he was there to present the site plan for the church. Mr. Dewaal stated that the big issue concerning the neighbors about this site was the drainage. Mr. Dewaal stated the he had been working with the County to design a downstream drainage system that would work for this area. Mr. Dewaal stated that they have designed a 2-acre detention pond behind the proposed church using a 6" pipe for the run off to go into the pond reducing the drainage issues on Douglas Bend Road. Mr. Dewaal stated that there would be two detention ponds in front of the church to catch the run off from the parking lot using 2 and 3-inch pipes. Since the property will not percolate for a septic, Mr. Dewaal stated that he has been in contact with White House Utility District and has come up with a plan for a sewer system for the property. The last issue for the property was the site distance for the drive and Mr. Dewaal stated that the drive has been moved to a more suitable location for good site distance.

Clay Baggett, Pastor of Living To Go Church, came forward to thank the members of the Planning Committee for hearing their item on the agenda and to let the neighbors of the community know that he will answer any questions or concerns about their church.

Art Williams, 429 Wadebrook Drive, came forward against the Living To Go Church. Mr. Williams stated that he owns an empty lot across from the proposed site and is concerned with the drainage run off from the church.

Debbie Robinson, 2833 Long Hollow Pike, came forward against Westbrook Subdivision. Ms. Robinson stated there are councils in place working on transportation needs. Ms. Robinson stated that the county should have limits on what kind of subdivision comes into the county. Ms. Robinson stated that Long Hollow should be a welcoming thoroughfare instead of an interstate barreling through long hollow to get to I-65. Ms. Robinson stated that she would like to see larger lot sizes, larger setback for road footage, cut down on road width for bike lanes, and protect historic sites.

Nathan Stone, 157 Hurt Road, came forward against Westbrook Subdivision. Mr. Stone stated that he has several concerns with the Westbrook Subdivision, including it not being consistent with the 2035 Comprehensive Plan, historic conservation, rural preservation, and the density of the flood plain. This subdivision will include alley homes with small or no yard, which the community of Shackle Island does not have at this time. Mr. Stone stated that having these type homes will make this community turn into an urban style community. Mr. Stone also had a concern with the traffic that this new development will generate.

Bobby Worsham, 2030 New Hope Road, came forward concerning the Westbrook Subdivision. Mr. Worsham stated that in 1965 a trust was set up to care for the Beech Cemetery. Mr. Worsham stated that the cemetery has been cleaned up from years past and is now in good condition. Mr. Worsham stated that there is a lot of history at the Beech Cemetery and the Shackle Island community. Mr. Worsham stated that he would like the developer to place a barrier of some kind, or trees, along the property line between the cemetery and the subdivision.

Janet Puhl, 101 Leeward Point, came forward concerning Westbrook Subdivision. Ms. Puhl stated that she was born and raised in this Beech community and Beech Cemetery is where her family is buried. Ms. Puhl stated that she has been in contact with Michael Stanton, Developer for Westbrook, and they have discussed different types of barriers that could be used to protect the cemetery.

Joseph Taylor, 164 Fieldcrest Circle, came forward concerning Westbrook Subdivision. Mr. Taylor thanked the committee for listening to all neighbors, understands the growth of Sumner County, and hopes that the committee takes into consideration what everyone has to say and try to come up with a solution that could help everyone.

Ms. Dickerson, 1001 Devon Court, came forward and stated that she does not know of anyone who is for this development and wondered why the commission would even consider approving a development with medium density. Ms. Dickerson also stated that she researched the residents of the Planning Commission and County Commissioners and the majority of them choose not to live in medium density subdivisions, and ask for them to consider their choice to rezone this development.

Mr. Bratton closed the floor for the public hearing on both item 5 and 6 on the agenda.

- 1. DOROTHY L. WRIGHT PROPERTY – PRELIMINARY/FINAL PLAT – REPRESENTED BY RAY COLE – (12TH COMMISSION DISTRICT)** – Applicant is requesting Preliminary/Final Plat approval for 5 lots located on Fern Valley Road/Shun Pike. Subject property is located on Tax Map 078, Parcel 051.00. Property contains 9.78 acres and is zoned RA.

Mr. Joyner stated that the applicant was asking for Preliminary/Final Plat approval of a 5-lot subdivision located along Fern Valley, at Shun Pike. Property is not located within any Urban Growth Boundary and is primarily in a rural area, with very low density residential. All comments have been addressed by the applicant.

Motion to approve by Mr. Honeycutt, seconded by Mr. Tucker. Motion passed unanimously.

- 2. KEYTOWN ROAD ACRES – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – (3RD COMMISSION DISTRICT)** – Applicant is requesting Preliminary Plat approval for 8 lots located on Keytown Road. Subject property is located on Tax Map 071, Parcel 011.01 P/O. Property contains 10.55 acres and is zoned Agricultural.

Mr. Joyner stated that the applicant was asking for Preliminary Plat approval of a 8-lot subdivision located along the east side of Keytown Road and south of Northup Road. Property is not located within any Urban Growth Boundary and is primarily in a rural area, with very low density residential. All comments have been addressed by the applicant.

Motion to approve by Mr. Kirby, seconded by Mr. Honeycutt. Motion passed unanimously.

- 3. NORTHUP ROAD ACRES – PRELIMINARY/FINAL PLAT – REPRESENTED BY RICHARD GRAVES – (3RD COMMISSION DISTRICT)** – Applicant is requesting Preliminary Plat approval for 4 lots located on Northup Road. Subject property is located on Tax Map 071, Parcel 011.01 P/O. Property contains 5.34 acres and is zoned Agricultural.

Mr. Joyner stated that the applicant was asking for Preliminary/Final Plat approval of a 4-lot subdivision located along the south side of Northup Road, east of Keytown Road. Property is not located within any Urban Growth Boundary and is primarily in a rural area, with very low density residential. All comments have been addressed by the applicant.

Motion to approve by Mr. Geminden, seconded by Mr. Graves. Motion passed unanimously.

4. **KINGSTREE ACRES – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – (1ST COMMISSION DISTRICT)** – Applicant is requesting Preliminary Plat approval for 11 lots located on Womack Road/Gill Hodges Road. Subject property is located on Tax Map 061, Parcel 037. Property contains 10.24 acres and is zoned Agricultural.

Mr. Joyner stated that the applicant was asking for Preliminary Plat approval of an 11-lot subdivision located at the intersection of Womack Road and Gill Hodges Road. Property is not located within any Urban Growth Boundary and is primarily in a rural area, with very low density residential. All comments have been addressed by the applicant.

Motion to approve by Mr. Graves, seconded by Mr. Honeycutt. Motion passed unanimously.

5. **LIVING TO GO CHURCH – SITE PLAN – REPRESENTED BY JOHN DEWAAL – (6TH COMMISSION DISTRICT)** – Applicant is requesting Site Plan approval for a 30,000 square feet (Approximately) church containing 200 parking spaces, with approximately 600 members. Subject property is located on Tax Map 147, Parcel 013.00. Property contains 1 acre and is zoned RA.
Deferred from March 28, 2017, Planning Commission Meeting

Mr. Joyner stated that the applicant was asking for Site Plan approval for Living To Go Church located at 502 Douglas Bend Road. Property is located within the City of Gallatin's Urban Growth Boundary. Mr. Joyner stated that Mr. Dewaal worked with an engineer to address the drainage issues and that the engineering drawings submitted by Mr. Dewaal went above what staff required.

Mr. Bratton asked Mr. Joyner if all the required comments from staff has been addressed.

Mr. Joyner stated that Mr. Dewaal had addressed all concerns from staff including drainage, septic/sewer systems, and changing the location of the entrance/exit of the property in order for better sight distance.

Mr. Taylor asked about the drainage of the oil and gas from the parking lot.

Since the public hearing was closed, Mr. Bratton ask for a motion to reopen the public hearing for Mr. Dewaal to answer Mr. Taylor's question.

Motion to reopen the public hearing by Mr. Graves, seconded by Mr. Kirby. Motion passed unanimously.

Mr. Dewaal stated that the detention pond in the front of the church would catch this run off if there should be any.

Mr. Bratton closed the floor for the public hearing on this item.

Motion to approve by Mr. Geminden, seconded by Mr. Tucker. Motion passed unanimously.

- 6. WESTBROOK PUD – REZONING & PRELIMINARY MASTER DEVELOPMENT PLAN – REPRESENTED BY GAMBLE DESIGN COLLABORATIVE – (7TH COMMISSION DISTRICT)** – Applicant is requesting to have property located along Long Hollow Pike, (West of New Shackle Island Road), rezoned from Residential 1A to Residential Planned Unit Development – Medium Density. Subject property is on Tax Map 122, Parcel 066.01, contains 45.34 acres and is zoned Residential 1A.
Deferred from March 28, 2017, Planning Commission Meeting

Mr. Joyner stated that the applicant is asking for approval of a Rezoning and a Medium Density Residential Planned Unit Development with a Preliminary Master Development Plan. Applicant is proposing a 112-lot subdivision with a park area, common open space, and detention feature. Property is located along the north side of Long Hollow Pike, east of Kellyn Lane and west of the Beech Presbyterian Church. The property is within the City of Hendersonville's Urban Growth Boundary.

Michael Stanton, representative for Westbrook PUD, came forward to speak to the committee concerning Westbrook Subdivision. Mr. Stanton stated that he realizes that this proposed subdivision has caused some concern in the community, and assured them that he does not want to upset the community. Mr. Stanton stated that one of the biggest concerns is protecting the Beech Cemetery, and that he has been speaking with Ms. Puhl about the cemetery and that they have come up with ways to protect the cemetery. Mr. Stanton stated that in a community meeting he was asked if the entrance could be moved, and after looking at the suggestion from the community members, they made that change creating the 99-lot site, which Mr. Stanton submitted for consideration on the record. Mr. Stanton stated that he is trying to develop a plan with diversity for the community with smaller lot sizes so residents can stay in the community.

Mr. Stanton stated that there would be a turning lane at the entrance of the subdivision so residents turning right would not have to wait for residents turning left. Mr. Stanton stated that they provided a 30' buffer between the proposed subdivision and Victoria Place. Mr. Stanton stated that the developer is trying to provide an upscale subdivision.

Andrew Cooper, 1030 Kellyn Lane, came forward to ask the Commission to reopen the public hearing in order for the residents to respond to Mr. Stanton's presentation.

Mr. Bratton stated that it was the will of the members to agree to reopen the public hearing.

There was discussion between the members.

The County Attorney then addresses the audience.

Ms. Dennen suggested to the members that the item be deferred for 30 days in order for the applicant to resubmit a site plan with the new number of home sites, and any changes.

Motion to defer this item for 30 days by Mr. Taylor, seconded by Mr. Graves. Motion passed unanimously.

Motion to adjourn by Mr. Honeycutt, seconded by Mr. Graves. Motion passed unanimously

MEETING ADJOURNED AT 6:39 P.M.