

**SPECIAL CALLED
SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 9, 2019
5:00 P.M.**

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

MEMBERS PRESENT:

**LUTHER BRATTON, CHAIRMAN
BILLY GEMINDEN, VICE-CHAIRMAN
MIKE HONEYCUTT
JERRY KIRBY
GENE RHODES
CHRIS TAYLOR
TOM TUCKER
JIM WILLIAMS**

MEMBERS ABSENT:

STAFF PRESENT:

**JOSH SUDDATH, DIRECTOR OF PLANNING & STORMWATER
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR
TRACEY BARROW, STORMWATER MANAGER
LEAH MAY DENNEN, COUNTY ATTORNEY
BEN ALLEN, STAFF ATTORNEY**

1. **CORINTH PLACE – PRELIMINARY/FINAL PLAT – REPRESENTED BY WILLIAM CRENSHAW – 1ST COMMISSION VOTING DISTRICT – (Moe Taylor and Terry Wright) – Applicant is requesting Preliminary Plat approval for a 5-lot subdivision located at East Carter Road and North Corinth Road. Subject property is located on Tax Map 022, Parcel 024.00, contains 8.14 acres, and is zoned Agricultural. **A Final Plat request for this item was denied at the January 22, 2019 meeting.****

Mr. Suddath gave an overview of the history of Corinth Place to the Board. Mr. Suddath stated that this item is being presented as a Preliminary/Final Plat and that the Plat meets the requirements of the County Subdivision Regulations as well as the Stormwater Resolution. Mr. Suddath stated that the applicant submitted a receipt from the City of Portland confirming escrow for fire hydrants. Mr. Suddath stated that a variance for drainage was denied at the January meeting but the applicant has since submitted a drainage study. Mr. Suddath stated that Staff has received comments from an engineering consultant that the County uses approving the drainage calculations.

Mr. Suddath concluded his presentation and turned the meeting over to Mr. Bratton.

Motion to approve a Preliminary/Final Plat for Corinth Place by Mr. Kirby, seconded by Mr. Geminden. Motion passed unanimously.

2. **BAKER PERDUE ESTATES, PHASE 4 – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – 1ST COMMISSION VOTING DISTRICT (Moe Taylor and Terry Wright)** – Applicant is requesting Preliminary Plat approval for a 23-lot subdivision located on Breanna Blvd and Ashley Dawn Court. Subject property is located on Tax Map 030, P/O Parcel 029.00, contains 30.81 acres, and is zoned Agricultural.
This item was deferred at the February 26, 2019 meeting.

Mr. Suddath gave an overview of the history of Baker Perdue Estates, Phase 4 to the Board. Mr. Suddath stated that the applicant indicated that all infrastructure will be constructed to a point of substantial completion prior to returning for final plat approval, to include roads and drainage. Mr. Suddath stated that at the time of the final plat stage, a bond will need to be provided in an amount totaling 110 % of any remaining items. Mr. Suddath stated that the outstanding issues for this item include:

Streets:

- Two new County Roads proposed: Ashley Dawn Court and Breanna Boulevard. TDOT permit required for access to SR-259
- Applicant plans to install all infrastructure to a point of substantial completion after approval of Preliminary Plat, but before seeking approval of Final Plat.

Fire Protection:

- Hydrants will be escrowed with Portland Utilities. Receipt or other documentation must be submitted with Final Plat

Drainage:

- Drainage infrastructure is now depicted within a drainage easement on the Preliminary Plat.
- The applicant has now provided information regarding how drainage infrastructure will be maintained.
- Applicant proposes to establish a Homeowner's Association that will be responsible for maintaining the stormwater infrastructure.
- Draft restrictions provided that clarify Homeowner and HOA responsibilities for these areas: Homeowner to mow and keep clear of obstruction, and HOA responsible for maintenance and keeping up with County inspection and maintenance requirements.

Mr. Suddath stated that the next steps for this item include:

- Applicant has stated that their plan is to develop entire phase (23 lots) without sub-phasing

- Applicant's stated plan is to construct all infrastructure following preliminary approval and bring back to Commission for final plat when it is substantially complete
- At that time they will need to provide a bond adequate to cover cost of all remaining improvements plus 10% for one year warranty period

Mr. Suddath concluded his presentation and turned the meeting over to Mr. Bratton.

Motion to approve a Preliminary Plat for Baker Perdue Estates, Phase 4, with the following conditions:

- a) **Applicant shall obtain stamped approval from County Consultant Engineer for Construction Plans prior to issuance of a Land Disturbance Permit.**
- b) **Applicant shall construct all infrastructure as shown upon approved construction plans to a point of substantial completion as determined by the County Road Superintendent and the Planning and Stormwater Department prior to submission of any Final Plat for the development. Improvements remaining at that time must be bonded with the final plat.**
- c) **Applicant shall submit "as built" drawings as per the Sumner County Subdivision Regulations and County Stormwater Management Resolution concurrent with submission of each Final Plat for the development.**
- d) **Applicant shall submit a signed Stormwater Inspection and Maintenance Agreement and maintenance plan to the Planning and Stormwater Department for recording concurrent with the submission of first Final Plat for the Phase.**
- e) **Applicant shall obtain county approval of HOA restrictions submitted for the development, shall record them with the Final Plat, and shall make note of their Record Book and Page number upon the Final Plat.**
- f) **Applicant shall provide proof of payment of hydrant escrow funds to the County upon submittal of any Final Plat for this phase.**

by Mr. Taylor, seconded by Mr. Honeycutt. Motion passed unanimously.

3. **BALMORE ESTATES – SKETCH PLAT – REPRESENTED BY RICHARD GRAVES – 3RD COMMISSION VOTING DISTRICT (Alan Driver and Steve Graves)** – Applicant is requesting Sketch Plat approval for a 9-lot subdivision located at Dobbins Pike and Northup Road. Subject property is located on Tax Map 061 Parcels 054.00 and 056.00, contains 15.40 acres, and is zoned Agricultural.

Mr. Suddath gave an overview of this item stating that there are several challenges with this plat. Mr. Suddath stated that in the new Subdivision Regulations, it states that the Planning Commission may restrict access to major arterial roads if other means of access are available or feasible. Mr. Suddath also states that the new regulations encourages alleys accessing rear of lots discouraging from curb cuts, especially along arterial and collector streets. Mr. Suddath stated that Article III, Section L, Part 2 discusses access

from arterial or collector streets and requires lots deriving sole access from arterial or collector streets have widths of no less than 200 and 150 feet respectively.

Mr. Suddath stated that since this item will access Dobbins Pike, which is a Rural Major Collector, new subdivision regulations encourage developers to avoid direct cuts onto arterial and collector streets if other access is available. Mr. Suddath stated that the widths of lots along SR-174 (Dobbins Pike) are 110 – 125 feet and the County's new subdivision regulations require lots to be no smaller than 150 foot widths. Mr. Suddath stated that the applicant's representative proposes shared driveways for lots rather than reducing widths, which would not meet requirements. Mr. Suddath stated that Staff has some concerns regarding buildability of lots 8 and 9 due to slope and drainage. Mr. Suddath stated that these lots may be considered "Critical Lots" per the County's subdivision regulations and will also require TDOT to remove or alter the existing guardrail to access the lots. Mr. Suddath stated that the utility department states that there is insufficient pressure that exists on the line for hydrants to be installed and that some equivalent dedication be made to further the goal of fire protection in the County per the new subdivision regulations.

Mr. Suddath stated that the next steps include:

- Will need to receive Preliminary and then Final Plat approval from the Planning Commission
- Will need to submit Drainage Calculations and Erosion Prevention & Sediment Control Plan and meet other requirements related to Stormwater Management

Mr. Suddath concluded his presentation and turned the meeting over to Mr. Bratton.

Mr. Richard Graves came forward to explain and represent this request. Mr. Graves stated that he had been in touch with the property owner and they have discussed different access points on Dobbins Pike for the subdivision.

Mr. Bratton stated that in the past there have been concerns about shared driveways and who maintains the shared drive. Mr. Bratton asked Mr. Graves if there has been any discussion about who will maintain the shared driveway.

Mr. Graves stated that there have not been any Engineering plans done yet but is sure that if there are any kind of drainage issues. If a Homeowners Association is drawn up, the shared driveways will be addressed in that document where the particular homeowners will be responsible for the drives and all homeowners will be responsible for the drainage.

Mr. Rhodes asked Mr. Graves what was the possibility of getting the access point off of Northup Road rather than Dobbins Pike for safety.

Mr. Graves stated that he does not foresee any problems with TDOT getting permits to access off of Dobbins Pike. Mr. Graves stated that the access point on Dobbins Pike is in a straight away so there should not be any reason drives cannot be installed.

Mr. Honeycutt asked Mr. Graves if there would only be a maximum two drives that would access Dobbins Pike.

Mr. Graves stated yes. Mr. Graves showed the Board where the church and the current dwelling have access and how the proposed dwellings would receive their access.

Mr. Suddath stated that Mr. Rhodes' question was if it was possible to gain access off of Northup Road.

Mr. Graves stated that the topography would not allow them to use the back of the lots as an access point.

Mr. Rhodes asked Mr. Graves what would the possibility of having one access point beside the church and letting all the lots come off of that access.

Mr. Graves stated that the access point from the church is on a hill and showed that where the point of access for the proposed lots would have a clear distance point. Mr. Graves stated that the reason the current dwelling accesses off of Northup Road is because of poor sight distance.

Mr. Honeycutt asked Mr. Suddath that if this is granted with two drives, would the width of the lots still be ok.

Mr. Suddath read a previous slide from his presentation stating that in no case shall lots deriving sole access from an arterial or collector street have widths of less than 200 and 150 feet respectively. Mr. Suddath stated that 150 foot lots is as narrow as the lots can be with access from Dobbins Pike. Mr. Suddath stated that if the access was off of Northup Road, which Mr. Graves stated was difficult, the lots could be 100 feet wide. Mr. Suddath stated that since the sole access is off of Dobbins Pike, the lots would have to be at least 150 feet.

Mr. Honeycutt asked Mr. Suddath if all the lots needed to be 150 feet wide or just the ones directly accessing off of Dobbins Pike.

Mr. Suddath stated that all the lots would need to be 150 feet in width. Mr. Suddath stated that all the lots would have sole access off of Dobbins Pike. Mr. Suddath stated that the Board could take a less strenuous reading and give them the 100 feet widths if a configuration can be set up so the shared access drives are a possibility.

Mr. Honeycutt asked if they come back and add one driveway to go all the way down, will all the lots still need to be 150 foot in width or could they be 100 foot in width.

Mr. Suddath stated that it could be done that way since every lot is accessed off of one drive and not onto Dobbins Pike. Mr. Suddath stated that if this could work, the lots could be 100 feet in width.

Mr. Rhodes stated that he was leaning in that way too.

Mr. Honeycutt asked if one drive was done, what the requirement of this drive is.

Ms. Dennen stated that it would not be a driveway, it would become a street.

Mr. Bratton stated that if the developer had to do it this way, it would not be feasible.

Mr. Suddath stated that it would be an access drive that everyone would share, not a County road. Mr. Suddath stated that there would need to be an agreement drawn up among themselves. Mr. Suddath stated that the goal is to limit curb cuts so people would not be pulling out onto a road where drivers are going 55 mph.

Mr. Bratton stated that the last time something like this was done, the County ended up taking the street and building it to County standards because there were so many issues with it. Mr. Bratton stated that when you have five or six dwellings using the same drive, there will always be issues.

Mr. Taylor stated that right now there is a straight line vision, but could be other developments in that area on down the line. Mr. Taylor stated that his concern is that the State is really focused on making sure people don't turn out on a State roadway. Mr. Taylor asked if the developer can't meet the guidelines of that much space, which is 9 lots with two or three driveways.

Mr. Graves stated that there would be six lots with two driveway accesses.

Mr. Taylor stated that his point is that they are already a shared driveway, what's the difference than having two more accesses on a State road that's 55 mph. Mr. Taylor stated that every subdivision that comes through has one or two entrances. Mr. Taylor stated that he understands that this is a little different but it's still a subdivision. Mr. Taylor stated that he does not understand why we are letting them have access to a State road when any other subdivision with 100 homes would not be allowed to do it without having one major ingress/egress. Mr. Taylor stated that it doesn't make sense to him if it's one house on 5 acres, he understands that they will apply for a driveway permit, but if it's multiple houses, he doesn't see a difference because you are still having people

turning in and out onto the highway. Mr. Taylor stated that he is thinking of five years down the road when this area is being developed more that this could be a problem.

Mr. Tucker stated that in spirit of the rule that was shown, for public safety, whether it's 5 houses or 100 houses the drivers on Dobbins Pike going 55 or 60 mph, by allowing this Mr. Tucker stated that he feels that the Board would be going against the rule.

Mr. Graves stated that if they met the letter, if they went to the 150 foot width, they could have a driveway on each 150 foot width. Mr. Graves asked if he was wrong about this. Mr. Graves asked if he could get permits, could he have driveways on six 150 foot lots. Mr. Graves asked if he was right.

Mr. Suddath stated that he was right however the Planning Commission may require that lots be served by a combined access drive.

Mr. Graves stated that the City of Gallatin allows him to do it that way. Mr. Graves states that they try to meet the letter of the law but it would be in the Homeowners Association that this would be a private drive and it will always be a private drive and that documentation would show that it will not the responsibility of the County to take care of because they have a mechanism in place to cover this. Mr. Graves stated that those accesses could be concreted or paved according to the new regulations.

Mr. Tucker stated that three years ago the public comments beat them up on allowing extra things on a major arterial highways with safety issues. Mr. Tucker stated that whatever the strictest interpretation the Board can enforce is the way to go.

Mr. Honeycutt stated to Mr. Suddath, that according to the regulations, the lots must be 150 feet wide.

Mr. Suddath stated that according to the new regulations, that is correct. Mr. Suddath stated that on the Baker Perdue Subdivision that was previously before the Board, one of the phases were all road frontage lots were 100 feet wide, but under the new policy, they would have to have one of the neighborhood streets be the access not the State highway in order to keep the lots 100 feet. Mr. Suddath stated that on 5 or smaller lots, it's a little more difficult to make this happen. Mr. Suddath stated that the intent is to try to direct them to a secondary street, which in this case the only secondary street is to the south on Northup Road.

Mr. Geminden stated that Northup Road has several houses on it.

Mr. Suddath stated that Northup Road is building up fast.

Mr. Bratton stated that the Board is setting a precedent by doing this and that they need to make sure they completely understand what they are doing and this would be throughout the County. Mr. Bratton stated that when individuals cut up farms, the lots have to be at least 150 foot wide.

Mr. Suddath stated that on most streets in the County that would not be the case but if it is on the County Major Thoroughfare Plan as a classified road, which is a road that is important to the County with connecting various parts of the County such as all your state routes like Highway 259, they would be allowed but you would have to have the 150 foot lot widths.

Mr. Bratton asked Mr. Suddath what if the property wasn't deep enough to develop but deep enough to cut lots off, would we be taking 150 foot swipes across the property.

Mr. Suddath stated that was correct unless they find a second way to access the lots.

Mr. Bratton stated that this is Dobbins Pike but initially when you get into properties where the values change where people will look at this a little differently, the Board needs to really think through this.

Mr. Suddath stated that there are streets in the County like parts of State Route 109 that you would never get access to. There is an agreement with TDOT but it varies to whether it's a restricted roadway or if it's like Highway 259 or Highway 174 which are more rural highways but they are still state routes.

Mr. Bratton stated that the Board needs to understand that this is a dramatic change from what we had before.

Mr. Honeycutt stated that there are a lot of new things that the Board is doing that has a dramatic change from what we had before.

Mr. Graves asked even if the rear of the lots touched Dobbins Pike, the lots can't be less than 150 feet.

Mr. Suddath stated that if they are getting access.

Mr. Geminden stated that they can't be less than 150.

Mr. Graves asked Mr. Suddath if they put in one driveway instead of two and have a Homeowners Association to do the rest of them, the lot being accessed by the road would be the 150 foot lot and the other lots could be 100.

Mr. Honeycutt stated that was the question he had. Mr. Honeycutt stated that it would have to be a County road.

Ms. Dennen stated that you could create a County road would pull everything off of that.

Mr. Graves if there was one 24 foot wide access for everyone and then private access only for the other lots, one lot could be 150 feet in width and the others 100 feet.

Mr. Suddath stated that it could work.

Mr. Honeycutt asked what the quality of that drive would need to be.

There was some discussion about how the road could be installed and the quality of the drive.

Ms. Dennen asked if a cul-de-sac would be an option.

Mr. Graves asked Mr. Suddath what was the road frontage for a cul-de-sac.

Mr. Suddath stated that it is 30 feet.

Ms. Dennen stated that a cul-de-sac could be built and each lot come off of that.

Mr. Suddath stated that the sketch plat is in the Subdivision Regulations and the point of that sketch plat is to have discussion like the Board is doing.

Mr. Rhodes asked if there was a possibility to still get six lots if you do three and three instead of all six facing Dobbins Pike.

Mr. Graves stated that it would work if it met the letter of the law.

Mr. Bratton asked if this road would be public or private.

Ms. Dennen stated that it would be public and every lot would have 30 feet off of it. Ms. Dennen stated that it would be a short road and there would not be much maintenance to do.

Mr. Honeycutt asked if that would be feasible.

There was some discussion about the cul-de-sac.

Mr. Bratton suggested to Mr. Graves that he meet with the property owner and go over some of the ideas presented and see if they can work something out.

Mr. Graves stated that a minor will be done on the two lots that have a house and a mobile home on them.

Mr. Bratton asked Mr. Graves if he was going to withdraw the sketch plat request.

Sketch Plat for Balmore Estates was withdrawn by the applicant.

Mr. Suddath stated that Mr. Bratton brought up a good point on the roads with how broadly this is applied across the County. Mr. Suddath stated that every County street, which is hundreds of them, would not be affected but the key roads across the County that are considered Major Thoroughfares, which receive federal funding, like State Route 25 would. So would smaller roads like Mount Vernon Road, Rock Bridge Road or Upper Station Camp Creek Road, that will have a big future in the County in the next 20 years. Mr. Suddath stated that as the Planning Commission, they need to make sure those roads are preserved so they don't completely choke up over time. Mr. Suddath stated that State Route 109 and Highway 386 are in a class of their own.

Mr. Bratton stated to the Board that he just wants them to understand the impact that these changes will make. Mr. Bratton stated that he is not opposed to the changes but just wants the Board to think through these changes because these changes could diminish the values tremendously in these areas.

Mr. Honeycutt stated that at this point, the Board cannot ignore this.

Mr. Bratton stated that they cannot but the question is, is the Board aware of the impact that these changes will make. Mr. Bratton stated that this item is the first one that has been presented to the Board and these changes are setting a precedent and after that it is what it is. Mr. Bratton stated that he just wants the Board to think about it.

Mr. Graves stated that he read the Subdivision Regulations twice and still missed the information presented.

Mr. Suddath stated that goal is definitely not to reduce anyone's property values, the goal is that developers need to plan. If they are cutting up a 100 acre farm and rather than street frontage lots, not that there is anything wrong with them but they deteriorate the investment which is the roadway, but if you do planning on that farm early in the process, the property will be worth more. Mr. Suddath stated that by doing this planning beforehand, it will create a nicer subdivision.

Mr. Honeycutt stated that with what the Board has accomplished at this meeting, it will cause them to look at alternatives that could be better for everyone. Mr. Honeycutt stated that they don't need to look at the negative side of it, there are positives that can come from it too.

Mr. Graves asked the Board if the sketch plat is re-drawn, they would be ok with a stubbed cul-de-sac.

Mr. Taylor stated that cul-de-sacs are not preferred but sometimes with topography, it's understandable the way to go.

Mr. Honeycutt stated that the Board is all in agreement with the cul-de-sac.

4. **NOLEN ESTATES – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – 12TH COMMISSION VOTING DISTRICT (Michael Guthrie and Justin Nipper)** – Applicant is requesting Preliminary Plat approval for a 6-lot subdivision located on Dusty Lane. Subject property is located on Tax Map 074, Parcel 111.00, contains 9.25 acres, and is zoned Residential (RA).

Mr. Suddath gave an overview of this plat stating that the Sketch Plat was approved at the February Planning Commission Meeting. Mr. Suddath stated that the roads meets the requirements of the 25 feet centerline dedication and no additional improvements will be required. Mr. Suddath stated that there are 6 inch water lines in place which are insufficient for fire hydrants and White House Utility Department no longer accepts escrow funds. Mr. Suddath stated that a variance form has been submitted for the fire hydrants.

Mr. Suddath stated that the applicant has addressed the following items:

Drainage:

- Erosion Prevention and Sediment Control Plan Submitted; Drainage Calculations Submitted

Water Quality:

- Applicant has submitted calculations related to water quality using Metro Nashville's LID Site Design Tool.

Water Quantity:

- Applicant has sized all culverts, and recommends installation of 15 inch RCP at each location.
- Applicant's drainage calculations indicate an approximate 1 cubic foot per second offsite impact.

Mr. Suddath presented a document showing how much water 1 cubic foot per second equals to.

Mr. Suddath stated that if there is permanent runoff, a detailed downstream analysis is required and the runoff must be mitigated. Mr. Suddath stated that the analysis shall demonstrate no adverse impacts upon the downstream receiving properties and structures including adequate hydraulic capacity of the structures. Mitigation of increased flows can consist of onsite detention, longer onsite flow lengths, and/or infiltration. Mr. Suddath stated that Staff received comments from the County Consultant Engineer that states that storm site detention is not recommended for this project.

Mr. Rhodes asked Mr. Suddath if all of the house would be built at the same time.

Mr. Van Oldham stated that they would not.

Mr. Rhodes asked Mr. Suddath how would the drains and culverts be addressed since the houses would be built at different times.

Mr. Suddath stated that this plat came in before the new Subdivision Regulations came into place, however, this plat meets the requirements of the new Subdivision Regulations. Mr. Suddath stated that the applicant has measured and will install 15" culverts for the drainage for each lot. Mr. Suddath stated that this is noted on the plat.

Mr. Rhodes asked if the highway department will be sizing the culverts.

Mr. Suddath stated that the sizing has already been done and that moving forward all new subdivisions will be required to have an Engineer to size the culverts so that the Highway Department will not be required to do this.

Mr. Rhodes stated that at the last Highway Commission meeting, the committee learned that it cost the Highway Department around \$1,500.00 to measure and install a culvert per lot.

Mr. Suddath asked Mr. Oldham if putting in the culverts would be part of the plan for this development.

Mr. Oldham stated that all of the culverts will be sized and Mr. Oldham explained how the culverts are sized. Mr. Oldham stated that the smallest size of a culvert the county will allow is 15" and the 15" will work well for these lots.

Mr. Oldham also stated that in the case of these lots, 15” worked out across the board but that will not always be the case. Mr. Oldham advised the Board that close attention needs to be taken in sizing these culverts. Mr. Oldham stated that if the culvert is undersized, even something as small as a Starbucks cup could clog the drain.

Mr. Bratton stated that at first the Highway Department was going out to measure the culverts to help out homeowners, not the developers, but when they install these culverts they shoot grades, install, and fix the right-of-way. Mr. Bratton stated that Ms. Judy Hardin, Highway Superintendent, does not want people working in her right-of-way so everyone will need to work together to coordinate time so the work can be done.

Mr. Taylor stated that the County Budget Committee is looking into a fee being charged for the Highway Department to come out and size and install culverts.

Ms. Dennen stated that she feels the direction that Ms. Hardin is leaning towards is charging a fee for installing and for inspections.

There was discussion concerning the County’s role in installing the culverts and cleaning the ditches.

Mr. Oldham stated that from a design standpoint, cleaning and building a ditch is a much more difficult task than people realize.

Mr. Bratton stated that Ms. Hardin cannot do any work on private property.

Motion to approve a Preliminary Plat for Nolen Estates, contingent upon:

- a) The applicant obtaining stamped approval of construction plans from County Consultant Engineer.**
- b) The applicant obtaining all signatures prior to the second submittal date for the Final Plat.**

by Mr. Taylor, seconded by Mr. Geminden. Motion passed unanimously.

Mr. Geminden stated that he had talked to the City of Portland about fire hydrants and was told that the city is actually pulling up fire hydrants because they feel that people are stealing water from them.

Mr. Geminden stated that the Planning Commission recently passed a plat with rain gardens. Mr. Geminden stated that he just inspected two of those houses on that plat and noted that the rain garden is the developer’s responsibility and then becomes the homeowner’s responsibility for the upkeep. Mr. Geminden asked Mr. Suddath whose responsibility it will be to make sure it’s installed properly before the Certificate of Occupancy is issued.

Mr. Suddath stated that Mr. Barrow has been to those properties to make sure the installation was done correctly.

Mr. Tucker thanked Mr. Suddath for keeping the Board updated on the Somerset Downs issue.

Mr. Bratton asked the Board how they feel about having monies for the fire hydrants being given to the local fire departments instead of in an escrow account that the utility departments will never use for fire hydrants.

Mr. Honeycutt stated that he thought that was a great idea and should have been doing that all along.

Mr. Bratton asked if it would be reasonable for the cities to say that we anticipate the upgrade of lines for major highways so the money could be escrowed, but in places in Northern Sumner County where fire hydrants will not be installed.

Ms. Dennen stated that her only concern with giving monies to the local fire departments is the viability of the volunteer fire departments because some of those are more stable than others and making sure the person is making the contribution to the correct fire department. Ms. Dennen stated that the County did not set the lines of the covered areas, the fire departments did that and stated that sometimes they switch areas. Ms. Dennen stated that the Board needs to be careful telling someone to go pay their local volunteer fire department and that department not cover that area.

Mr. Bratton stated that he and Mr. Geminden had talked about the money going through one of the departments for the County.

Ms. Dennen stated that the Finance Department does not like to do that.

Mr. Taylor stated that CTAS is meeting with all the volunteer fire departments and all municipalities that cover the unincorporated areas and they are coming out with a comprehensive map that says which areas they should cover and the County may have a better idea of the numbers of response areas.

Mr. Bratton stated that his idea is that the volunteer fire departments would turn in something similar to a grant to show what the funds would be spent on.

Ms. Dennen stated that there would be lots of legal issues by doing that.

Motion to adjourn by Mr. Kirby, seconded by Mr. Williams. Motion passed unanimously.

Meeting Adjourned @ 6:05 p.m.

