

SUMNER COUNTY PLANNING COMMISSION MINUTES

DECEMBER 17, 2019

5:00 P.M

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

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**STAFF PRESENT:**

**JOSH SUDDATH, DIRECTOR OF DEVELOPMENT SERVICES  
KATHY YOUNG, ASSISTANT TO THE DIRECTOR  
RICHARD JONES, COUNTY ENGINEER  
LEAH MAY DENNEN, COUNTY ATTORNEY  
BEN ALLEN, STAFF ATTORNEY**

Mr. Bratton opened the meeting by asking for approval of the November 2019 Meeting Minutes, stating that he will abstain, due to his absence.

**Mr. Honeycutt made a motion to accept the November 2019 Minutes, seconded by Mr. Kirby. Motion passed unanimously.**

**Mr. Rhodes made a motion to approve the December 2019 Agenda, seconded by Mr. Geminden. Motion passed unanimously.**

Mr. Bratton turned the floor over to Mr., Suddath for staff comments.

- 1. CULBREATH-BIGGS ACRES – PRELIMINARY PLAT (Major) – Represented by Richard Graves – 12th Commission Voting District (Michael Guthrie and Justin Nipper) -** Applicant is requesting Preliminary Plat approval for a 3-lot subdivision located at **State Highway 76, Cottontown, TN 37048**. Subject property is located on Tax Map 057, p/o Parcel 049.01, contains 3.61 acres, and is zoned Agricultural (A).

Mr. Suddath provided an overview of the property and displayed an aerial photo of the property, depicting a wetland, stating that the pond itself does not impact the development.

Addressing the utilities and fire protection, Mr. Suddath stated that an 8 inch water line is in place, but White House Utilities states that insufficient pressure exists on the line, for hydrants to be installed. Because new subdivision regulations require that in lieu of fire hydrants, some equivalent dedication (approximately \$3,000) be made to further the goal of fire protection in the

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County, Mr. Suddath stated that some resolution of this will need to be made prior to the Planning Commission Secretary's signature upon the Final Plat.

At this point, Mr. Suddath referenced a previous subdivision submittal, Smart, Smart and Puckett, that had a monetary dedication to the Volunteer Fire Department listed as a condition of approval for signatures on the Final Plat. Mr. Suddath stated that the receipt for \$3000 contribution to the New Shackle Volunteer Fire Department was turned in to the Planning Office today, along with the Stormwater Maintenance Agreement, resulting in the plat receiving signatures and being able to get recorded.

Regarding drainage, Mr. Suddath stated that no Construction Plans have been submitted, therefore, the following steps include:

- Required EPSC Plan and Drainage Calculations must be submitted with Preliminary Plat per County Subdivision Regulations.
- Project Engineer must also size culverts.

Mr. Suddath stated that Drainage Improvements may not be needed for this development, but plans and calculations must be provided to know for sure. Therefore, Mr. Suddath stated, this item may be deferred until next month, or until such time as plans are received and then the item can be processed as a Preliminary/Final Plat, if all other requirements are met. Or, Mr. Suddath added, the item may be approved with the condition that these plans must be submitted and approved prior to the Final Plat being placed on an upcoming agenda.

Concluding his presentation, Mr. Suddath provided example motions.

Mr. Bratton asked what the policy is to bring an item back on a future agenda.

Mr. Suddath stated that one issue with turning in a Final Plat without the required Drainage Calculations being received, is that it may result in the hardship of submitting a revised Plat, based upon the findings and results of the drainage study.

Mr. Suddath reiterated that our county regulations state that the Drainage Plans be turned in at the Preliminary Plat stage, per the TDEC approval process.

Mr. Bratton called upon Mr. Richard Graves.

Mr. Richard Graves stated that he was fine with deferring the Final Plat until January, stating that the Engineer has not turned in the required information.

Mr. Honeycutt asked Mr. Graves if the soil work has been done.

Mr. Graves stated that the soil work has been received and looks good for all three lots. Mr. Graves added that this subdivision is three acres of a 10-acre lot. Stating the location of a large dairy barn on the back 5 acres, Mr. Graves stated that the Stormwater Department has asked that the soils between the farm and lots 1&2 be sowed for erosion prevention.

Mr. Graves added that the project engineer, Brian Goodwin just didn't get the Drainage Calculations turned in, and therefore, he is fine with a deferral.

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Mr. Bratton asked for clarification of the deferral process.

Mr. Suddath stated that if an item is deferred, it may be placed on a future agenda for approval.

**Mr. Taylor made a motion to defer Culbreath-Biggs Acres Preliminary Plat, seconded by Mr. Geminden. Motion passed unanimously.**

Mr. Bratton turned the floor over to Mr. Suddath for staff comment.

- 2. BALMORE ESTATES - SECTION 2 - FINAL PLAT (Major) – Represented by Richard Graves – 3rd Commission Voting District (Alan Driver and Steve Graves) - Applicant is requesting Final Plat approval for a 5-lot subdivision located on Dobbins Pike and Northup Road, Portland, TN 37148. Subject property is P/O Tax Map 061, p/o Parcel 056.00, contains 6.90 acres, and is zoned Agricultural (A).**

Mr. Suddath provided an overview of the property, providing an aerial photo. Additionally, Mr. Suddath displayed the Sketch Plat which was approved in June, 2019, as well as the Minor Plat for Section 1, and Section 2, Preliminary Plat which was approved in September, 2019.

Presenting the Final Plat Submittal for Section 2, Mr. Suddath pointed out a stream buffer shown that shall not be disturbed per the County and State Regulations.

Explaining the Final Plat, Mr. Suddath stated that no road improvements appear to be required and sufficient right of way is shown and dedicated upon the plat.

Mr. Suddath stated that the Drainage Calculations and Erosion Prevention and Sediment Control Plans have been submitted by the applicant, and Construction Plans have been approved by County Engineer. Mr. Suddath added that there is a slight increase in runoff to adjacent property, therefore, stream buffers are depicted along the proposed western property boundary.

Additionally, Mr. Suddath stated that the developer has provided a set of subdivision restrictions for county review, though not required, which includes 1,300 square feet of living space minimum, restrictions on home types, and certain livestock.

Mr. Suddath addressed utilities and fire protection, stating that although an 8 inch water line is in place, utility states that insufficient pressure exists on the line for hydrants to be installed.

Therefore, Mr. Suddath added that new subdivision regulations require that some equivalent dedication (approximately \$3,000) be made to further the goal of fire protection in the County.

Mr. Suddath stated that some resolution of this will need to be made prior to the Planning Commission Secretary's signature upon the Final Plat.

Next, Mr. Suddath displayed slides from the June and September, 2019 meetings, showing the requirement that a monetary dedication be made to further the goal of fire protection in the County.

Mr. Suddath stated that the Final Plat signatures have not been obtained at this time and concluded his presentation with example motions.

Mr. Graves apologized and stated that he met with Mr. Bo Fox last week and now has everything ready to turn in, pending the signatures. Mr. Graves further stated that he is fine with a deferral.

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Mr. Kirby asked when the signed Final Plat could be turned in.

Mr. Suddath added that Subdivision regulations state that Final Plats must be signed prior to submission to the Planning Commission for approval. Mr. Suddath stated that a potential issue may arise, requiring a revised plat, which has happened in the past.

**Mr. Taylor made a motion to defer the request for Balmore Estates Final Plat.**

Mr. Tucker stated that we get on a slippery slope when we start granting exceptions to rules, stating that a deferral may be the best option.

Mr. Graves asked that the request be deferred.

Mr. Suddath stated that there is no time limit on a deferral.

**Motion seconded by Mr. Geminden. Motion passed unanimously.**

**Motion to adjourn by Mr. Honeycutt, seconded by Mr. Tucker.  
Meeting adjourned at 5:15pm.**