

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
JANUARY 24, 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
JIM WILLIAMS
JERRY KIRBY
TOM TUCKER
STEVE GRAVES**

MEMBERS ABSENT:

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
ANTHONY HOLT, COUNTY EXECUTIVE**

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

- 1. R. DAVID GREGORY PROPERTY – PRELIMINARY/FINAL PLAT – REPRESENTED BY JIM
CARMAN – (1ST COMMISSION DISTRICT) – Applicant is requesting Preliminary/Final Plat
approval for 3 lots located on Rock Bridge Road. Subject property is located on Tax Map
061, Parcel 011.01 P/O. Property contains 3.029 acres and is zoned Agricultural.
Property is located along the east side of Rock Bridge Road, north of Womack/Whitson
Road. Property is not located within any Urban Growth Boundary or Planning Region.
Property is located primarily Rural area, containing Low-Density Residential areas. All
planning comments have been addressed by applicant.**

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

- 2. COATES ACRES – PRELIMINARY PLAT – REPRESENTED BY RICHARD GRAVES – (12TH COMMISSION DISTRICT)** – Applicant is requesting Preliminary Plat approval for 7 lots located on New Deal Potts Road. Subject property is located on Tax Map 058, Parcel 022.02. Property contains 9.52 acres and is zoned Agricultural. Property is located along the west side of New Deal Potts Road, north of Wheeler Road. Property is not located within any Urban Growth Boundary or Planning Region. Property is located primarily Rural area, containing Low-Density Residential areas. All planning comments have been addressed by applicant. Engineering drawings will be required at the time of Final Plat submittal.

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

- 3. LONG HOLLOW LAND USE PLAN – REPRESENTED BY THE WALKER COLLABORATIVE**
Mr. Bratton stated that the Planning Commission is normally closed for public hearing but is making a motion for this rule to be suspended for this meeting to give the residents a chance to speak.

Motion to allow residents to speak approved by Mr. Graves, seconded by Mr. Geminden. Motion passed unanimously.

Mr. Joyner stated that this item on the agenda was advertised in The Gallatin News.

Phil Walker with The Walker Collaborative came forward to represent and explain this request.

Mr. Bratton opened the floor for the public hearing.

Carin Hale, 995 Upper Station Camp Creek, stated that she moved to her property in 2004 for the beauty and nature, like hearing the coyotes and other natural wildlife. She does not want this area to turn into Indian Lake.

Connie O'Neill, 2010 New Hope Road, stated that she owns over 200 acres and has a concern of schools and traffic. Does not want subdivisions to become more dense than they already are.

Thomas Staten, 1458 Mount Olivet Road, wanted to know who made the decision on which properties would be grandfathered in. Mr. Staten also stated that he currently lives on the back side of his property and eventually he would move to the front side. how would this affect his property.

Phil Walker stated to Mr. Staten that the property would be grandfathered in as long as the lot was there at the time the plan was approved and will not affect the area where he would want his house to be.

Mr. Bratton stated that the Planning Department would have detailed mapping of their properties if anyone would like to see it.

Annie Douglas, 1532 Mount Olivet Road, asked that if this plan is approved, would the residents be kept in the loop of what is going? Ms. Douglas also asked if this plan would affect the taxes, if they would have to pay city taxes.

Phil walker stated that once this plan is approved, it will also serve as a plan for a new Zoning Resolution along with road improvements, utilities, greenways, etc. Some things could be done within 3-4 years except for the Zoning Resolution.

Leah Dennen stated that this plan does not have anything to do with paying taxes. Cities do not just annex properties, the property owner has to ask the city to annex them.

Debbie Robinson, 2867 Long Hollow Pike, stated that if Long Hollow Pike becomes a 4 lane highway, that it would take the family home that sits 53' off the road. Also has a concern about traffic, and if the Shackle Island would ever become an Historic District.

Ron Utley, 193 The Hollows Court, stated that he was concerned that if this plan is approved, would all the zoning and restrictions stay in place?

Jennifer Walker, Brinkley Branch, asked if this plan would take her property in order to build a county road?

Anthony Holt stated to Ms. Walker that the only way a road would be built would be if they decided to develop their land, then the road built in the development would be given to the county to maintain. That's the only way a public road would be built.

David Shumaker, 204 The Hollows Court, thanked the committee for all that has been done on this plan and had a few other questions and comments. Everyone that he has talked to all agree that greenways & sidewalks are needed. Mr. Shumaker wanted to propose that someone oversees this project to make sure everything is done correctly. Would like to see more than a 50 to 100' setback on Long Hollow Pike might not be enough for a bike/walk area. Would like to see more restrictions between low and high density subdivisions. Would like to see adjoining cities add to this plan.

Phil Walker stated that the county currently does not have a Parks & Recreation Department and would need one to maintain parks and greenways.

Rev. Rick Malbrough, 252 Mount Olivet Road, stated that he would like to see more public notice for meetings. Rev. Malbrough's main concern is safety with the growth to include public service, police and traffic patrol with schools, kids walking and biking, and all the extra vehicles the subdivisions will produce.

Shelley Burwell, 116 Long Hollow, stated that his concern is with all growth in Sumner County. It is estimated that in 44 years Sumner County will grow at 2,631 people per year. Mr. Burwell is also concerned about the density for the Long Hollow Pike Area.

Erin Barnett, 1034 Pittman Drive, commented that he is not in favor of a railway or village format houses. These seems to be a passing fad and then these type houses turn into rental property. Would also like to see a grocery store within this 13 mile stretch. Mr. Barnett would like the Commissioners to talk to cities or downtown Gallatin and Hendersonville along the HWY 31 stretch to keep these business's occupied so this area does not sit with vacant buildings.

Natalie Crick, 207 The Hollows Court, stated that she would like to see restrictions on houses to be no less than 2,500 sq ft, \$350,000.00 in value, and no front facing garages. Shackle Island area is desired and there are no guidelines, then you open this area up to people who do not have the interest in this area like the current residents do.

Phil Walker stated to Ms. Crick that those kind of restrictions can not be enforced due to the Fair Housing Act.

Hartley Scott, 1308 Liberty Lane, stated that he would like to see hard architectural standards to see streets being maintained and landscaped with Tennessee type trees.

Anthony Holt addressed Mr. Scott and stated that state law prohibits unincorporated counties to enforce design reviews. The only exception was a one time deal with the Historic Overlay of Castalian Springs. Unless Legislative changes the law, it only implies to the municipality not unincorporated county.

Mr. Bratton closed the public hearing.

There was discussion between the Board members.

Motion to move Long Hollow Land Use Plan to the County Commission by Mr. Tucker, seconded by Mr. Geminden. Motion passed unanimously

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

MEETING ADJOURNED AT 7:05 P.M.

