

SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
JULY 28, 2020 5:00 P.M.  
**WORK STUDY 4:00 P.M**

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

**MEMBERS PRESENT:**

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

**MEMBER ABSENT:**

**CHRIS TAYLOR**

**STAFF PRESENT:**

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

Mr. Bratton opened the meeting, stating that with seven members present, there is a quorum.

**Mr. Williams made a motion to approve the June 2020 Meeting minutes, seconded by Mr. Rhodes. Motion passed unanimously.**

**Mr. Suddath pointed out that the Agenda provided at this meeting shows a corrected agenda item #3, stating that the original agenda, supplied to the Planning Commission, listed Item #3 as being Creekview Estates – Section 4- Phase Two.**

Mr. Bratton announced that anyone wishing to speak to an Agenda Item must sign up.

Mr. Bratton explained that staff will make the presentation for the first agenda item, adding that upon his conclusion, the residents will be given time to speak, followed by the developer's comments.

At this time, Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

- 1. LEWIS HEAD COMMERCIAL PLAZA - REZONING – Represented by GreenLID Design – 4th COMMISSION VOTING DISTRICT (Jerry Foster and Leslie Shell) Applicant is requesting a Rezoning from Rural Residential (RR) to Planned Unit Development-Commercial (PUD-C) for the purpose of constructing and operating Automotive Repair & Services, Financial, Consultative & Administrative Services, General Business & Communication Services, General personal Services and General Retail Trade. Subject property is located at 131&135 W. Roberts Road, is Tax Map 72, Parcel 035.06 & 035.07, contains 10.10 acres **Adjoining property owners were notified****

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**by certified mail and the agenda item was advertised in The Gallatin News on Thursday, July 16, 2020. THIS IS A PUBLIC HEARING.**

Mr. Suddath provided an overview for the property, stating that there is no proposed direct access to State Route 109, adding that frontage road is proposed. Mr. Suddath stated that the property is not located in any city's urban growth boundary, therefore no Sidewalk In Lieu of Payment will be required, adding that sidewalks are not allowed along SR-109.

Providing a brief history, Mr. Suddath stated that this item previously came before the Planning Commission in September 2019 and was withdrawn by the applicant. Mr. Suddath stated that the item was then approved by the Planning Commission in April, 2020, and was withdrawn again, by the applicant, prior to going to the County Commission.

Mr. Suddath stated that a Neighborhood Meeting was held by the landowner's representative virtually, using Zoom, on July 22, 2020, at which interested persons were able to call in. Mr. Suddath stated that due to the current Covid-19 pandemic, required meetings may be held virtually per the Governor of Tennessee.

Next, Mr. Suddath displayed the Public Notices from the newspaper and the neighborhood meeting letter notification that was sent to adjoining property owners. Mr. Suddath also displayed the aerial photo of the property.

Mr. Suddath stated that the subject property is located within the rural place type between Gallatin and Portland, and explained that the Comprehensive Plan does not appear to make provisions for this type of development in this location, as the proposed location is not classified as a major activity or service area. Mr. Suddath elaborated that the Comprehensive Plan was drafted and approved before existing road alignment of the New SR-109 was open or the current alignment is not contained in the Comprehensive Plan. Mr. Suddath added that the property's close proximity to State Route 109, which is one of the County's Major Thoroughfares, would seem to make uses such as the one proposed, desirable from a market perspective. Mr. Suddath added that the County's Land Use Plan does not reflect much of the new SR-109 alignment.

Mr. Suddath also supplied a map of the Sumner County Comprehensive Plan.

Next, Mr. Suddath displayed the Concept Plan, submitted by the applicant, stating that because this is not serviced by sewer, this property will be on a septic system, thereby limiting the uses to low-water use businesses.

Mr. Suddath displayed the submitted renderings of the three proposed buildings, an auto services/repair shop and two retail building, showing that about half of the exteriors appear to be brick. Mr. Suddath also displayed photos of the property.

At this time, Mr. Suddath explained the following information for the Lewis Head Commercial Plaza application:

Roads:

- West Roberts Road is currently substandard
  - A minimum 4 foot widening is recommended to be required along the entire road frontage by the County Road Superintendent

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- Applicant has furnished trip generation projections
  - Projected trip generation does not meet thresholds for requiring a Traffic Impact Analysis
  - However, due to the fact that this development will front along a vital Arterial Corridor (SR-109), Staff is empowered to require a Traffic Impact Analysis by Chapter 11 of the County Zoning Resolution
  - Staff has requested a study be done in order to determine the impact on the W. Roberts Road/Hwy 109 intersection and to determine what, if any, improvements should be required
    - Such as deceleration lanes northbound and southbound, as well as turn lanes on Roberts Road
    - Traffic Impact Analysis not yet provided at this time (7/23/2020).

Mr. Suddath stated that a Traffic Impact Study is vital for the Planning Commission to make an informed decision.

Drainage:

- On site detention and water quality measures depicted on Master Plan
- This item will need to meet all County Water Quantity and Quality measures
  - Detailed drainage plans must be submitted to and approved by Planning Commission with submittal of Site Plan prior to any construction
- Must mitigate the amount of water leaving the site, and must treat it to remove any pollutants
- Water quality basins and other measures must be installed on site
- Must be maintained in perpetuity by property association
- Stormwater Maintenance and Inspection Agreement must be entered into with County
- All water quality measures must be maintained and replaced as required by County Stormwater Staff.

Landscaping/Parking:

- The new County Zoning resolution contains extensive requirements for landscaping and buffering for Commercial PUDs.
  - A 35 foot "Type 2" Landscape Buffer is required by the County Zoning Resolution, and has been provided.
  - This landscaping is significantly more extensive than what has been proposed with previous submittals.
  - Landscaping requirements within parking areas have been met as well
- A frontage road is proposed along SR-109
- Property Owners Association to be established
- Significant on-site detention is proposed
- New parking requirements contained in the County Zoning Resolution appear to have been met

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- A detailed parking plan sheet must be provided with submittal of a site plan for this item; parking depicted in PUD is illustrative
- Overflow parking for auto repair use paved and screened per previous discussions.

Mr. Suddath then displayed the submitted Landscape Plan and Photometric Lighting Plan.

Next, Mr. Suddath displayed the proposed Signage Plan and sample signs for the property, pointing out the following details:

- Staff requested, and has received, an overall signage plan sheet depicting signage dimensions, materials, lighting
- Two 10 foot pylon signs depicted along SR-109
- Building mounted signage also proposed
- A detailed sign plan must be submitted with application for Site Plan approval
  - Must then obtain a sign permit from the County
- Wording added to the Signage plan sheet that
  - No Off-Premise Signage shall be allowed,
  - Only signage depicted on the Master Plan shall be allowed,
  - Proper County permits for all signs must be obtained.

At this point, Mr. Suddath explained the general next steps, if approved by the Planning Commission, stating that the Rezoning and Master Plan approval request will go to the Legislative Committee for 2 readings, adding that the rezoning request may be sent back to Planning Commission for study at any time.

Next, Mr. Suddath explained that the request will then go to Full County Commission for a vote, again adding that the rezoning request may be sent back to Planning Commission for study at any time. Mr. Suddath stated that, if approved, rezoning will become effective at that time.

Mr. Suddath explained that a complete engineered site plan submittal may then be submitted to the Planning Commission and must meet all requirements of Chapter 14 of the Sumner County Zoning Resolution and must contain drainage plans, erosion prevention and sediment control sheets, landscaping plan sheets, driveway access details, signage and others as applicable.

Mr. Suddath stated that all water quality requirements must be met and road improvements must be depicted.

Mr. Suddath added that the Zoning Resolution requires that surety will need to be provided for landscaping, and that plantings must be maintained in perpetuity by a Property Owner's Association.

Mr. Suddath concluded his presentation with example motions.

At this time, Mr. Bratton asked the Board if anyone had questions for staff prior to the Public Hearing. There being no question at this time, Mr. Bratton opened the floor for Public Hearing, calling forward the first person who had signed up to speak.

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Ms. Eileen James, 186 W. Roberts Rd, stepped forward and provided a list of Auto Repair Pollution Solvents to all the Board members. Stating opposition to this Rezoning request, Ms. James stated that she is concerned with traffic and safety problems, as well as pollutants to the surrounding environment and well water that would come from an auto repair station (referring to the handout). Ms. James submitted photos of the existing Creasy Auto Repair, showing storage drums. Ms. James also supplied a petition signed by residents opposed to a commercial rezoning in this location. Additionally, Ms. James mentioned an email from Mrs. Lee, a neighbor, stating opposition (Board members were supplied with a copy of said email). Ms. James added that she believes the Traffic Study will prove this is a dangerous location for a Commercial property.

Mr. Suddath called the next speaker, Nicole Johnson.

Nicole Johnson, 130 W. Roberts Road, stated she is in opposition to the Commercial Development, citing concern of the increase in traffic that will be generated. Ms. Johnson stated that she appreciates the Traffic Study, but stated that two wrecks have already occurred at that intersection, this month.

Mr. Suddath called Misty Hayes to speak.

Misty Hayes, 142 W. Roberts Road, stated opposition to this rezoning request, expressing concern of the increased traffic in this dangerous intersection.

There being no one else signed up to speak, Mr. Bratton closed the Public Hearing, and asked the applicant's representative to come forward.

Mr. Andy Leath, GreenLID Designs, provided a brief history of this request, stating that after the Planning Commission previously approved the Rezoning request, for the Auto Mechanic shop, Mr. Head purchased the adjoining 5 acres and a 10,000 square foot building. Mr. Leath stated that he appreciates Mr. Suddath's patience in the resubmittal process.

Mr. Leath stated that this resubmittal has some uses added from the previous submittals and added that because this submittal is under the new zoning ordinances, there are more stringent requirements, which ensures that this will not be intrusive to the neighborhood.

Mr. Leath stated that they listed as many uses as possible, but they would be willing to whittle down the list, if required. Mr. Leath stated understanding of the masonry requirements and road improvements. Mr. Leath explained signage choice based upon placement. Mr. Leath then addressed the pollutant concern, stating that the pollutants are against the law and water quality requirements must be met.

Mr. Geminden stated that because this is the first proposed development on the New Highway 109, a precedent must be set with this being a nice development and potentially all brick.

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Mr. Leath stated that 50 percent brick requirement is in the middle of the spectrum for developments within the county, and added that while he supports a higher brick percentage requirement, he feels 100 percent brick may not be ideal, architecturally.

Mr. Tucker expressed concern that the County does not have a design review process for requests such as this development, adding that a PUD sets the precedent for everything that goes in that area. Therefore, Mr. Tucker stressed that the importance of this development would seem to warrant a design review.

Mr. Leath stated that he feels the submittal would rival any submittal within this county, and feels the architecture is similar to what can be found in surrounding cities that do have architectural studies.

Mr. Tucker asked about the widening of the road.

Mr. Leath stated that they are in agreement to widen the road in order to meet the requirements set forth by Ms. Hardin, the County Roads Supervisor. Mr. Leath went on to add that if the Traffic Study warrants further widening, they are in agreement to do so.

Mr. Suddath stated that the Planning Commission is empowered to require the road to be widened to the full 22 feet, if they see fit to do so.

Mr. Leath stated agreement to do so, if required.

Mr. Geminden stated that he likes the appearance of the development, however, he wishes the development to look very nice, adding the desire for no metal buildings.

Mr. Suddath stated that whatever is required by the Planning Commission, will be enforced, stressing the importance of clearly stating all conditions that must be met, before approval.

Mr. Gene Rhodes suggested that because this is a confined PUD within a rural area, he feels that all the buildings within the PUD should have a cohesive appearance.

Mr. Leath stated that they will be willing to look at creating more cohesiveness within the buildings.

Mr. Honeycutt stated that he feels it should not be limited to brick, but should include other masonry.

Mr. Rhodes agreed for the need for cohesion.

Mr. Suddath stated that from staff's perspective, it appears that it will be difficult to make a decision tonight, based upon the desire to obtain more details and the results from the traffic

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study. Therefore, Mr. Suddath stated, it may be best to request a 30-day deferral to return in August, with a written set of standards, results from the traffic study, etc...

Mr. Bratton asked if the Traffic Study could be prepared in 30 days.

Mr. Leath stated that getting a Traffic Study within 30 days would be a stretch, as the traffic count will not be started until school starts in mid-August. However, Mr. Leath stated, no matter what the Traffic Study finds, they are in agreement to make the road improvements.

Discussion ensued over the unknown elements of the PUD, raising concern of passing this on to the County Commission without narrowing down the details and getting answers to all questions, understanding that the Traffic Study will not be complete at that time.

Mr. Rhodes stated that development is inevitable, so must be done well.

At this time, Mr. Bratton asked Mr. Leath if he wished to defer to allow time to address the issues and questions raised.

Mr. Leath requested a 30-day deferral.

Mr. Suddath confirmed that, as this is a deferral, it is an active application that will be heard at the August Planning Commission meeting. Mr. Suddath added that this will be publically noticed, per Zoning Regulations, as done before, adding that Rezoning signs must remain at the road on each property.

A request was made from a meeting attendee that the Public Notice be placed in the Portland newspaper.

Mr. Suddath stated that requirements stated that the Notice be placed in the paper that serves the majority of the County.

Ms. Dennen added that the Public Notice is placed on the county website, as well.

At this time, Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

- 2. BLACKBERRY TRACE – PHASE TWO – FINAL PLAT (Major) – Represented by Steve Bridges – 6th Commission Voting District (Deanne Dewitt and Luke Tinsley) - Applicant is requesting Preliminary Plat approval for a 3-lot subdivision located at Douglas Bend Road. Subject property is Tax Map 157, Parcel 018.00 P/O, contains 3.1 acres, and is zoned Residential A (RR).**

Mr. Suddath provided an overview of the property, stating that this is the second subdivision from this parent tract since August 2017. Mr. Suddath stated that a Sketch Plat was prepared some years ago for the property; unclear if it was ever approved. Next, Mr., Suddath stated that

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the applicant states that no additional subdivisions of the parent tract are forthcoming. Mr. Suddath stated that the Preliminary Plat was approved for this item, June 2020.

Mr. Suddath provided aerial photos of the property and the Final Plat. Mr. Suddath then explained the following details of the Final Plat:

- Construction Plans and calculations under review at this time.
- Utilities and Fire Protection: Existing fire hydrant in place along Douglas Bend Road that will serve all proposed lots.
- Roads: Adequate ROW shown dedicated on Plat. Douglas Bend is classified as an Urban Minor Collector along this segment per the County Major Thoroughfare Plan.
- Required Sidewalk In Lieu of Payment received
- Lot widths meet requirements, which are for 150 foot lot widths along Urban Minor Collectors.

Mr. Suddath stated that the only outstanding condition for this submittal is final approval of the construction plans by the county engineer and drainage calculations submitted prior to signature of the Final Plat.

Mr. Suddath concluded his presentation with example motions.

**Mr. Honeycutt made a motion to approve a Final Plat for Blackberry Trace, Phase 2, with the following conditions:**

- a) **Applicant shall obtain approval from the County Engineer of all Construction Plans and Calculations required by the Sumner County Stormwater Management Resolution prior to signature of the Final Plat by the Planning Commission Secretary,**

**Seconded by Mr. Rhodes. Motion approved unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

3. **CREEKVIEW ESTATES - SECTION FOUR – PHASE ONE – FINAL PLAT (MAJOR) – Represented by Thomas Vester – 3rd Commission Voting District (Alan Driver and Steve Graves)** - Applicant is requesting Final Plat approval for a 30-lot subdivision located at Robert Lee Drive. Subject property is Tax Map 105, Parcel 007.00, contains 20.27 acres, and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, stating that it is located in Gallatin's Urban Growth Boundary, therefore, sidewalks are proposed for installation. Mr. Suddath explained that the Development utilizes cluster zoning provisions contained in Sumner County Zoning Resolution, and received approval from the BZA to utilize these provisions. Mr. Suddath stated that previous sections received final plat approval in 1996, 2000 and 2007, adding that the Preliminary Plat was approved in August, 2018.



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Next, Mr. Suddath displayed the previously approved plats, including Section 3 Final, Section 4 Sketch, Preliminary and Final. Mr. Suddath also displayed the aerial photo of the property, showing close proximity to the Flood Zone.

Mr. Suddath went on to explain the following regarding the Section 4, Final Plat:

- Applicant requesting Final Plat approval for 30 lots of the 56 lots contained on the Preliminary Plat
- Roads and Drainage for this phase are deemed to be “Substantially Complete”.
- Detention ponds installed and stabilized; roadway has been installed, and base stone and base coat of road, curb and gutter have been installed and inspected
- In reviewing As-Builts, Engineering Staff noted that two drainage grates were not at the proper elevations, and work is underway to adjust a portion of the roadway and correct this issue at this time
- 6 inch water lines and fire hydrants are installed and approved by Gallatin Public Utilities.
- Sewer Lines installed: All lots to be served by Sanitary Sewer, which is located within a “Step-System” operated by Tennessee Wastewater located on site (in Section 3).
- Bond provided to Highway Department for any remaining improvements (top coat of asphalt)
- Surety (\$50,000) provided to Development Services for Drainage Infrastructure
- Stormwater Maintenance and Inspection Agreement provided; to be recorded with Final Plat
- HOA has been established for some time for the Creekview Subdivision
- As-Builts to be provided to County Engineer.

Mr. Suddath completed his presentation with example motions.

**Mr. Geminden made a motion to approve a Final Plat for Creekview Estates, Section 4, Phase 1 with the following conditions:**

- a) Any remaining punch list items shall be completed to the County’s satisfaction prior to the Planning Commission Secretary’s signature upon the Final Plat;**
- b) Stormwater Inspection and Maintenance Agreement shall be recorded simultaneously with the Final Plat;**
- c) As-Built Drawings shall be provided to the County Engineer for review and approval,**

**seconded by Mr. Honeycutt. Motion approved unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

- 4. PERDUE FARMS – FINAL PLAT (Major) – Represented by Richard Graves – 2nd Commission Voting District (Billy Geminden and Larry Hinton) – Applicant is requesting Final Plat approval for a 5-lot subdivision located at 199 Perdue Cemetery**

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Road, Portland, TN, 37148, on Tax Map 003, Parcel 014.00, contains 5.58 acres and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, displaying an aerial photo of the property, as well as the Sketch, Preliminary and Final Plats. Mr. Suddath also displayed the provided Construction Plans.

Next, Mr. Suddath explained the following regarding the Final Plat:

- Utilities and Fire Protection: No hydrants depicted upon the Preliminary Plat.
  - A 4 inch water line is present along the north side of White Road. Portland Utilities has provided a letter stating that pressure is not adequate to support a hydrant
  - Since a hydrant cannot be installed, then the applicant will need to escrow one or make equivalent dedication to further the goal of fire protection in the County.
- Roads: Adequate ROW is shown along White Road and Perdue Cemetery Road
  - Applicant is also offering to deed entire right of way along Perdue Cemetery Road to the County along length of subject property
  - Highway Department recommends no improvements with this phase; if additional phases are submitted, Perdue Cemetery Road must be widened along frontage
- Proposed lot widths meet all requirements.
- Drainage: Construction Plans and Drainage Calculations have been submitted and are under review by the County Engineer at this time. A Notice of Coverage from TDEC is likely to be required.
  - Lots 2 through 4 are bisected by a drainage easement added to accommodate the natural flow of water eastward to Perdue Cemetery Road.
  - Calculations show a decrease in offsite runoff for this subdivision post- development

Mr. Suddath then explained that the property is within the “Suburban” Place-Type within the County’s Comprehensive Plan. Mr. Suddath stated that Sidewalks, or a Payment In- Lieu-Of sidewalks along Shun Pike are required per the County’s Comprehensive Plan and per the County’s Subdivision Regulations. The Payment In-Lieu-Of is factored at \$10 per linear foot along White Road and Purdue Cemetery Road, Mr. Suddath explained. Therefore, with 994 feet total X \$10 linear ft., the total payment would equal \$9,940.

Mr. Suddath concluded his presentation with example motions.

**Mr. Williams made a motion to approve a Final Plat for Perdue Farms, with the following conditions:**

- a) Applicant shall make in-lieu-of payment for sidewalks upon application for Final Plat approval in the amount of \$9,940.**
- b) Any additional phases of development with lots fronting Perdue Cemetery Road shall be required to widen the road to County Specifications**

**REMAINING SIGNATURES MUST ALSO BE OBTAINED ON THE FINAL PLAT, Seconded by Mr. Tucker.**

**Motion passed unanimously.**

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Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

- 5. SMILEY TROUTT ACRES – FINAL PLAT (Major) – Represented by Richard Graves – 1st Commission Voting District (Moe Taylor and Terry Wright) -**  
Applicant is requesting Final Plat approval for a 3-lot subdivision located at 1267 Smiley Troutt Road, Bethpage, TN, 37022, on Tax Map 043, Parcel 029.00, contains 4.97 acres and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, and verified that because this is not located in any city's urban growth boundary, no sidewalk in-lieu-of-payment will be required.

Next, Mr. Suddath displayed an aerial photo of the property, the Sketch Plat, Preliminary Plat and the Final Plat, providing the following information regarding the Final Plat:

- Utilities and Fire Protection:
  - No hydrants depicted upon the Preliminary Plat
  - A 6 inch water line is present along the north side of Smiley Troutt Road.
  - Funds for fire hydrant installation have been provided to the Utility District (\$5,750), and a receipt has been provided
- Drainage:
  - This development will consist of two new building lots (existing house on Lot 1).
  - It will not disturb more than one acre, and is therefore exempt from some requirements of the County Stormwater Management Resolution (Erosion Prevention and Sediment Control Plans and Drainage Calculations)
  - Each lot will still need to obtain a land disturbance permit from the County prior to construction
- Roads: Adequate ROW is shown along Smiley Troutt Road.
- Proposed lot widths meet all requirements.

Mr. Suddath concluded his presentation with example motions.

**Mr. Kirby made a motion to approve a Final Plat for Smiley Troutt Acres, seconded by Mr. Honeycutt. Motion passed unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

- 6. HUFF ESTATES - FINAL PLAT (Major) – Represented by Richard Graves – 1st Commission Voting District (Moe Taylor and Terry Wright) -** Applicant is requesting Final Plat approval for a 10-lot subdivision located at **Mount Vernon Road and James Whitefield Road, Bethpage, TN, 37022**. Subject property is P/O Tax Map 049, Parcel 043.00, contains 16.33 acres, and is zoned Agricultural (A).

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Mr. Suddath provided an overview of the property and verified that because this is not located in any city's urban growth boundary, no sidewalk in-lieu-of-payment will be required. Mr. Suddath displayed an aerial photo of the property and the Final Plat, supplying the following details regarding the Final Plat:

- Drainage: One detention pond depicted on the Final Plat and in approved construction plans. This pond has been installed and inspected by County Staff
  - A maintenance surety in an amount of 50% of the overall cost of the drainage facility must also be provided to the County
  - An HOA is to be established by the developer to ensure maintenance for these ponds, and by-laws have been submitted
  - Stormwater Inspection and Maintenance Agreement has been provided and must be recorded with the final plat, as must HOA restrictions.
  - As-Builts will be required for County Engineer's approval
- Roads: Adequate ROW shown dedicated on Plat.
- Lot Size and Orientation: Lots meet all width requirements. Mt. Vernon Road is a Minor Collector, requiring 150 foot lot widths. This requirement has been met.
- Utilities and Fire Protection: Applicant indicates that fire hydrants are to be installed with this development, and that a receipt is to be provided.

Next, Mr. Suddath displayed the Drainage for Huff Estates, and concluded his presentation with example motions.

**Mr. Rhodes made a motion to approve a Final Plat for Huff Estates with the following conditions:**

- a) **Any remaining punch list items on site shall be completed to the County's satisfaction prior to the Planning Commission Secretary's signature upon the Final Plat.**
- b) **As-Built drawings depicting all road and drainage improvements shall be provided and approved by the County Engineer prior to the Planning Commission Secretary's signature upon the Final Plat**
- c) **HOA restrictions shall be recorded simultaneously with the Final Plat**
- d) **An approved Stormwater Maintenance and Inspection Agreement shall be recorded simultaneously with the Final Plat,**

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

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

7. **RESUB OF LOT 1 OF ANN MARIE THOMPSON – PRELIMINARY PLAT (Major) – Represented by Richard Graves – 1st Commission Voting District (Terry Wright and Moe Taylor) – Applicant is requesting Preliminary Plat approval for a 4-lot subdivision**

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located at 4155 Hwy 31E, Bethpage, TN, 37022, on Tax Map 064, p/o Parcel 025.04, contains 3.99 acres, is zoned Rural Residential (RR).

Mr. Suddath provided an overview for the property, stating that this is the second recent subdivision of the parent tract. Mr. Suddath displayed the Plats and an aerial photo.

Next, Mr. Suddath explained the progress of the Final Plat, including the following information:

- Utilities and Fire Protection: No hydrants depicted upon the Plat.
  - A fire hydrant will be necessary for this development. If one cannot be installed, then the applicant will need to make equivalent dedication to further the goal of fire protection in the County.
- Roads: Adequate ROW is shown along US-31E and Old 31E.
- No lots within this section proposed to have access on the US-31E.
  - Proposed lot widths meet all requirements for Old 31-E, which is a Local Roadway.
  - Drainage: Construction Plans have been submitted to the County Engineer and are under review at this time
- Double Frontage Lots: A landscape buffer is required along US-31E, and this will need to be shown on the Final Plat.
- Installation requested following Preliminary Plat submittal but before Final Plat to be added to the agenda
- Recommend 5 evergreen trees per 100 feet of road frontage.

Mr. Suddath concluded his presentation with example motions.

**Mr. Honeycutt made a motion approve a Preliminary Plat for Resubdivision of Ann Marie Thompson, Section 2, with the following conditions:**

- a) Applicant shall obtain signed approval from County Engineer for required Construction Plans prior to issuance of a Land Disturbance Permit.**
  - b) Applicant shall either install a fire hydrant to service these lots, provide proof of payment of hydrant escrow funds to the County, or make a comparable dedication per Article III, Section N of the County Subdivision Regulations upon submittal of any Final Plat for this phase.**
  - c) Applicant shall pay applicable Construction Inspection fees in the amount of \$100 per lot to the County upon submittal of a Final Plat.**
  - d) A Landscape Buffer shall be installed along the rear of lots 1C and 1D consisting of 5 evergreen trees per 100 feet of road frontage,**
- Seconded by Mr. Geminden. Motion passed unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

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**8. SIDEVIEW ESTATES – PRELIMINARY PLAT (Major) – Represented by Jim Carman – 3rd Commission Voting District (Alan Driver and Steve Graves) –**

Applicant is requesting Sketch Plat approval for a 7-lot subdivision located on Sideview Rd, Gallatin, TN, 37066. Subject property is Tax Map 090, Parcels 022.00 and 022.02, contains 9.355 acres and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, providing an aerial photo, Sketch Plat and Preliminary Plat:

- Utilities and Fire Protection: One hydrant to be added along frontage of subdivision
  - Letter obtained from Castalian Springs Utility District stating that adequate pressure exists at this time
- Roads:
  - Adequate ROW is shown along Sideview Road; improvements do not appear to be required
- Proposed lot widths meet requirements.
- Drainage:
  - Construction plans and drainage calculations are under review at this time
  - Since the development will disturb significantly more than one acre, Notice of Coverage and SWPPP must be obtained from TDEC
  - Since significant impervious area is being replaced, applicant is not proposing to install on site detention. Construction plans and calculations are under review at this time, and this could potentially change. If so, the subdivision will need to be substantially redesigned.

Mr. Suddath concluded his presentation with example motions.

**Mr. Geminden made a motion to approve a Preliminary Plat for Sideview Estates, with the following conditions:**

- a) A Fire Hydrant shall be installed or funded with the Castalian Springs/ Bethpage Utility District at the depicted location prior to any signature of the Final Plat**
- b) Applicant shall obtain stamped approval from County Engineer for Construction Plans prior to issuance of a Land Disturbance Permit and/or signature of any Final Plat,**

**Seconded by Mr. Williams. Motion passed unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

**9. RETREAT AT NORMAN FARM (PHASE 2) – PRELIMINARY PLAT (Major) - Represented by CSDG – 7th Commission Voting District (Loren Echols and Gene Rhodes) -**

Applicant is requesting Preliminary Plat approval for a 50-lot subdivision located at Anderson Road and Jones Lane, Hendersonville, TN 37075. Subject property

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is Tax Map 138, Parcels 028.00, 028.02 and 030.00, contains 49.3 acres, and is zoned Planned Unit Development (PUD).

Mr. Suddath provided an overview of the property. Mr. Suddath displayed an aerial photo of the property, the Phasing Plan and the Preliminary Plan.

At this time, Mr. Suddath explained the following regarding the Preliminary Plat:

- Roads:
  - Internal streets as proposed meet or exceed standards contained in the County Subdivision Regulations
    - 50 feet of right of way dedicated, and road widths of 24 feet, with 12 foot travellanes.
  - All proposed streets are to be public
    - Sidewalks proposed along both sides of all internal roads to be installed concurrently with road construction within the development.
  - The frontage along Jones Lane is proposed to be improved with this phase, with 4 extra feet of road width to be added to the shoulder.
    - These improvements will need to be coordinated with the County Highway Department
  - In addition to all required road and sidewalk improvements, the developer proposes to make a voluntary per lot contribution to the County for offsite transportation improvements in the amount of \$900 per lot with submittal of a Final Plat for this phase.
- Utilities and Fire Protection:
  - Water and Sewer provided by White House Utilities.
  - Hydrants shown at spacings that meet or exceed county requirements
  - County Requirements state that all lots must be within 500 feet of a fire hydrant (1000 foot max spacing)
  - All lots will meet this requirement; most lots in the development will be within 500 feet of two fire hydrants due to 500-600 foot spacing of hydrant
- Drainage:
  - Applicant has submitted a comprehensive set of construction plans and drainage calculations for this development.
    - No net increase in stormwater runoff is proposed. Calculations show a net reduction in offsite runoff amounts.
  - Onsite detention is depicted for this first phase of the development.
  - A Multi- phase Erosion Prevention and Sediment Control Plan has been included.
  - 8 Lots are designated as “Critical Lots”
  - An individual critical lot plan must be submitted for each of these lots and reviewed by the County prior to issuance of a building permit
  - Construction Plans and drainage calculations are under review at this time by the County Engineer.
  - The plans submitted appear to generally meet County requirements.

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- All comments will need to be addressed and plans revised accordingly
- Final set of plans needs to be stamped approved by the County Engineer prior to issuance of a Land Disturbance Permit.
- A Stormwater Maintenance and Inspection agreement will be required for this development.

Next, Mr. Suddath displayed the submitted Drainage Plans.

Mr. Suddath went on to explain the Lots and Amenities that have been proposed which include the following:

- Lots closely reflect proposed configuration contained in the Master Development Plan
- Applicant's reps have indicated that they may return with revisions to overall Master Plan to remove flag lots northeast of Jones Lane
- Will require amendment to overall plan and preliminary plat; both can *potentially* be handled administratively; but this will be determined upon submittal of the proposed revisions
- The construction plans submitted depict extensive amenity areas within Phase 2
  - A Master Amenities Plan could be provided to establish timelines and expectations
- Sidewalks to be installed along the frontage of all lots with road construction
- Relatively minor changes within the amenity area may be proposed by the applicant in the future (such as addition of small parking area for community garden/trailhead)
- Changes will be submitted with any changes to existing flag lots
- Staff will review any proposed changes to determine what level of approval will be necessary.
- 

Mr. Suddath concluded his presentation with example motions.

**There being no discussion, Mr. Honeycutt made a motion to approve a Preliminary Plat for Retreat at Norman Farm, Phase 2, contingent upon the following conditions:**

- a) Applicant shall obtain stamped approval from County Engineer for Construction Plans prior to issuance of a Land Disturbance Permit.**
- b) Applicant shall construct all roadway and drainage infrastructure as shown upon approved construction plans to a point of substantial completion as determined by the County prior to submittal of any Final Plat for the development.**
- c) Applicant shall submit "as built" drawings as per the Sumner County Subdivision Regulations and County Stormwater Management Resolution prior to approval of any Final Plat for this Phase of the development.**
- d) Applicant shall submit a signed Stormwater Inspection and Maintenance Agreement and maintenance plan for this development for recording concurrent with the submission of first Final Plat for this development; such agreement shall be amended to include subsequent phases of the Development, seconded by Mr. Rhodes. Motion passed unanimously.**



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Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

**10. JAKE LINK FARMS – PRELIMINARY PLAT (Major) — Represented by Richard Graves - 12th Commission Voting District (Michael Guthrie and Justin Nipper) -**  
Applicant is requesting Preliminary Plat approval for a 5-lot subdivision located on Jake Link Road, Cottontown, TN 37048. Subject property is P/O Tax Map 054, Parcel 054.00, contains 9.19 acres, and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, confirming that the property is not located in any city's urban growth boundary, and therefore, no Sidewalk In Lieu of Payment is required.

Mr. Suddath then displayed the aerial photo of the property, Sketch Plat and Preliminary Plat. Explaining the Preliminary Plat, Mr. Suddath highlighted the following:

- Roads: No improvements required, adequate ROW shown dedicated on Plat.
- Utilities and Fire Protection: 4 inch water line in place. One hydrant will need to be installed for this project.
  - If escrow funds won't be accepted by the utility, subdivision regulations require that some equivalent dedication be made to further the goal of fire protection in the County.
- Drainage:
  - Construction Plans have been submitted for review for this item and are under review at this time.
  - Due to fact that 2 lots drain to east, and 3 to west, Design Engineer has stated that offsite impacts are not significant enough to justify onsite detention.

Mr. Suddath concluded his presentation with example motions.

**Mr. Geminden made a motion to approve a Preliminary Plat for Jake Link Farms subject to the following conditions:**

- a) Applicant shall obtain signed approval from County Engineer for required Construction Plans prior to issuance of a Land Disturbance Permit.**
- b) Applicant shall either install a fire hydrant to service these lots, provide proof of payment of hydrant escrow funds to the County, or make a comparable dedication per the County Subdivision Regulations upon submittal of any Final Plat for this phase.**
- c) Applicant shall pay applicable Construction Inspection fees in the amount of \$100 per lot to the County upon submittal of a Final Plat, Seconded by Mr. Honeycutt. Motion passed unanimously.**

Mr. Bratton turned the meeting over to Mr. Suddath for staff presentation.

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**11. HICKORY HARBOR, LOTS 7A AND 10A – PLAT AMENDMENT–Represented by GreenLID Design – 6th Commission Voting District (Deanne DeWitt and Luke Tinsley)** – Applicant is requesting Plat Amendment approval for a 2-lot subdivision located at 1078 Hickory Harbor Drive and 1082 Hickory Harbor Drive, Gallatin, TN, 37066. Subject property is Tax Map 157F, Group A, Parcels 013.00 and Tax Map 157F, Group A, Parcel 011.00, contains 2.05 acres and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, stating that the property owner is requesting to amend an existing plat in order to move a property line. Mr. Suddath explained that generally, moving a property line requires submittal of a subdivision plat, adding that State Law requires that Subdivision Plats must be signed by TDEC for septic. Mr. Suddath stated that this has served the County well, in that it has forbidden the creation of “non-buildable” lots across the County.

Mr. Suddath stated that these lots were originally created back in the 1970’s, and cannot possibly meet current state septic soil area requirements. Mr. Suddath explained that a professional soil scientist (Jerry Dickerson) has provided a letter documenting and stating this.

Mr. Suddath explained that since this plat cannot meet state septic requirements, TDEC cannot sign it, which means that a plat cannot be recorded. Mr. Suddath went on to explain that the County allows minor adjustments to plats to be approved via a “Plat Amendment” process (adjusting shaded areas, easements, correcting scrivener’s errors etc), however, these are not typically used for moving lot lines, adding that this is the only alternative available in this instance.

Mr. Suddath stated that approval of this Plat amendment would allow the lot line to be adjusted slightly in order to accommodate improvements to the building on the smaller lot, which would otherwise cross lot lines.

Quoting the state law governing TDEC approval of Subdivision Plats, Mr. Suddath stated that *no proposed subdivision shall be approved by a local Planning Commission or other agency authorized to approve subdivisions until the plans for such subdivisions have been approved by the Commissioner.*

Next, Mr. Suddath displayed and compared the current plat configuration with the proposed configuration.

In conclusion, Mr. Suddath presented example motions.

Mr. Honeycutt asked if the request to move this lot line is to avoid a setback issue.

Mr. Suddath stated that the request is being made to allow an ADA accessible garage to be built.

**Mr. Honeycutt made a motion to approve a Plat Amendment for Hickory Harbor, Lots 7A and 10A, allowing an adjustment of the existing lot lines between the properties located at 1082 and 1078 Hickory Harbor Drive contingent upon:**

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**a) The Surveyor adding a note to the proposed plat amendment indicating that the Planning Commission specifically approved this item on July 28, 2020, seconded by Mr. Rhodes. Motion passed unanimously.**

**There being no further business, Mr. Honeycutt made a motion to adjourn, seconded by Mr. Geminden.**

**Meeting adjourned at 6:46.**