

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
MARCH 25, 2014
5:00 P.M.**

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

**MEMBERS PRESENT:
LUTHER BRATTON, CHAIRMAN
BILLY GEMINDEN, VICE-CHAIRMAN
MIKE HONEYCUTT
JIM WILLIAMS
JERRY KIRBY
JOE MATTHEWS**

**MEMBERS ABSENT:
CHRIS HUGHES
TOM TUCKER**

**STAFF PRESENT:
RODNEY JOYNER, COUNTY PLANNER
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT
RACHAEL IVIE, REGIONAL PLANNER-GNRC
LEAH MAY DENNEN, COUNTY ATTORNEY
ERIKA PORTER, STAFF ATTORNEY**

**MOTION FOR APPROVAL OF THE FEBRUARY MINUTES BY MR. MATTHEWS,
SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.**

1. PUBLIC HEARING -This public hearing was to discuss and possibly vote to recommend to amend the Sumner County Zoning Resolution by adding a new article (Article XVIII) and creating a new zoning district entitled the "Mining and Quarrying Floating Zone" that is designed to function as a floating zone throughout the County.

This public hearing was advertised in the Gallatin News Examiner on March 5, 2014.

Mr. Joyner explained that this was discussed at our work study and this will be forwarded to the County Commission for approval.

Chairman Bratton opened the floor for the public hearing.
Since there was no one present to speak for or against, the public hearing was closed.

There was discussion.

Chairman Bratton moved the vote until the end of the meeting.

Motion for approval to send this on to the County Commission for review/vote by Mr. Honeycutt, seconded by Mr. Williams. Motion passed unanimously.

2. REZONING and PUBLIC HEARING-REPRESENTED BY JOHN BAITES - (7TH COUNTY

COMMISSION DISTRICT) John Baites was requesting to have his property rezoned from RA to a Low Density Residential Planned Unit Development and for approval of the Preliminary Master Development Plan. Subject property is located at 794 New Shackle Island Road, Hendersonville, TN., containing 27 lots which are located on Tax Map 138, Parcel 53, property containing 14.03 acres, and is currently zoned RA.

The adjoining property owners were notified by certified mail. This public notice was advertised in the Gallatin News Examiner on March 14, 2014.

Commissioner Kirk Moser came forward to express the concerns of the adjoining property owners in Island Brook S/D. Some of their concerns are the lack of a direct ingress/egress road and amenities. He stated that they are not against the development of this property. He stated that he tried to reach Dr. Baites but have not been successful.

Beth Vaughan, President of Island Brook Homeowners Association, came forward to present a petition of approximately seventy (70) people against this rezoning. She stated that some of their concerns are increased traffic, devaluation of homes in Island Brook, and access issues for emergency purposes and storm water fun off.

Jeff Smith stated that he reiterated what Beth Vaughan just said.

Angela Burnside also stated that she reiterates what Beth Vaughan said.

Dick Reynolds expressed his concern about storm water run-off since he is experiencing water issues currently and stated that he is against this rezoning.

John Delancy stated he is concerned for the families and for the one entrance of this development.

Gene Rhodes asked what is the long term plan and the time frame for the build-out? He also stated that he is concerned about the entrance to the subdivision.

Lori Szathmary came forward to speak against this request. She stated that she lives next to the proposed entrance. Safety issue is a big concern and along with increased traffic.

William and Faye Stinson stated that they had nothing else to add.

Steve Wagner stated that they have nothing else to add.

Sarah Ezell came forward to speak in favor of this request. She stated that she opposed Island Brook S/D when it was being developed due to fear of drainage problems and traffic problems. Our family is experiencing traffic and drainage issues because of Island Brook. She stated that she felt Mr. Baites should be allowed to rezone his property.

Jason Kingsolver, Mr. Baites's son-in-law came forward to state he was in favor of rezoning. He explained that growth is going to happen, and the proposed homes will be the same as they are in Island Brook.

John Baites, subject property owner, came forward to explain his rezoning request. He wants the restrictions to be the same as those of Island Brook. He wants the proposed homes to look the same as they do in Island Brook but these lots will be larger than those in Island Brook. He stated he will extend the sidewalks. He said he had been advised by an engineer and there would not be any water issues if this property was developed. He stated he could subdivide these lots into 0.92 of an acre and would not have any control over the proposed homes. He asked if anyone had any questions.

Chairman Bratton asked if this body wished to vote and re-open the public hearing to see if any one wanted to ask a question after Mr. Baites had made his presentation.

Motion by Mr. Matthews, seconded by Mr. Honeycutt to allow the public a chance to ask questions regarding Mr. Baites presentation. Motion passed unanimously.

Unnamed gentleman came forward and thanked Mr. Baites for answering questions tonight and stated that he would love to sit down and meet with him (and Mrs. Baites) and make sure we can work together with Island Brook.

Unnamed lady came forward to say she would like to see the front of the property developed first and would like to see two entrances to this development for safety purposes.

John Myatt came forward to speak against this request. He stated that he signed the sheet but was never called to speak. He explained that he agreed with what everyone had said that was against this request. He also explained that when it rains he has a 25 foot river in his front yard and he cannot stand any more run off, the water would be under his house.

There was extensive discussion.

Chairman Bratton stated that he would like to see this request deferred until which time the property owner and the adjoining property owners could work out some agreement on their concerns.

Motion by Mr. Matthews to defer until next month's planning commission meeting so the applicant and adjoining property owners can schedule a meeting to discuss their concerns, seconded by Mr. Geminden. Motion passed unanimously.

3. DAVID GREGORY-PRELIMINARY AND FINAL PLAT- REPRESENTED BY CARROLL CARMAN (3rd COUNTY COMMISSION DISTRICT)- Applicant was requesting Preliminary and Final Plat approval of 3 tracts on East Harris Road. Subject property is on Tax Map 88, Parcel 3.07, contains 5.00+ acres and is zoned Agricultural.

Mr. Joyner gave an overall presentation of the subject property. He stated that all of the staff comments had been addressed. He stated that a representative is present if there are any questions.

There was discussion.

Motion for approval by Mr. Geminden, seconded by Mr. Matthews. Motion passed unanimously.

4.SOMERSET DOWNS-PHASES 5 and 6-FINAL MASTER DEVELOPMENT PLAN-REPRESENTED BY RAGAN-SMITH-(7TH COUNTY COMMISSION DISTRICT) Applicant was requesting Final Master Development Plan approval. Subject property is located off of Long Hollow Pike, Hendersonville, Tn., is on Tax Map 123, Parcel 35.00 p/o, contains 35.02 acres, and is zoned LDRPUD.

Mr. Joyner gave an overall presentation of the subject property. He stated that all of the staff comments had been addressed. He stated that a representative is present if there are any questions.

There was discussion.

Motion for approval by Mr. Matthews, seconded by Mr. Honeycutt. Motion passed unanimously.

5. SOMERSET DOWNS-PHASES 5 AND 6-PRELIMINARY PLAT-REPRESENTED BY RAGAN-SMITH (7TH COUNTY COMMISSION DISTRICT) Applicant was requesting Preliminary Plat approval of 67 lots on Long Hollow Pike, Hendersonville, Tn.
Subject property is on Tax Map 123, Parcel 35.00 p/o, contains 67 lots and is zoned LDRPUD.

Mr. Joyner gave an overall presentation of the subject property. He stated that all of the staff comments had been addressed. He stated that a representative is present if there are any questions.

Motion for approval by Mr. Matthews, seconded by Mr. Geminden. Motion passed unanimously.

Other business:

***Discussion on application procedures for plans distribution to additional departments within Sumner County.**

Mr. Joyner stated that the applicant will soon be responsible for distributing plats to the Sumner County School Board and the Sumner County Highway Department as part of the submittal process.

MEETING ADJOURNED AT 6:05 P.M.