

**SUMNER COUNTY PLANNING COMMISSION  
MINUTES  
OCTOBER 27, 2015  
5:00 P.M.**

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

**MEMBERS PRESENT:**

**LUTHER BRATTON, CHAIRMAN  
MIKE HONEYCUTT  
JIM WILLIAMS  
JERRY KIRBY  
TOM TUCKER  
STEVE GRAVES  
BILL TAYLOR**

**MEMBERS ABSENT:**

**BILLY GEMINDEN, VICE-  
CHAIRMAN**

**STAFF PRESENT:**

**RODNEY JOYNER, COUNTY PLANNER  
LEAH MAY DENNEN, COUNTY ATTORNEY  
ERIKA PORTER, STAFF ATTORNEY**

**STAFF ABSENT:**

**LISA DUNAGAN-DIORIO, ADMN. ASST.**

MOTION FOR APPROVAL OF THE SEPTEMBER MINUTES BY MR. WILLIAMS, SECONDED BY MR. TUCKER. MOTION PASSED WITH MR. HONEYCUTT ABSTAINING.

**Chairman Bratton called the meeting to order.**

- 1. PUBLIC HEARING-REZONING-PRELIMINARY MASTER DEVELOPMENT PLAN-REPRESENTED BY MID-TENN ENGINEERING COMPANY-(1<sup>ST</sup> COUNTY COMMISSION DISTRICT)** Mr. Jason Hesson is requesting to have his property located at 156 Blackey Bandy Road, Bethpage, Tn. rezoned from Agricultural to a Commercial 2 Planned Unit Development and for Preliminary Master Development Plan approval of 4.680 ± acres. Subject property is identified as Tax Map 30, Parcel 67, and is zoned Agricultural. This is a public hearing and was advertised in the Gallatin News on September 10, 2015. The adjoining property owners were notified by certified mail. Mr. Joyner gave an overall presentation of this request. He stated all of the staff comments had been addressed. Mr. Hesson was present and presented his plans. Carl Landin (a wounded Vietnam Veteran) of 3021 Hwy 52E, spoke in opposition citing spot zoning, and asking the members if they would want something like this built next to them?

**1.** ...continued  
Ellen Smith spoke against this request, submitting photos for the members to see how the area looks. They want to preserve the way of life and sense of community that is there now. She believes this request will be an eyesore and create a domino effect. Major Hall thought this was a place to spend the last part of his and his wife's lives. They do not want to see the sun rise above a bunch of metal warehouse buildings, not serving this community like a restaurant and hurt property values. Brenda Landin is also opposed and submitted a petition with numerous names that are also opposed and is sure she can obtain more if needed. We are all concerned our property values will drop. Howard Black, Jr. is opposed to the warehouse request. He wants the area to stay country living. Spot Zoning is a bad idea and it lowers property values. Chris Kendall of 3082A Hwy 52E is opposed to this rezoning because it is Spot Zoning. He pointed out that this is a Rural community. There was discussion. Mr. Hesson reminded everyone of several commercial properties scattered there already in his rebuttal. Mr. Graves **motioned** to let the public speak again only if they had something to add to what had already been said. Mr. Kirby **seconded**. **Motion passed** unanimously. Public hearing was closed by Chairman Bratton. Mr. Joyner reminded the members of the discussion at last month's meeting of the long term plans and of any conditions they may want to put on. Mr. Honeycutt **motioned** to deny this request. **Seconded** by Mr. Taylor. There was discussion. **Motion passed** unanimously. **Rezoning is denied.**

**2. DEFERRED BY APPLICANT-WYNNWOOD STORAGE- PHASE 3-SITE PLAN AND GRADING PLAN-(3rd COUNTY COMMISSION DISTRICT)-REPRESENTED BY BRUCE RAINEY**-Applicant is requesting site plan approval for a new phase of mini-warehousing. Subject property is located at **2812 Hartsville Pike, State Highway 25, Gallatin, Tn.** is on Tax Map 110. Parcel 82, contains 6.15 acres, and is zoned Commercial 2 Planned Unit Development. **THIS WAS DEFERRED PRIOR TO THE SEPTEMBER 22, 2015 PLANNING COMMISSION MEETING BY THE APPLICANT.** This was deferred for the month of October.

**3. LITTLE KNOT LLC-PRELIMINARY AND FINAL PLAT-(11th COUNTY COMMISSION DISTRICT)-RERESENTED BY JIM CARMAN**-Applicant was requesting preliminary and final plat approval of 4 lots on **Happy Hollow Road, Goodlettsville, Tn.** Subject property contains 14.975 acres, is on Tax Map 122, Parcel 29.13 and is zoned R1A. Mr. Carman was present to represent and answer any questions. Mr. Joyner gave an overall presentation of this request. He stated all of the staff comments had been addressed. There was discussion. **Motion** for approval by Mr. Honeycutt, **seconded** by Mr. Graves. **Motion passed** unanimously.

**4. R. DAVID GREGORY-PRELIMINARY AND FINAL PLAT-(1<sup>st</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY JIM CARMAN**-Applicant was requesting preliminary and final plat approval of 4 lots on **Rock Bridge Road, Bethpage, Tn.** Subject property contains 4.599 acres, is on Tax Map 61, Parcel 11, and is zoned Agricultural. Mr. Carman was present to represent and answer any questions. Mr. Joyner gave an overall presentation of this request. He stated all of the staff comments had been addressed. There was discussion. **Motion** for approval by Mr. Honeycutt, **seconded** by Mr. Williams. **Motion passed** unanimously.

**5. SHILOH PHASE II-FINAL PLAT-(3<sup>rd</sup> COUNTY COMMISSION DISTRICT)-REPRESENTED BY JIM CARMAN**-Applicant was requesting final plat approval of 38 lots on **Shiloh Road, Gallatin, Tn.** Subject property contains 48.24 acres, is on Tax Map 90, Parcel 43 p/o and is zoned Agricultural. Mr. Carman was present to represent and answer any questions. Mr. Joyner gave an overall presentation of this request. He stated all of the staff comments had been addressed. There was discussion. The builder, Mr. Johnson stated, Restrictions will be similar to Phase 1, but with more clarification. **Motion** for approval by Mr. Honeycutt, **seconded** by Mr. Williams. **Motion passed** unanimously.

**Other Business**

There was discussion about the firms who were bidding on a project. Mr. Joyner has talked to all 3 firms, and believes they are all capable.

Motion to adjourn: Mr. Honeycutt  
Seconded by: Mr. Graves  
**MEETING ADJOURNED** 6:03 P.M.