

SUMNER COUNTY REGIONAL PLANNING COMMISSION
MINUTES
SPECIAL CALLED MEETING
OCTOBER 19, 2021 5:00 P.M.

MEMBERS PRESENT:

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

MEMBER ABSENT:

MIKE HONEYCUTT

STAFF PRESENT:

JOSH SUDDATH, DIRECTOR OF DEVELOPMENT SERVICES
KATHY YOUNG, ASSISTANT TO THE DIRECTOR
MARSHALL BOYD, COUNTY ENGINEER

Mr. Bratton called the meeting to order and stated that with seven (7) members present, there is a quorum.

Mr. Bratton called for the approval of the July minutes.

Mr. Taylor made a motion to approve the July 2021 Planning Commission Minutes, seconded by Mr. Williams. Motion passed unanimously.

Next, Mr. Geminden made a motion to approve the July Agenda as presented, seconded by Mr. Honeycutt. Motion passed unanimously.

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

- 1. EMERALD VALLEY LAKE ESTATES – PRELIMINARY PLAT (Major) – Jordan Fleming/Fleming Homes - Represented by Beau Agee– 3rd Commission Voting District (Alan Driver and Steve Graves) – Applicant is requesting Preliminary Plat approval for 9-lot residential subdivision located at Emerald Valley Drive, Castalian Springs, TN, 37031. Subject property is Tax Map 133, Parcel 018.01, contains 14.5 acres, and is zoned Rural Residential (RR).**

Mr. Suddath provided an overview of the property, reviewing the example conditions of approval, and discussing critical lot requirements.

A motion to approve a Preliminary Plat for Emerald Valley Lake Estates, with the following conditions:

- Applicant shall obtain signed approval from County Engineer for required Construction Plans prior to issuance of a Land Disturbance Permit;**
- Applicant shall pay applicable Construction Inspection fees in the amount of \$100 per lot to the County upon submittal of a Final Plat;**

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- c) A Notice of Coverage (NOC) shall be obtained from TDEC for this development prior to the issuance of a Land Disturbance Permit;**
- d) Lots indicated as “Critical” shall submit an individual building plan to the County, which shall be approved by the County Engineer prior to issuance of a Building Permit**

was made by Mr. Rhodes and seconded by Mr. Geiminden. Motion passed unanimously.

- 2. LONG HOLLOW BAPTIST, LEGACY PARK IMPROVEMENTS, SITE PLAN – Long Hollow Baptist Church - Represented by CSDG – 7th Commission Voting District (Gene Rhodes and Brian Stewart) – Applicant is requesting Site Plan approval related to various building and internal park improvements, located at **3031 Long Hollow Pike, Hendersonville, TN, 37075**. Subject property is Tax Map 123, Parcels 047.02, contains 17.22 acres, and is zoned Rural Residential (RR).**

Mr. Suddath provided an overview of the property, reviewing the example conditions of approval.

A motion to approve a Site Plan for Long Hollow Baptist, Legacy Park Improvements Site Plan, with the following conditions:

- a) Any request for signage, to include building mounted signage must obtain a Sign Permit meeting the requirements of Chapter 12 of the Sumner County Zoning Resolution;**
- b) A Building Permit and Land Disturbance Permit shall be required prior to construction;**
- c) Applicable Floodplain Development Permits must be obtained from the County Engineer prior to construction.**

was made by Mr. Taylor and seconded by Mr. Geminden. Motion passed unanimously.

- 3. SHANE LAME AND STEPHANIE LAME – PRELIMINARY PLAT (Major) – Shane and Stephanie Lame - Represented by Carman Surveying– 1st Commission Voting District (Terry Wright and Moe Taylor) – Applicants are requesting Preliminary Plat approval for 3-lot residential subdivision located on **Clark Hollow Road, Westmoreland, TN, 37186**. Subject property is Tax Map 024, Parcel 049.03, contains 5.56 acres, and is zoned Rural Residential (RR).**

Mr. Suddath provided an overview of the property, reviewing the example conditions of approval, and discussing critical lot plan requirements for this property. Mr Suddath also

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mentioned that this development will result in the removal of an old mobile home and the construction of three new homes, for an net increase of two new building lots. Mr. Geminden asked if public water was available for these lots. Mr. Suddath stated that the plat indicates a 6 inch water line and a fire hydrant in front of these proposed lots.

A motion to approve a Preliminary Plat for Shane and Stephanie Lame with the following conditions:

- a) Applicant shall have proposed culverts sized by a professional engineer, and shall furnish the calculations for the County Engineer for review; culverts larger than 15 inch RCP shall be noted in a table upon the plat;**
- b) Applicant shall pay applicable Construction Inspection fees in the amount of \$100 per lot (\$300) to the County upon submittal of a Final Plat;**
- c) An individual building plan shall be submitted for all lots shown as “Critical” prior to issuance of a Building or Land Disturbance Permit;**
- d) Final Plat shall have required Engineering Signature blocks added.**

was made by Mr.Kirby and seconded by Mr.Geminden. Motion passed unanimously.

- 4. HARVE BROWN - RIPPY ACRES – PRELIMINARY PLAT (Major) – James Rippy- Represented by Richard Graves– 1st Commission Voting District (Terry Wright and Moe Taylor) – Applicant is requesting Preliminary Plat approval for 3-lot residential subdivision located on **Harve Brown Road, Bethpage, TN, 37022**. Subject property is Tax Map 023, Parcel 071.00 p/o, contains 3.17 acres, and is zoned Rural Residential (RR).**

Mr. Suddath provided an overview of the property, reviewing the example conditions of approval, and stating that this subdivision also will result in the removal of an old mobile home and the construction of three new homes, for an net increase of two new building lots.

A motion to approve a Preliminary Plat for Harve Brown Rippy Acres with the following conditions:

- a) Applicant shall install a fire hydrant along the road frontage; if one cannot be obtained, a dedication shall be made to the serving Volunteer Fire Department;**
- b) Applicant shall pay applicable Construction Inspection fees in the amount of \$100 per lot (\$300) to the County upon submittal of a Final Plat.**

was made by Mr. Taylor and seconded by Mr. Kirby. Motion passed unanimously.

- 5. HAVENBROOK - SKETCH PLAT (Major) – Dan Shockley - Represented by Jason Stivers – 4th Commission Voting District (Jerry Foster and Leslie Schell) – Applicant is requesting Sketch Plat approval for 6-lot residential subdivision located at**

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1349 Highway 25. Subject property is Tax Map 114, Parcels 033.04 and 032.06, contains 102.78 acres, and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property, reviewing the example conditions of approval. Mr. Suddath stated that this proposed subdivision is pretty unusual since all lots will be over 5 acres, and a public road is proposed to be constructed. Mr. Suddath stated that the public road must be constructed after Preliminary Plat approval, and prior to Final Plat recording. Mr. Suddath stated that this item resulted due to an unusual deed restriction on the property that requires Planning Commission approval prior to reconfiguration of any lot. Mr. Suddath stated that since the Planning Commission generally does not approve private roads, "Planning Commission approval" means approval of a subdivision Plat with a public road to serve the lots.

Mr. Bratton asked if there would be a water line extension required.

Mr. Suddath confirmed that there would be.

Mr. Bratton asked for comments.

Attorney Marty Cook, representing the property owner, stated that this has been a complicated property with significant title issues. He thanked Mr. Suddath and Ms. Dennen for their cooperation in getting it resolved.

Mr. Bratton asked if these lots could be further subdivided on a private road.

Mr. CJ Murrell, the applicant's representative agreed with Mr. Suddath that they could not.

A motion to approve a Sketch Plat for Havenbrook with the following conditions:

- a) Applicant shall submit Construction Plans depicting all drainage improvements, as well as drainage calculations and Erosion Prevention and Sediment Control plans concurrent with submittal of a Preliminary Plat for this development, in accordance with the County's Subdivision Regulations;**
- b) Payment in lieu of sidewalks shall be required for proposed roadway;**
- c) All proposed infrastructure shall be installed prior to recording of Final Plat and sale of building lots;**
- d) Recording of a Final Subdivision Plat for this property shall constitute Planning Commission approval of any proposed lot configuration**

was made by Mr. Taylor and seconded by Mr. Tucker. Motion passed unanimously.

There being no further business, Mr. Tucker made a motion to adjourn, seconded by Mr. Kirby. Meeting adjourned at approximately 5:30 pm.

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