

SUMNER COUNTY REGIONAL PLANNING COMMISSION
MINUTES
DECEMBER 21, 2021
REGULAR MEETING 5:00 PM

MEMBERS PRESENT:

BILLY GEMINDEN, VICE-CHAIRMAN
CHRIS TAYLOR
JERRY KIRBY
MIKE HONEYCUTT
JIM WILLIAMS

MEMBERS ABSENT:

LUTHER BRATTON, CHAIRMAN
TOM TUCKER
GENE RHODES

STAFF PRESENT:

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

Mr. Geminden called the meeting to order and stated that with five (5) members present, there is a quorum.

Mr. Geminden called for the approval of the November 2021 Regular Meeting minutes.

A motion to approve the previous meeting minutes was made by Mr. Taylor, and seconded by Mr. Williams. Motion passed unanimously.

Mr. Geminden asked if there were any changes to the December Agenda.

Mr. Suddath stated that there were none.

At this time, Mr. Geminden called for the approval of the December Meeting Agenda. Motion to approve the agenda was made by Mr. Taylor and seconded by Mr. Honeycutt. The motion passed unanimously.

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

- 1. BRANHAM MILL RESERVE - FINAL PLAT**– Steve and Nancy Brooks - Represented by Carman Surveying – 3rd Commission Voting District (Alan Driver and Steve Graves) – Applicant is requesting Final Plat approval for 26-lot residential subdivision located on **Branham Mill Road, Gallatin, TN, 37066**. Subject property is Tax Map 106, Parcels 018.07, 018.14, 018.19, 018.20, 018.21 & 018.22, contains 33.54 acres, and is zoned Rural Residential (RR).

Mr. Suddath provided an overview of the property. Mr. Suddath displayed the adjoining McArthur Estates Plat located along the road frontage of Branham Mill Road and then displayed

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the Branham Mill Reserve Sketch and Preliminary Plats, stating that the Preliminary Plat for this development was approved in July 2019. Next, Mr. Suddath displayed the Final Plat, and stated that all infrastructure on-site is substantially completed.

Mr. Suddath elaborated that the Final Plat contains one new County street, proposed to be called Branham Mill Court, adding that the applicant proposes two points of access onto Branham Mill Road. Mr. Suddath stated that the road has been constructed to County Specifications at this time, with curb and gutter installed. Mr. Suddath stated that the applicant proposes to construct sidewalks across all lots at the time of home construction, and explained that they propose to construct sidewalks all the way to Branham Mill Road, for the east side of development, and make a payment in lieu of sidewalks along the western connection to Branham Mill Road.

Mr. Suddath explained that 3 Stormwater detention facilities are shown on the Final Plat, explaining that these facilities have been in place since the beginning of construction, and will continue to serve as sediment basins until the development is built out. At that time, explained Mr. Suddath, they will need to be finished out to a Permanent Stormwater Management Configuration, and turned over to the HOA. Mr. Suddath stated that the developer will also be required to enter into a Stormwater Maintenance and Inspection Agreement with the County with the submission of a Final Plat for the Development.

Mr. Suddath stated that the applicant proposes to establish a Homeowner's Association that will be responsible for the long-term maintenance of these Stormwater facilities, mail kiosks and any other common elements. Mr. Suddath explained that the HOA will need to be established with the state, prior to recording of the Final Plat. Mr. Suddath explained that the Restrictions need to contain wording clarifying that HOA is responsible for maintenance of Stormwater facilities, and Volunteer Fire Dues.

Mr. Suddath stated that there are 4 fire hydrants depicted on the plat, along Branham Mill Road that were installed as part of the McArthur Estates Subdivision. Mr. Suddath stated that 4 additional hydrants have been installed at the required spacing, ensuring that no lot is more than 500 feet from a fire hydrant along Branham Mill Court, as part of this development. Mr. Suddath stated that the lots will be served by septic tanks, and the required permits will need to be obtained from the County Environmentalist.

At this time, Mr. Suddath pointed out the hydrant locations and mail kiosk location on the Plat. Mr. Suddath then displayed photos of the property.

Concluding his presentation with example motions, Mr. Suddath stated that once all conditions have been met, the Plat may be recorded and then building permits may be obtained.

Mr. Suddath explained that the Planning Commission must make two decisions; 1) to accept or deny the request to make payment-in-lieu of sidewalks for the western connection to Branham Mill Road and 2) to approve or deny the Final Plat, then turned the meeting over to Mr. Geminden.

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Mr. Geminden asked if there were any questions for Mr. Brooks.

Mr. Honeycutt made a motion to approve a Final Plat for Branham Mill Reserve, subject to the following conditions:

- a) Applicant shall finalize construction and stabilization of all items as may be noted by County staff prior to signature of the Final Plat by the Planning Commission Secretary.**
- b) Applicant shall provide a surety in an amount determined by the Sumner County Highway Department for any remaining improvements within the public right of way**
- c) Applicant shall provide surety to the County in an amount totaling 50% of all drainage improvements on site.**
- d) Applicant shall record a signed and executed Stormwater Inspection and Maintenance Agreement and maintenance plan for this development concurrent with the Final Plat for this phase.**
- e) Applicant shall maintain any outstanding bonds and/or letters of credit until such time as the County provides authorization to release them.**
- f) Applicant shall install sidewalks as depicted upon the Final Plat, and shall make an in-lieu-of payment in an amount of \$6,250 for sidewalk improvements for the western connection to Branham Mill Road.**

Mr. Taylor seconded the motion. The motion passed unanimously.

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

- 2. LAUREL PARK, PHASE 1A - FINAL PLAT– Phillips Builders - Represented by CSDG – 11th Commission Voting District (Scott Langford and Jeremy Mansfield) – Applicant is requesting Final Plat approval for 12-lot residential subdivision located on **Long Hollow Pike, Hendersonville, TN, 37075** Subject property is Tax Map 122, Parcel 066.01, contains 7.11 acres, and is zoned Planned Unit Development (PUD).**

Mr. Suddath provided an overview of the property, beginning with a brief history. Mr. Suddath displayed an aerial photo of the property, pointing out an area that had been determined by TDOT to be a creek, which created issues in developing around that.

Mr. Suddath then displayed the Current Master Plan, Preliminary Plat and the Phase 1A, Final Plat.

Next, Mr. Suddath explained the following information, for the Final Plat:

Applicant has achieved some installation of the proposed future Willow Bend Drive along with other associated infrastructure. Curb/Gutter installed; base stone down and to be roll tested in coming days. Willow Bend Drive is to be dedicated as a Public Street constructed in accordance with County Standards. The Master Plan/Construction Plans indicate that the development will require the widening of Long Hollow Pike with Phase 1. Applicant is requesting to do Long Hollow Pike Improvements with Phase 1B.

Per the approved Master Development Plan, sidewalks are to be constructed on both sides of the street with home construction. The Developer has provided an in-lieu-of payment to the County

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in the amount of \$48,465.27 for a future trail connection to Beech High School. Developer is responsible for installation of greenway segment along property frontage. Applicant is requesting to install these items with Phase 1B.

Curb and Gutter has been installed. Several Stormwater detention facilities were shown on the Preliminary Plat and Construction Plans for Phase 1; the constructed ponds are being utilized as sediment basins at this time.

Water and Sewer are to be provided by the White House Utility District. Water and Sewer lines have been installed per applicant.

Next, Mr. Suddath displayed photos of the property. Mr. Suddath stated that there is to be a 30-foot buffer and black chain-link fence that is to be in place between this development and the existing cemetery.

Mr. Suddath completed his presentation with example motions and turned the meeting over to Mr. Geminden.

Mr. Honeycutt asked for information regarding the setbacks for these lots.

Mr. Suddath stated that as a Planned Unit Development (PUD), this Subdivision will have its own required setbacks as established in the Master Plan which include a 22-foot front yard setback and an 8-foot side and rear yard setbacks, adding that those are shown on the Plat.

Mr. Honeycutt stated that he does not like a front yard setback so close to the road.

Mr. Geminden asked who is responsible for the sidewalk to Beech High School.

Mr. Suddath explained that the approved Master Plan stated that the sidewalk could either be installed by the developer or a payment-in-lieu of, to the County, could be made. Mr. Suddath stated that the payment to the County has been made, adding that one problem will be with securing the easement to cross the property of the Cumberland Presbyterian Church.

Mr. Taylor made a motion to approve a Final Plat for Laurel Park, Phase 1A, contingent upon the following conditions:

- a) Applicant shall finalize construction and stabilization of all items as may be noted by County staff prior to signature of the Final Plat by the Planning Commission Secretary.**
- b) Applicant shall provide a surety in an amount determined by the Sumner County Highway Department for all remaining improvements within the proposed public right of way.**
- c) Applicant shall provide surety to the County in an amount totaling 50% of all drainage improvements on site.**
- d) Applicant shall record a signed and executed Stormwater Inspection and Maintenance**

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Agreement and maintenance plan for this development concurrent with the Final Plat for this phase.

- e) Applicant shall maintain any outstanding bonds and/or letters of credit until such time as the County provides authorization to release them.**
- f) Applicant shall construct their portion of the required trail, shall complete Long Hollow Pike Improvements, and shall substantially install entryway improvements prior to recording of another Final Plat (Phase 1B).**
- g) Applicant shall submit a final set of Covenants, Conditions and Restrictions for staff review and approval prior to recording of any Final Plat for the development.**

Mr. Kirby seconded the motion.

The motion passed unanimously.

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

- 3. BOBBY BASKERVILLE II – SKETCH PLAT– - Represented by Bruce Rainey – 3rd Commission Voting District (Alan Driver and Steve Graves) – Applicant is requesting Sketch Plat approval for 10-lot residential subdivision located on **Wallace Road, Gallatin, TN, 37066**. Subject property is Tax Map 092, P/O Parcel 023.00, contains 11.63 acres, and is zoned Rural Residential (RR).**

Mr. Suddath provided an overview of the property. Providing an aerial view of the property, Mr. Suddath stated that a majority of the property is located in the 100-year floodplain, which will have to be mapped per Federal regulations. Mr. Suddath stated that he would have to defer to Marshall Boyd, regarding the mechanics of that requirement.

Next, Mr. Suddath displayed the Sketch Plat. Referencing the County Comprehensive Plan map, Mr. Suddath stated that the development would derive access along Wallace Road, and added that, as this property is located within the Rural Placetype, no sidewalks are required.

Mr. Suddath explained that regarding drainage, this development will need to submit an Erosion Prevention and Sediment Control Plan along with Drainage Calculations upon submittal of a Preliminary Plat, and added that a Notice of Coverage from TDEC will be required.

Mr. Suddath again stated that most of the property is located in the 100 year floodplain, Zone “A”, which is approximate; and therefore, base flood elevations will need to be established in accordance with the County Zoning Resolution.

Mr. Suddath then addressed Utilities and Fire Protection for the property, stating that water lines/hydrants are not depicted along subject property. Mr. Suddath stated that a water and fire-pressure availability letter has been provided. Mr. Suddath stated that per the water availability letter, it did not appear feasible to install fire hydrants at this location. Lots are to be served by Septic Tanks with TDEC approval required.

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Mr. Suddath completed his presentation with next steps and example motions.

Mr. Suddath stated that Mr. Rainey and Marshall Boyd are in attendance.

Mr. Honeycutt asked for information regarding floodplain requirements and house elevation requirements.

Mr. Suddath explained that the development must be taken out of the 100-year floodplain, and the house must be placed at least one (1) foot above the base flood elevation. Mr. Suddath added that one foot is at the low end of requirements, based on surrounding city/county requirements; and stated that this may need to be revisited in the future.

There was discussion regarding a desire to amend the County's requirement for flood elevation building requirements, in the future.

Mr. Honeycutt made a motion to approve a Sketch Plat for Bobby Baskerville II, with the following conditions:

- a) Applicant shall submit Construction Plans for the overall development, 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) All requirements of the County Zoning Resolution related to Floodplain Management must be met.**
- c) A fire hydrant must be installed for this development; if one cannot be installed, the applicant may make an equivalent contribution to the relevant volunteer fire department.**

Mr. Williams seconded the motion. The motion passed unanimously.

There being no further business, the meeting adjourned at 5:35 PM.