

SUMNER COUNTY COMMISSION

355 N. Belvedere Drive
Gallatin, Tennessee 37066-5410

Long Hollow Corridor Ad Hoc Committee:

Caroline Krueger, Chairman	Randall Pomeroy
Bill Taylor, Vice Chairman	John Jennings
Leslie Schell	Hartley Scott
Steve Graves	Andrew Baird
Jerry Foster	Greg Mayo
Chris Taylor	<u>Ex Officio:</u>
Charles Hagood	Jason Phillips
Chris Carr	Jon Duncan
Lisa Mull	Oliver Barry
Fell Merwin	Jeff Parnell
	Matt Stamper

Commissioners

First District
Mike Akins
Moe Taylor

Second District
Billy Geminden
Larry Hinton

Third District
Steve Graves
Alan Driver

Fourth District
Jerry Foster
Leslie Schell

Fifth District
Ben Harris
Baker D. Ring

Sixth District
Kevin T. Pomeroy
Jim Vaughn

Seventh District
Trisha LeMarbre
JoAnne Kemp

Eighth District
Paul Decker
Merrol N. Hyde

Ninth District
Jerry F. Becker
Chris Taylor

Tenth District
Paul R. Goode
Caroline Krueger

Eleventh District
Scott Langford
Bill Taylor

Twelfth District
Michael Guthrie
Bob Pospisil

AGENDA LONG HOLLOW CORRIDOR AD HOC COMMITTEE

6:30 p.m.
May 22nd, 2017
Caroline Krueger, Chairman

1. **Call to Order**
2. **Invocation**
3. **Approval of Agenda**
4. **Approval of minutes May 9th, 2017**
5. **Report of the Chairman**
6. **Old Business**
7. **New Business**
 - Charrette, for Ad Hoc Committee review and input (attached proposed plan and existing zoning)
8. **Adjournment**

**MINUTES
LONG HOLLOW CORRIDOR
AD HOC COMMITTEE
CAROLINE KRUEGER, CHAIRMAN
MAY 9, 2017**

Present:

Caroline Krueger, Chairman
Bill Taylor, Vice-Chairman
Leslie Schell, Commissioner
Jerry Foster, Commissioner
Chris Taylor, Commissioner
Charles Hagood
Chris Carr
Fell Merwin
John Jennings
Harley Scott
Greg Mayo
Absent:
Randall Pomeroy
Steve Graves, Commissioner
Lisa Mull

Ex Officio Members:

Present:
Oliver Barry
Jeff Parnell
Jason Phillips - resigned
Jon Duncan- absent
Matt Stamper-absent

Also Present:

Leah Dennen, County Law Director
Lauren Walker, Staff Attorney
Paul R. Goode, Commissioner
Moe Taylor, Commissioner
Paul Decker, Commissioner

The meeting of the Long Hollow Corridor Ad Hoc Committee was brought to order on Tuesday, May 9, 2017, at 6:00 p.m. with an invocation by Charles Hagood in the Sumner County Administration Building. Chairman Krueger declared a quorum to do business.

Agenda. Comm. Bill Taylor moved, seconded by Comm. Schell, to approve the agenda. The motion carried unanimously.

Minutes. Upon motion of Comm. Schell, seconded by Comm. Bill Taylor, the Committee voted to approve unanimously the minutes of April 10, 2017, for the record.

Report of Chairman. Chairman Krueger noted that the present committee called the Long Hollow Corridor Ad Hoc Committee was created from the Long Hollow Area Land Use Plan Ad Hoc Committee and an advisory committee. Ms. Krueger noted that Randy Pomeroy joined the meeting via telephone. Jon Duncan and Max Stamper were not present, but Ms. Krueger read their introductions. The members present introduced themselves.

6. Goal and mission.

Chairman Krueger stated that the Ad Hoc Committee's goal was to try to produce a plan that reflects smart development and protects the Long Hollow Pike area. She said esthetics play an important part, as well smart growth that limits density.

Chairman Krueger stated that two parts of Allen Road in Goodlettsville are up for annexation by the city. The Committee discussed the property owners' rights to request annexation from cities and the affect that has on County planning. She stated that including the municipalities in this process was necessary to the success of the project.

7. Timeline up to this point. Chairman Krueger gave a timeline of the plan beginning in early 2016 when The Phillip Walker Collaborative, LLC was hired by the County Commission to study and prepare a report on land use in the Long Hollow Pike area. Phillip Walker, AICP – Project Manager, and an advisory committee, studied the existing area and gathered citizen input, which resulted in the Long Hollow Land Use Plan. The Sumner County Planning Commission approved the Plan, but it was referred back to Committee by the County Commission as a result of local opposition.

The Long Hollow Corridor Plan Ad Hoc Committee, composed of Commissioners Leslie Schell, Steve Graves, Caroline Krueger, Jerry Foster and Bill Taylor, voted to expand their committee to include advisory committee members and citizens. Out of this decision the existing Ad Hoc Committee was created.

8. Timeline to completion.

Chairman Krueger stated the completion date for this project was three months. She stated that Rodney Joyner, Sumner County Planning Director, would join the next meeting to conduct a planning session or a charette.

Chairman Krueger stated that during previous charettes, which were conducted as a part of the study, participants were give an opportunity to draw in color on a map, creating general designs that were combined into the final product. The next Ad Hoc Committee will repeat this exercise.

She stated that the following planning principles would be incorporated into this process:

- Preserve open space and environmentally sensitive areas.
- Preserve and reinforce the area's rural and historic character.
- Foster walkable neighborhoods offering a high quality of life.
- Create a broad range of housing choices.
- Provide limited mixed-use areas that are pedestrian-friendly.
- Promote attractive development with a strong sense of place.
- Provide recreational and cultural amenities, including greenways.
- Provide a variety of transportation choices and high-quality transportation corridors, including connectivity throughout.
- Expand economic development opportunities.
- Insure policies and processes that are equitable to both citizens and developers.

Chairman Krueger stated that the previous maps would be incorporated into the final product. She suggested that before the next meeting that members review the formerly proposed plan.

9. Community submitted questions and discussion

Chairman Krueger stated that the questions submitted were related to school property and the greenway, which are outside the scope of the Committee's charge.

Committee discussion encompassed the following

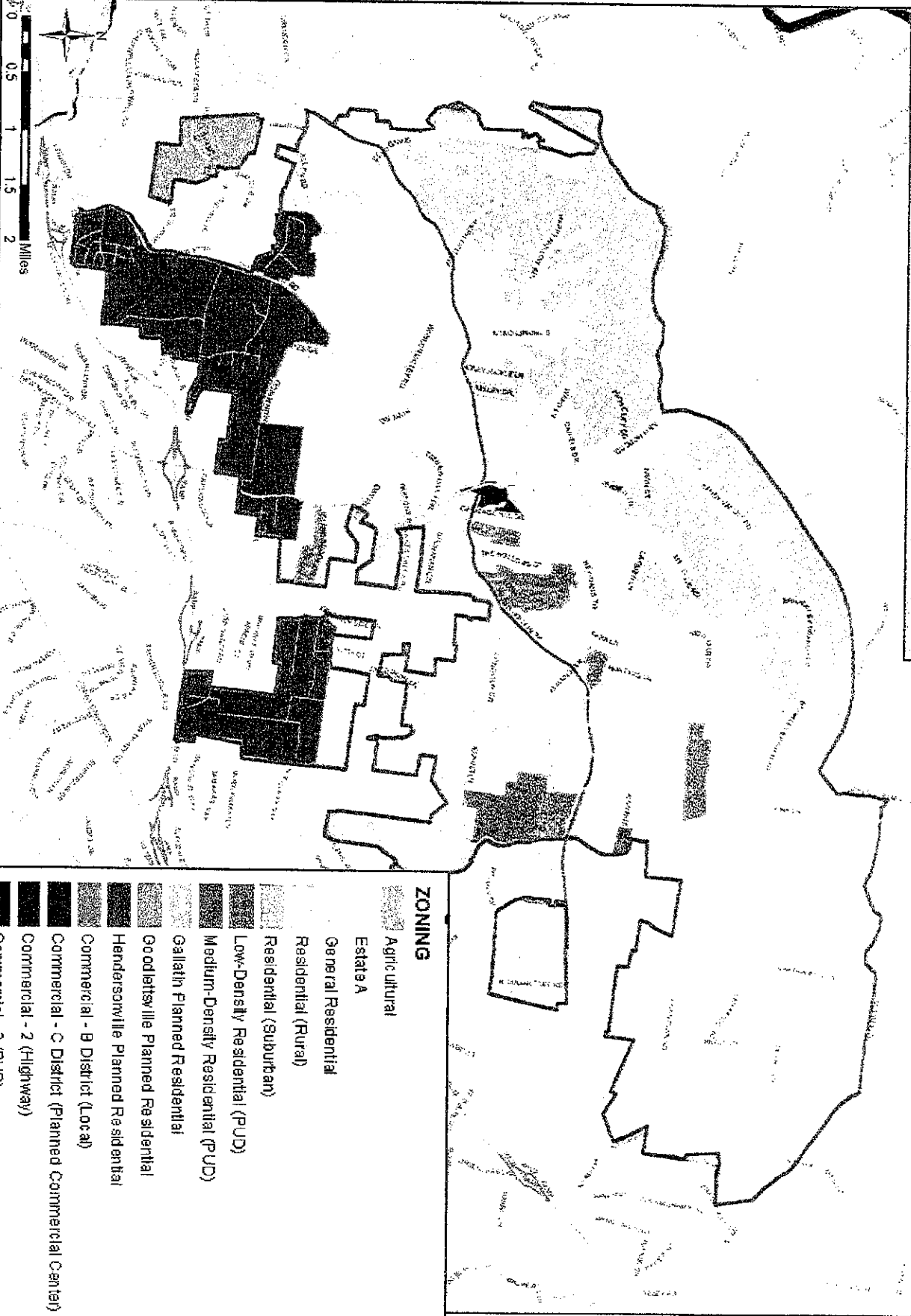
- One question was whether a progression of time frames, such as a five, ten and 15-year plan could be designed. Commissioner Chris Taylor stated that a shorter term plan will not work within a government framework.
- Chairman Krueger stated that elements of the previous plan will likely be a part of the new plan. Citizen interaction will help mold the outcome.
- Jeff Parnell stated that he is in favor of the village concept, although several have spoken in opposition to it. The economics of the existing design are beneficial.
- Chairman Krueger stated the Committee's charge will include defining the commercial area.
- Commissioners Schell and Bill Taylor stated the proposed Plan has valuable information that needs to be incorporated into the planning process.
- Commissioner Bill Taylor stated that the Committee tasked to rewrite the zoning, development and subdivision regulations has just begun. Phillip Walker had said earlier the rewrite will take six to nine months.
- Hadley Scott discussed the annexation in light of the density question. He stated that duplexes already exist on Big Station Camp and Long Hollow Pike. He pointed out that annexation may not be undesirable in some cases.
- County Law Director Leah Dennen stated that cities are limited only by their respective charters. The County, however, is limited pursuant to State law in regard to design review.
- Ms. Dennen said the current zoning laws cannot be changed but can be better defined as to what that zoning will allow.
- Chairman Krueger stated that depending on plan modifications, the outcome could make annexation less appealing.
- Randall Pomeroy asked that the Plan consider the current property owners when formulating a new plan. He has a problem with his property being rendered incompatible with the high density village.

10. Scheduling of future meetings. Without objection, Chairman Krueger set the next meeting for Monday, May 22, 2017 at 6:30 p.m.















11. Adjournment.

The meeting adjourned at 7:25 p.m. after a motion by Comm. Schell, seconded by Mr. Fell Merwin.

Existing Zoning



ZONING

-  Agricultural
-  Estate A
-  General Residential
-  Residential (Rural)
-  Residential (Suburban)
-  Low-Density Residential (PUD)
-  Medium-Density Residential (PUD)
-  Gallatin Planned Residential
-  Goadlettsville Planned Residential
-  Hendersonville Planned Residential
-  Commercial - B District (Local)
-  Commercial - C District (Planned Commercial Center)
-  Commercial - 2 (Highway)
-  Commercial - 3 (PUD)

Place Types with Proposed Plan

