



SUMNER COUNTY REGIONAL PLANNING COMMISSION  
AGENDA  
APRIL 27, 2021

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

**MEMBERS:**

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

**APPROVAL OF MARCH 2021 MEETING MINUTES**

**APPROVAL OF APRIL 2021 AGENDA**

**PUBLIC COMMENT (FOR ITEMS ON THE AGENDA NOT REQUIRING A  
PUBLIC HEARING)**

- 1. RICKY BOBBY PROPERTIES –REZONING & CONCEPT PLAN – Ricky Bobby Properties, represented by GreenLID Design- 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is seeking a rezoning from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of gaining approval for a proposed Volunteer Fire Department facility, an existing Private Baseball Field and a proposed Industrial/Warehouse building. Subject property is located at **Highway 76, Cottontown, TN, 37048**, is Tax Map 057, Parcel 034.05, contains 5.64 acres and is zoned Rural Residential (RR).  
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, April 15, 2021. **THIS IS A PUBLIC HEARING.****
- 2. CLEARVIEW ESTATES – SKETCH PLAT (Major) – Ascend Holdings - Represented by GreenLID Design – 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is requesting Sketch Plat approval for a 70-lot residential subdivision located at Weiss Road and Clearview Road, Cottontown, TN,**

37048. Subject property is Tax Map 037, Parcel 030.00, contains 87.19 acres, and is zoned Rural Residential (RR).

3. **RESUBDIVISION OF LOT 1 OF ANN MARIE THOMPSON – REQUEST FOR VARIANCE/EXCEPTION FROM COUNTY SUBDIVISION REGULATIONS** – Represented by **Richard Graves – 1st Commission Voting District (Terry Wright and Moe Taylor)** – Applicant is requesting a variance from County Roadway Design Standards contained in the County Subdivision Regulations for property located at **4155 Hwy 31E, Bethpage, TN, 37022**. Subject property is Tax Map 064, p/o Parcel 025.04, contains 3.99 acres, and is zoned Rural Residential (RR).
4. **LEWIS HEAD COMMERCIAL PLAZA PUD: DOLLAR GENERAL STORE #22633 – SITE PLAN** - Represented by **GreenLID Design – 4<sup>th</sup> Commission Voting District (Jerry Foster and Leslie Schell)** – Applicant is requesting Site Plan approval related to construction of a Dollar General Store located at **West Roberts Road, Portland, TN, 37148**. Subject property is Tax Map 072, Parcel 035.07, contains 5.05 acres, and is zoned Planned Unit Development (PUD).
5. **RETREAT AT NORMAN FARM - AMENITY SITE PLAN (PHASES 1&2)** – **Jones Company of Tennessee - Represented by CSDG – 7th Commission Voting District (Gene Rhodes & Brian Stewart)** – Applicant is requesting Site Plan approval related to construction of Subdivision Amenities located at **Anderson Road and Jones Lane, Hendersonville, TN, 37075**. Subject property is Tax Map 138, Parcel 030.00, contains 79.82 acres, and is zoned Planned Unit Development (PUD).
6. **JAMES REECE SUBDIVISION – FINAL PLAT** — Represented by **Bruce Rainey - 7th Commission Voting District (Gene Rhodes & Brian Stewart)** - Applicant is requesting Final Plat approval for a 3-lot subdivision located at 2898 Long Hollow Pike, Hendersonville, TN 37075. Subject property is P/O Tax Map 123, Parcel 036.00, contains 5.97 acres, and is zoned Rural Residential (RR)
7. **SHOLAR TYREE SPRINGS – SITE PLAN** – **Epic Escapes - Represented by GreenLID Design – 12th Commission Voting District (Michael Guthrie and Justin Nipper)** – Applicant is requesting Site Plan approval related to conducting an Event Venue located at **Tyree Hollow Lane, Hendersonville, TN, 37075**. Subject property is Tax Map 100, Parcel 014.00, contains 61.06 acres, and is zoned Rural Residential (RR).