



SUMNER COUNTY REGIONAL PLANNING COMMISSION  
AGENDA  
OCTOBER 26, 2021  
**WORK STUDY 4:00 PM**  
REGULAR MEETING 5:00 PM

**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 OCTOBER 19, 2021 MEETING MINUTES**

**APPROVAL OF OCTOBER 2021 AGENDA**

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

- 1. HEAD STEEL SERVICES PUD – REZONING – Lewis Head, represented by GreenLID Design- 12th 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 operating a commercial development containing Construction Sales and Services Office, Equipment Maintenance and Repair Shop, Parking & Dry Equipment Storage and a Light Industrial Shop. Subject property is located at **452 Thompson Lane, Portland, TN**, is Tax Map 073, p/o Parcel 013.00, contains 17.37 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, October 14, 2021. THIS IS A PUBLIC HEARING.****

**THIS ITEM IS TO BE WITHDRAWN AT THE APPLICANT'S REQUEST**

2. **THE GOAT FARM PUD – INFRASTRUCTURE SITE PLAN – Stratos Development/MC2 Group, represented by Lose Design – 6th Commission Voting District (Deanne DeWitt and Luke Tinsley)** –Applicant is requesting Site Plan approval for proposed infrastructure improvements. Subject property is located on **Shute Lane, Hendersonville, TN, 37075** is Tax Map 146, Parcel 069.01, contains 28.65 acres and is zoned Rural Residential (RR).
3. **OLD HIGHWAY 31E PIZZA –REZONING –Michael G’Francisco, represented by James Lukens – 1st Commission Voting District (Terry Wright and Moe Taylor)** – Applicant is requesting a Rezoning from Rural Residential (RR) to Commercial General (CG). Subject property is located at **6460 Old Highway 31E, Bethpage, TN, 37022**, is on Tax Map 064, Parcel 066.01, contains 1.87 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, October 14, 2021. THIS IS A PUBLIC HEARING.**
4. **WILSON PUD – MAJOR PUD PLAN AMENDMENT – Laddie Wilson, represented by CSDG - 3rd Commission Voting District (Alan Driver and Steve Graves)** – Applicant is seeking a Major Plan Amendment of an existing PUD, for the purpose of updating the table of allowable uses and addressing current zoning requirements. Subject property is located at **140 Rainear Drive, Gallatin, TN, 37066**, is Tax Map 104, Parcel 028.01, contains 12.9 acres and is zoned Planned Unit Development (PUD). **Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, October 14, 2021. THIS IS A PUBLIC HEARING.**
5. **CANNAN TERRACE, GUNNER’S PLACE and LUCKY TRAILS – STAFF REFERRAL (3 Minor Plats) - Riggins Construction, LLC and Gary Swindell - Represented by Richard Graves – 3rd Commission Voting District (Alan Driver and Steve Graves)** – Staff is requesting Planning Commission action regarding Minor Plat approval for three, 2-lot residential subdivisions located on **Littleton Ranch Road**. Subject properties are Tax Map 109, Parcels 010.08, 010.09 and 010.04, contain 14.94 acres (4.98 each), and are zoned Rural Residential (RR).
6. **RETREAT AT NORMAN FARM –PUD AMENDMENT #3 -- STAFF REFERRAL – Jones Company of Tennessee - Represented by CSDG – 7th Commission Voting District (Gene Rhodes & Brian Stewart)** – Staff is requesting Planning Commission input regarding a proposed PUD Amendment 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).
7. **CALICO JACK PUD- SITE PLAN– Shea Helms, represented by GreenLID Design – 3rd Commission Voting District (Alan Driver and Steve Graves)** –Applicant is requesting Site Plan approval related to operation of Boat Sales and Service. Subject

property is located at **2488 Highway 31E, Gallatin, TN, 37066** , is on Tax Map 090, Parcel 003.13, contains 2.86 acres and is zoned Planned Unit Development (PUD).

8. **HARVE BROWN - RIPPY ACRES – FINAL 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).
9. **HALLTOWN SPRINGS - SKETCH PLAT (Major)** –**Represented by Greenlid Design – 12th Commission Voting District (Michael Guthrie and Justin Nipper)** – Applicant is requesting Sketch Plat approval for 5 subdivision lots, 7 tracts and 1 lot of common open space located on Dink Rut Road, Cottontown, TN. Subject property is Tax Map 058, Parcel 120.00 and contains 49.9 acres, and is zoned Rural Residential (RR).
10. **BILL & SARA MINENNA – VARIANCE/WAIVER**– **Represented by Bruce Rainey – 12th Commission Voting District (Michael Guthrie and Justin Nipper)** – Applicant is requesting a Variance related to Lot Width as depicted upon a submitted Subdivision Plat. Property is located at **3363 Tyree Springs Road, Hendersonville, TN, 37075**, is Tax Map 100, Parcel 017.02, contains 4.99 acres, and is zoned Rural Residential (RR).
11. **COUNTY COMPREHENSIVE GROWTH PLANNING STATUS UPDATE**—Staff will provide information to the Planning Commission on the status of various ongoing Plan updates