



SUMNER COUNTY REGIONAL PLANNING COMMISSION  
AGENDA  
MARCH 22, 2022  
5:00 PM

SUMNER COUNTY ADMINISTRATION BUILDING  
BETHEL BROWN COMMISSION CHAMBERS  
355 N. BELVEDERE DRIVE GALLATIN, TN 37066

**MEMBERS:**

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

**APPROVAL OF FEBRUARY 22, 2022 MEETING MINUTES**

**APPROVAL OF MARCH 22, 2022 AGENDA**

**PUBLIC COMMENT**

1. **RETREAT AT NORMAN FARM – PUD AMENDMENT #3 - The Jones Company of Tennessee, LLC - Represented by CSDG – 7th Commission Voting District (Gene Rhodes and Brian Stewart)** – Applicant is seeking a Minor FMDP Amendment of an existing PUD for a 228-lot residential subdivision located on **Anderson Road and Jones Lane, Hendersonville, TN**. Subject property is Tax Map 138, Parcels 028.00, 028.02 & 030.00, contains 156.6 acres, and is zoned Planned Unit Development (PUD).  
NONVOTING ITEM: INFORMATIONAL PURPOSES ONLY
2. **RETREAT AT NORMAN FARM PUD, PHASE 2 - FINAL PLAT (Major) – The Jones Company of Tennessee, LLC - Represented by CSDG – 7th Commission Voting District (Gene Rhodes and Brian Stewart)** – Applicant is requesting Final Plat approval for a 50-lot residential subdivision located on **Anderson Road and Jones Lane, Hendersonville, TN**. Subject property is Tax Map 138, Parcel 030.00, contains 59.27 acres, and is zoned Planned Unit Development (PUD).

3. **FREELAND ACRES, PHASE 2 – FINAL PLAT (Major)** – Joseph E. Rollins, Jr.-  
**Represented by GreenLID Design – 1<sup>st</sup> Commission Voting District (Terry Wright  
and Moe Taylor)**. Applicant is requesting Final Plat approval for 4-lot residential  
subdivision, containing 3 lots and one tract, located on **Freeland Road and Dobbins  
Pike, Portland, TN, 37148**. Subject property is Tax Map 041, Parcels 060.00 & 060.03,  
contains 12.97 acres, and is zoned Rural Residential (RR).  
**This item was deferred at the February 22, 2022 Meeting.**

4. **SUMMARY OF ADMINISTRATIVE APPROVALS, FEBRUARY 23-PRESENT:**

- A. Revised Lot 38 & Open Space Phase 3, Somerset Downs, Final Minor Plat
- B. Old Hwy 52 No.6 Estates, Final Minor Plat
- C. The Hudson Property, Final Minor Plat
- D. Murrell Property, Plat Amendment

5. **DIRECTOR'S UPDATE**

**ADJOURNMENT**