



SUMNER COUNTY REGIONAL PLANNING COMMISSION  
AGENDA  
MAY 24, 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 MARCH MEETING MINUTES**

**APPROVAL OF MAY AGENDA**

**PUBLIC COMMENT**

1. **RETREAT AT NORMAN FARM PUD, PHASES 3 & 4 - PRELIMINARY PLAT (Major) – The Jones Company of Tennessee, LLC - Represented by CSDG – 7th Commission Voting District (Gene Rhodes and Brian Stewart)** – Applicant is requesting Preliminary Plat approval for a 122-lot residential subdivision located on **Anderson Road, Hendersonville, TN, 37075**. Subject property is Tax Map 138, Parcels 030.00, 028.02 and 028.00, contains 89.05 acres, and is zoned Planned Unit Development (PUD).
2. **LAUREL PARK, PHASE 1B - FINAL PLAT (Major) – Phillips Builders - Represented by CSDG – 11th Commission Voting District (Scott Langford and Jeremy Mansfield)** – Applicant is requesting Final Plat approval for 22-lot residential subdivision located on **Long Hollow Pike, Hendersonville, TN, 37075** Subject property is Tax Map 122, Parcel 066.01, contains 6.093 acres, and is zoned Planned Unit Development (PUD).

3. **HALLTOWN SPRINGS - FINAL PLAT (Major)** –Brad Edwards - Represented by **GreenLID Design – 12th Commission Voting District (Michael Guthrie and Justin Nipper)** – Applicant is requesting Final Plat approval for 5 subdivision lots, 7 tracts and 1 lot of common open space located on **Dink Rut Road, Portland, TN**. Subject property is Tax Map 058, Parcel 120.00 and contains 49.9 acres, and is zoned Rural Residential (RR).
  
4. **REFLECTIONS EVENT VENUE PUD – REZONING** – **Tangela Leath, represented by GreenLID Design- 3<sup>rd</sup> Commission Voting District (Alan Driver and Steve Graves)** – Applicant is seeking a rezoning from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of conducting a Retreat, Entertainment and Amusement Services and other uses described on the Concept Plan. Subject property is located at **143 Alexander Lane, Bethpage, TN**, is Tax Map 084, Parcel 090.08, contains 5.19 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, May 12, 2022. THIS IS A PUBLIC HEARING.**
  
5. **FIT FARM PUD – REZONING** – **Patrick Steffen, represented by GreenLID Design- 3<sup>rd</sup> Commission Voting District (Alan Driver and Steve Graves)** – Applicant is seeking a rezoning from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of operating a Retreat as described in the concept plan. Subject property is located at **732B Rock Springs Road, Castalian Springs, TN, 37031**, is Tax Map 089, Parcels 055.00 and 052.00, contains 162.68 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, May 12, 2022. THIS IS A PUBLIC HEARING.**
  
6. **WALLACE LANDING - PRELIMINARY PLAT (Major)** – **Bobby Baskerville, II - Represented by Bruce Rainey – 3<sup>rd</sup> Commission Voting District (Alan Driver and Steve Graves)** – Applicant is requesting Preliminary Plat approval for a 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).
  
7. **MALIBU ESTATES SUBDIVISION - PRELIMINARY PLAT (Major)** – **Wayne Bandy - Represented by William P.I. Smith – 4th Commission Voting District (Jerry Foster & Leslie Schell)** – Applicant is requesting Preliminary Plat approval for a 4-lot residential subdivision located on **Hollis Chapel Road, Portland, TN, 37148**. Subject property is Tax Map 072, Parcel 046.02, contains 10.11 acres, and is zoned Rural Residential (RR).
  
8. **BARNETT CONSULTING & SOILS - SKETCH PLAT (Major)** – **Bobby Baskerville, II - Represented by GreenLID Design – 12th Commission Voting District (Michael Guthrie and Justin Nipper)** – Applicant is requesting Sketch Plat approval for a 4-lot residential subdivision located on **New Deal Potts Rd and Belcher**

**Hollow Rd, Cottontown, TN, 37048.** Subject property is Tax Map 053, Parcel 057.01, contains 9.22 acres, and is zoned Rural Residential (RR).

9. **LEE ROAD ESTATES – FLAG STEM LENGTH VARIANCE (Minor Plat)** – Taylor Boger – Represented by GreenLID Design – 12th Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is requesting a Variance from County requirements contained at Article III, Section M of the County Subdivision Regulations related to the Flag Stem Length as depicted upon a submitted Subdivision Plat. Property is located on **Lee Road, Cottontown, TN, 37048**, is Tax Map 075, Parcel 025.04, contains 5.82 acres, and is zoned Rural Residential (RR).
  
10. **REBECCA RAY PROPERTY – FLAG LOT VARIANCE/WAIVER (Major Plat)**– Rebecca Lynn Ray - Represented by Bruce Rainey – 1st Commission Voting District (Terry Wright and Moe Taylor) – Applicant is requesting a Variance from County requirements contained at Article III, Section M of the County Subdivision Regulations related to the creation of two flag lots as depicted upon a submitted Subdivision Plat. Property is located at **1168 Old Mount Vernon Road, Bethpage, TN 37022** is Tax Map 049, P/O Parcel 017.02, contains 4.99 acres, and is zoned Rural Residential (RR).
  
11. **WILCOX PLACE – ROAD FRONTAGE VARIANCE/WAIVER (Minor Plat)**– Will and Franki Wilcox - Represented by Bruce Rainey – 1st Commission Voting District (Terry Wright and Moe Taylor) – Applicant is requesting a Variance from County requirements contained at Article III, Section D of the Sumner County Subdivision Regulations related to required road frontage. Property is located at **221 East Harris Road, Bethpage, TN, 37022**, is Tax Map 088, Parcel 003.08 contains 1.8 acres, and is zoned Rural Residential (RR).
  
12. **ROCK SPRINGS RESERVE SUBDIVISION – LOT WIDTH VARIANCE/WAIVER (Minor Plat)**– Will and Franki Wilcox - Represented by GreenLID Design – 3<sup>rd</sup> Commission Voting District (Alan Driver and Steve Graves)– Applicant is requesting a Variance from County requirements contained at Article III, Section L of the Sumner County Subdivision Regulations related to minimum lot width. Property is located at **1257 Rock Springs Road, Bethpage, TN, 37022**, is Tax Map 084, Parcels 089.00 and 089.02, contains 15.88 acres, and is zoned Rural Residential (RR).
  
13. **SUMMARY OF ADMINISTRATIVE APPROVALS, MARCH 22-PRESENT:**
  - A. Jamie Sue Bruce Bowman, Minor Plat
  - B. Kimberly Wilson Property, Minor Plat
  - C. Weidner Place, Minor Plat
  - D. Trey’s Place, Minor Plat
  - E. Sonny Acres, Minor Plat
  - F. Re-sub of Lots 2 & 3 of Judy Graves Property Subdivision, Minor Plat
  - G. Raines Acres, Minor Plat
  - H. Flanary Property, Minor Plat

- I. Kirkpatrick Estates, Minor Plat
- J. Lori Lee Estates – Lot 141 & Reserve, Minor Plat
- K. James Allen Lamberth and wife Glenda Lamberth, Minor Plat
- L. Jason and Debra Thompson Property, Minor Plat
- M. Dowlen Estates, Minor Plat
- N. Consolidation of Lots 18, 19 & 20 of Honey Run Creek Farm Subdivision, Minor Plat
- O. Old Highway 31E Pizza, Site Plan
- P. Ashley Williamson Lot 1, Plat Amendment
- Q. Lot 8 of Station Camp Landing, Plat Amendment

#### **14. DIRECTOR'S REPORT**

#### **ADJOURNMENT**