



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
JUNE 28, 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 MAY MEETING MINUTES

APPROVAL OF JUNE AGENDA

PUBLIC COMMENT

CONSENT AGENDA:

1. **WALLACE LANDING - FINAL PLAT (Major)** – Bobby Baskerville, II - Represented by Bruce Rainey – 3rd Commission Voting District (Alan Driver and Steve Graves) – Applicant is requesting Final Plat approval for a 10-lot residential subdivision located on **Wallace Road, Gallatin, TN, 37066**. Subject property is Tax Map 092, P/O Parcel 023.12, contains 11.63 acres, and is zoned Rural Residential (RR).
2. **TIFFANY JERNIGAN TOMERSON PROPERTY - SKETCH PLAT (Major)** – Tiffany Jernigan Tomerson - Represented by Richard Graves – 12th Commission Voting District (Michael Guthrie and Justin Nipper) – Applicant is requesting Sketch Plat approval for a 15-lot residential subdivision located on **Buntin Mill Road and Aplin Branch Road, Cottontown, TN, 37048**. Subject property is Tax Map 037, Parcel 003.00, contains 63.96 acres, and is zoned Rural Residential (RR).

3. **ALLEN FREEMAN PROPERTY - SKETCH PLAT (Major)** – Allen Freeman - Represented by Richard Graves – 1st Commission Voting District (Terry Wright) – Applicant is requesting Sketch Plat approval for a 10-lot residential subdivision located on **Corinth Road and Meadows Road, Portland, TN, 37148**. Subject property is Tax Map 021, P/O Parcel 013.00, contains 34.83 acres, and is zoned Rural Residential (RR).

4. **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).

REGULAR AGENDA:

1. **BEECH COMMONS PUD – REZONING** – TNHomesites.com, represented by CSDG – 7th Commission Voting District (Gene Rhodes and Brian Stewart) – Applicant is seeking a rezoning from Rural Residential (RR) and Commercial General (CG) to Planned Unit Development (PUD) for the purpose of conducting various commercial uses listed on the Concept Plan. Subject property is located at **3381 and 3251 Long Hollow Pike, Hendersonville, TN, 37075**, is Tax Map 123, Parcels 044.00 and 044.01, contains 8.94 acres and is zoned Rural Residential (RR) and Commercial General (CG).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, June 16, 2022. THIS IS A PUBLIC HEARING.

2. **HEAD STEEL SERVICES PUD – REZONING** – Lewis and Mary Head, representing themselves– 12th Commission Voting District (Justin Nipper and Michael Guthrie) – Applicant is seeking to rezone 3.26 acres from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of operating a steel fabricating company. Subject property is located at **456 Thompson Lane, Portland, TN, 37148**, is Tax Map 073, Parcel 013.02, contains 120.92 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, June 16, 2022. THIS IS A PUBLIC HEARING.

3. **BRIMSTONE WOODS – REZONING** – Joey and Theresa Cole, represented by GreenLID Design- 2nd Commission Voting District (Billy Geminden and Larry Hinton) – Applicant is seeking a rezoning from Rural Residential (RR) to Suburban Residential (SR). Subject property is located at **318 Woods Road, Portland, TN, 37148**, is Tax Map 016, Parcel 047.03, contains 14.1 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, June 16, 2022. THIS IS A PUBLIC HEARING.

- 4. AVERY TRACE - SKETCH PLAT (Major) – Safe Harbor Development - Represented by 615 Design Group – 3rd Commission Voting District (Alan Driver and Steve Graves)** – Applicant is requesting Sketch Plat approval for a 86-lot residential subdivision located on **Hartsville Pike and Hilton Lane, Castilian Springs, TN, 37031**. Subject property is Tax Map 111, Parcel 043.00, contains 125.8 acres, and is zoned Rural Residential (RR).

- 5. MACGREGORY DOWNS - SKETCH PLAT (Major) – Safe Harbor Development - Represented by 615 Design Group – 3rd Commission Voting District (Alan Driver and Steve Graves)** – Applicant is requesting Sketch Plat approval for a 109-lot residential subdivision located on **Branham Mill Road, Gallatin, TN, 37066**. Subject property is Tax Map 106, Parcels 006.01 & 017.00, contains 174 acres, and is zoned Rural Residential (RR).

- 6. OAK CREEK ESTATES - PRELIMINARY PLAT (Major) – Jon C. Beaver - Represented by CSDG – 7th Commission Voting District (Gene Rhodes and Brian Stewart)** – Applicant is requesting Preliminary Plat approval for a 48-lot residential subdivision located on **Stop 30 Road and Jones Lane, Hendersonville, TN, 37075**. Subject property is Tax Map 145, Parcels 044.07 & 045.00, contains 41.94 acres, and is zoned Rural Residential (RR).

- 7. SUMMARY OF ADMINISTRATIVE APPROVALS, MAY 25 -PRESENT:**
 - A. Jamie Sue Bruce Bowman, Minor Plat
 - B. Joseph Anthony and Melissa Ann Moore, Minor Plat
 - C. Spencer Springs, Lot 35, Plat Amendment

8. DIRECTOR’S UPDATE

ADJOURNMENT