



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
JULY 26, 2022
WORK STUDY 4:00 PM
REGULAR MEETING 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 JUNE MEETING MINUTES

APPROVAL OF JULY AGENDA

PUBLIC COMMENT

1. **TN TUFF TRUCKS PUD – MAJOR PLAN AMENDMENT** – Tony Milliken, represented by GreenLID – 1st Commission Voting District (Terry Wright) – Applicant is seeking a Major Plan Amendment of an existing PUD, for the purpose of renaming the PUD and updating the table of allowable uses and addressing current zoning requirements. Subject property is located at **1196 Harve Brown Road, Bethpage, TN, 37022**, is Tax Map 029, Parcel 062.01, contains 3.76 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, July 14, 2022. THIS IS A PUBLIC HEARING
2. **SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2020-02, PROPOSED REVISIONS TO THE SUMNER COUNTY SUBDIVISION REGULATIONS** – Proposed changes include, but are not limited to, road cross

section requirements, plat amendments, drainage design standards, mailbox requirements, plat definitions, plat signature blocks, development agreements, and the clarification of various items.

The agenda item was advertised in The Gallatin News on Thursday, June 23, 2022.
THIS IS A PUBLIC HEARING

3. **ADALINE SUBDIVISION - SKETCH PLAT (Major)** – Tommy Conner - Represented by Travis Bonar – 10th Commission Voting District (Paul Goode and Caroline Krueger) – Applicant is requesting Sketch Plat approval for a 20-lot residential subdivision located on **Forest Retreat Road, Hendersonville, TN, 37075**. Subject property is on Tax Map 144, Parcels 067.14, contains 32.2 acres, and is zoned Rural Residential (RR).
4. **LAUDERDALE LANDING - SKETCH PLAT (Major)** – Marcus Smith - Represented by Thomas Vester – 3rd Commission Voting District (Alan Driver and Steve Graves) – Applicant is requesting Sketch Plat approval for a 19-lot residential subdivision located on **Lauderdale Lane and Old Hopewell Road, Castalian Springs, TN, 37031**. Subject property is on Tax Map 089, Parcel 032.00, contains 104.95 acres, and is zoned Rural Residential (RR).
5. **FLEMING PROPERTY - SKETCH PLAT (Major)** – Lesa Fleming - Represented by Richard Graves – 2nd Commission Voting District (Billy Geminden and Larry Hinton) – Applicant is requesting Sketch Plat approval for a 7-lot residential subdivision located on **Highway 259 and N. Leath Road, Portland, TN, 37148**. Subject property is on Tax Map 014, Parcel 035.02, contains 12.5 acres, and is zoned Rural Residential (RR).
6. **EZ EXPRESS - SITE PLAN**– Anthony Holt (Property Owner), DOC Enterprises (Developer), represented by GreenLID Design – 4th Commission Voting District (Jerry Foster and Leslie Schell) – Applicant is requesting Site Plan approval related to constructing and operating a car wash. Subject property is located at **Long Hollow Pike, Gallatin, TN, 37066**, is on Tax Map 124, Parcel 114.00, contains 2 acres and is zoned Commercial Services (CS).
7. **CRUTCHER STATION PUD, PHASE 2 & 3 – PRELIMINARY PLAT (Major)** – Crutcher Station, LLC.- Represented by Dewey Engineering – 7th Commission Voting District (Brian Stewart and Gene Rhodes). Applicant is requesting Preliminary Plat approval for 80 residential building lots, located on **Jenkins Lane, Hendersonville, TN, 37075**. Subject property is on Tax Map 124, Parcels 043.03, 043.04, 043.07, 043.08 & 043.11, contains 104.4 acres, and is zoned Planned Unit Development (PUD).
8. **WHIMS ACRES – PRELIMINARY PLAT (Major)** – Allen Freeman - Represented by Richard Graves – 1st Commission Voting District (Terry Wright). Applicant is requesting Preliminary Plat approval for a 6-lot residential subdivision, located on **N. Corinth Road and Meadows Road, Portland, TN, 37148**. Subject property is on Tax Map 021, P/O Parcel 013.00, contains 9.85 acres, and is zoned Rural Residential (RR).

9. **OLD DOBBINS HILL SUBDIVISION – PRELIMINARY PLAT (Major)** – Modern Homes USA, LLC - Represented by Richard Graves – 3rd Commission Voting District (Alan Driver and Steve Graves). Applicant is requesting Preliminary Plat approval for a 4-lot residential subdivision, located on **Old Dobbins Pike #3 and Keytown Road, Portland, TN, 37148**. Subject property is on Tax Map 071, Parcel 069.00, contains 6.74 acres, and is zoned Rural Residential (RR).

10. **BAKER’S ACRES – PRELIMINARY PLAT (Major)** – Randy Baker - Represented by Richard Graves – 2nd Commission Voting District (Billy Geminden and Larry Hinton) – Applicant is requesting Preliminary Plat approval for 44-lot residential subdivision located on **Briley Lane, Portland, TN, 37148**. Subject property is on Tax Map 015, Parcel 030.00, contains 63.12 acres, and is zoned Rural Residential (RR).

11. **LIBERTY CREEK CAMPUS – FINAL PLAT (Major)** – Sumner County Board of Education - Represented by CSDG – 11th Commission Voting District (Scott Langford and Jeremy Mansfield) – Applicant is requesting Final Plat approval for a future Public Right-Of-Way to be called “Wolfpack Way” located between **Upper Station Camp Creek Road and Hunters Lane, Gallatin, TN, 37066** . Subject property is on Tax Map 115, Parcel 044.00 and Tax Map 116, Parcel 042.03, contains 268.145 acres, and is zoned Institutional (IN).

12. **SUMMARY OF ADMINISTRATIVE APPROVALS, JUNE 28 -PRESENT:**
 - A. Resub of Lot 17 of Bucklodge Subdivision, Section 4, Minor Plat
 - B. Grasslands Ranch & Landings Subdivision, Lots 147 & 148, Plat Amendment
 - C. Hudson/Hargrove, Lots 1 & 2, Plat Amendment

13. DIRECTOR’S UPDATE

ADJOURNMENT