



SUMNER COUNTY REGIONAL PLANNING COMMISSION  
AGENDA  
SEPTEMBER 27, 2022  
REGULAR MEETING 5:00 PM

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

**MEMBERS:**

LUTHER BRATTON, CHAIRMAN  
MIKE HONEYCUTT  
JERRY KIRBY  
JIM WILLIAMS  
JEFF DUNCAN

**APPROVAL OF JULY MEETING MINUTES**

**APPROVAL OF SEPTEMBER AGENDA**

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

**CONSENT AGENDA**

1. **WIMS ACRES – FINAL PLAT** – Allen and Kathy Freeman - Represented by Richard Graves – 2nd Commission Voting District (Terry Wright). Applicant is requesting Final 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).
2. **OLD DOBBINS HILL SUBDIVISION – FINAL PLAT** – Modern Homes, LLC - Represented by Richard Graves – 5th Commission Voting District (Darrell Rogers). Applicant is requesting Final 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)

## **REGULAR AGENDA**

- 1. RAMSEY 109 MINI STORAGE PUD – REZONING** – James Ramsey, represented by GreenLID Design – 7<sup>th</sup> Commission Voting District (Danny Sullivan) – Applicant is seeking a rezoning from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of conducting a mini-storage facility. Subject property is located at **Highway 109 North, Gallatin, TN, 37066**, is Tax Map 104, Parcel 005.02, contains 2.61 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 and Hendersonville Standard on Thursday, September 15, 2022. THIS IS A PUBLIC HEARING.**
- 2. 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).  
**This item was deferred at the July 14, 2022 Planning Commission meeting.**  
**Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News and Hendersonville Standard on Thursday, September 15, 2022. THIS IS A PUBLIC HEARING.**
- 3. BILL AND SARA MINENNA PUD – REZONING** – Bill and Sara Minenna, represented by Bruce Rainey – 15th Commission Voting District (J. Wes Wynne) – Applicant is seeking a rezoning from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of permitting an existing, illegal Duplex. Subject property is located at **3363 Tyree Springs Road, Hendersonville, TN, 37075**, is P/O Tax Map 100, Parcel 017.03, contains 1.72 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 and Hendersonville Standard on Thursday, September 15, 2022. THIS IS A PUBLIC HEARING.**
- 4. HAPPY HOLLOW FITNESS – SITE PLAN** – Derek Jaworski, Represented by Arnold Consulting Engineering Services – 14th Commission Voting District (Jamie Teachenor) – Applicant is requesting Site Plan approval related to construction of a Fitness Center located at **Ward Lane, Hendersonville, TN, 37075**.. Subject property is Tax Map 122, Parcel 068.00, contains 1.73 acres, and is zoned Commercial Services (CS).
- 5. CLEARVIEW ESTATES, CLUSTER DEVELOPMENT - SKETCH PLAT** – Danny Hale - Represented by GreenLID Design – 4<sup>th</sup> Commission Voting District

**(Dillon Lamberth)** – Applicant is requesting Sketch Plat approval for a 75-lot residential subdivision located on **Weiss Road and Clearview Road, Cottontown, TN, 37048.** Subject property is on Tax Map 037, Parcel 030.00, contains 78.19 acres, is zoned Rural Residential (RR).

- 6. COUNTY LINE SUBDIVISION - SKETCH PLAT – Eric Hester - Represented by GreenLID Design – 3<sup>rd</sup> Commission Voting District (Mark Harrison)** – Applicant is requesting Sketch Plat approval for a 11-lot residential subdivision located at **318 Woods Road, Portland, TN, 37148.** Subject property is on Tax Map 016, Parcel 047.03, contains 9.08 acres, is zoned Suburban Residential (SR).
- 7. TIFFANY JERNIGAN THOMERSON PROPERTY – PRELIMINARY PLAT – Tiffany Jernigan Thomerson - Represented by Richard Graves – 4<sup>th</sup> Commission Voting District (Dillon Lamberth)** – Applicant is requesting Preliminary 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, P/O Parcel 003.00, contains 12.58 acres, and is zoned Rural Residential (RR).
- 8. LAUDERDALE LANDING - PRELIMINARY PLAT – Marcus Smith - Represented by Thomas Vester – 6<sup>th</sup> Commission Voting District (David Klein)** – Applicant is requesting Preliminary Plat approval for a 11-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).
- 9. LAUREL PARK PUD, PHASE 2 – PRELIMINARY PLAT – Phillips Builders, LLC - Represented by CSDG – 14<sup>th</sup> Commission Voting District (Jamie Teachenor)** – Applicant is requesting Preliminary Plat approval for a 30-lot residential subdivision located on **Long Hollow Pike, Hendersonville, TN, 37075.** Subject property is Tax Map 122, P/O Parcel 066.01, contains 14.64 acres, and is zoned Planned Unit Development (PUD).
- 10. FLEMING ACRES - PRELIMINARY PLAT – Lesa Fleming - Represented by Richard Graves – 2<sup>nd</sup> Commission Voting District (Terry Wright)** – Applicant is requesting Preliminary 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 11.18 acres, and is zoned Rural Residential (RR).
- 11. THE GOAT FARM ICE CENTER, LOT 11 – FINAL PLAT – Old Hickory Hockey, LLC, and Stratos Development/MC2 Group - Represented by Lose Design & Jason Stivers – 11<sup>th</sup> Commission Voting District (Kevin Pomeroy).** Applicant is requesting Final Plat approval for a 1-lot commercial subdivision, located on **Shute Lane, Hendersonville, TN, 37075.** Subject property is on Tax Map 146, Parcel 069.01, contains 7.89 acres, and is zoned Planned Unit Development (PUD).

**12. SUMNER COUNTY MS4 ANNUAL REPORT - Item is for public comment and discussion only.**

**13. SUMMARY OF ADMINISTRATIVE APPROVALS, JULY 26 -PRESENT:**

- A. Richard C. Chamberlain Property, Minor Plat
- B. Brandi Acres Subdivision, Minor Plat
- C. Re-Subdivision of Henry Harris Acres, Minor Plat
- D. Rock Springs Reserve Subdivision, Minor Plat
- E. B.R. Jackson Acres Subdivision, Minor Plat
- F. Calvin Kirkham Property, Minor Plat
- G. Re-Plat Carter Place Subdivision, Minor Plat
- H. Johnny Collins Subdivision, Minor Plat
- I. Jerry A. Butt Subdivision, Lot 2, Plat Amendment
- J. Laurel Park, Phase 1A, Lots 2-10, 74 & 90, Plat Amendment
- K. Stapleton Property, Lot 1, Plat Amendment
- L. Vacation of Lot 1 of the Bethel L. Brown Subdivision

**14. DIRECTOR'S UPDATE**

**ADJOURNMENT**