



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
NOVEMBER 22, 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
JEFF DUNCAN
MIKE HONEYCUTT
JERRY KIRBY
DAVID KLEIN
CHRISSI SMITH MILLER
JIM WILLIAMS

APPROVAL OF SEPTEMBER MEETING MINUTES

APPROVAL OF NOVEMBER AGENDA

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

ELECTION OF VICE CHAIRMAN

CONSENT AGENDA

- 1. FLEMING ACRES - FINAL PLAT** – David and Lesa Fleming - Represented by Richard Graves – 2nd Commission Voting District (Terry Wright) – Applicant is requesting Preliminary Plat approval for a 7-lot residential subdivision located at 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).
- 2. MALIBU ESTATES SUBDIVISION - FINAL PLAT** – Wayne Bandy - Represented by William P.I. Smith – 4th Commission Voting District (Dillon Lamberth) – Applicant is requesting Final 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).

- 3. ANITA EADE ESTATES - SKETCH PLAT** – Anita Eade - Represented by Richard Graves – 2nd Commission Voting District (Terry Wright) – Applicant is requesting Sketch Plat approval for a 11-lot residential subdivision located at **Hwy. 259 and Fleming Road, Portland, TN, 37148**. Subject property is on Tax Map 013, Parcel 024.01, contains 54 acres, and is zoned Rural Residential (RR).
- 4. SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2022-02: Approval of the 2023 Planning Commission submittal and meeting calendar.**

REGULAR AGENDA

- 1. 456 THOMPSON LANE PUD – REZONING** – Lewis and Mary Head, represented by C.J. Murrell. 615 Design – 4th Commission Voting District (Dillon Lamberth) – Applicant is seeking to rezone 5.02 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, November 10, 2022. THIS IS A PUBLIC HEARING.
- 2. TIFFANY JERNIGAN THOMERSON PROPERTY – VARIANCE** – Tiffany Jernigan Thomerson - Represented by Richard Graves – 4th Commission Voting District (Dillon Lamberth) – Applicant is requesting a Variance from County requirements contained at Article III, Section N.1, of the Sumner County Subdivision Regulations related to waterline installation for a 15-lot residential subdivision located at **Buntin Mill Road and Aplin Branch Road, Cottontown, TN, 37048**. Subject property is on Tax Map 037, P/O Parcel 003.00, contains 12.58 acres, and is zoned Rural Residential (RR).
- 3. CREEKVIEW ESTATES - SECTION FOUR – PHASE TWO – FINAL PLAT** – Clarion Homes, Represented by Thomas Vester – 7th Commission Voting District (Danny Sullivan) - Applicant is requesting Final Plat approval for a 26-lot residential subdivision located at Robert Lee Drive. Subject property is Tax Map 091N, Group A, Parcel 001.01, contains 25.83 acres, and is zoned Rural Residential (RR).
- 4. LOTS 7-11 OF COUNTY LINE SUBDIVISION - PRELIMINARY PLAT** – Eric Hester - Represented by GreenLID Design – 3rd Commission Voting District (Mark Harrison) – Applicant is requesting Preliminary Plat approval for a 4-lot residential subdivision located at **318 Woods Road, Portland, TN, 37148**. Subject property is on Tax Map 016, Parcel 047.03, contains 6.16 acres, is zoned Suburban Residential (SR).
- 5. HAILE FARM - SKETCH PLAT** – Ferrell and Frances Haile - Represented by GreenLID Design – 6th Commission Voting District (David Klein) – Applicant is

requesting Sketch Plat approval for a **41-lot** residential subdivision located on **Albright Lane, Gallatin, TN, 37066**. Subject property is on Tax Map 127, Parcels 039.00, 039.01 and 041.02, contains 225.81 acres, and is zoned Rural Residential (RR).

- 6. MONTCLAIRE - SKETCH PLAT – Thomas Stratton Estate and Jodi Wright - Represented by Cal Gentry, Civil Land Co – 24th Commission Voting District (Chrissi S. Miller)** – Applicant is requesting Sketch Plat approval for an 83-lot residential subdivision located at **417 Jones Lane, Hendersonville, TN 37075**. Subject property is on Tax Map 145, Parcels 036.00 and 042.00, contains 83.9 acres, and is zoned Rural Residential (RR).

- 7. ESKOLA ROOFING – SITE PLAN – Ben Eskola, Represented by CSDG – 7th Commission Voting District (Danny Sullivan)** – Applicant is requesting Site Plan approval related to expansion of an existing Construction Sales and Services facility located at **140 Rainear Lane, Gallatin, TN, 37066**. Subject property is Tax Map 104, Parcel 028.01, contains 12.9 acres, and is zoned Planned Unit Development (PUD).

- 8. MASTER BUILDERS, IGLESIA CHURCH – SITE PLAN – Master Builders, Tommy Smith, Represented by GreenLID Design – 4th Commission Voting District (Dillon Lamberth)** – Applicant is requesting Site Plan approval related to expansion of an existing religious facility located at **1627 Scotty Parker Road, Gallatin, TN, 37066**. Subject property is Tax Map 104, Parcel 004.00, contains 1.45 acres, and is zoned Commercial Services (CS).

9. SUMMARY OF ADMINISTRATIVE APPROVALS, SEPT. 20 - PRESENT:

- A. McWhirter Farm, Minor Plat
- B. Simmons Acres, Minor Plat
- C. Rippy Family, Minor Plat
- D. 250 Nubia Road, Minor Plat
- E. R & R Estate, Minor Plat
- F. Lee Road Estates, Minor Plat
- G. Joey Rollins Subdivision, Minor Plat
- H. Resub of Lots 2&3 TrueVine PUD, Minor Plat
- I. The Vineyards, Phase 2, Lot 32, Plat Amendment
- J. Elizabeth O. Moss, Lot 1, Plat Amendment
- K. Lot 3 of Bennie Majors Oldham, Plat Amendment

10. DIRECTOR'S UPDATE

- a. **County Commission Resolution 2211-06, Revised Planning Commission Procedures**

ADJOURNMENT

