



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
MARCH 28, 2023
REGULAR MEETING 5:00 PM
STUDY SESSION 4:00 PM

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

MEMBERS:

LUTHER BRATTON, CHAIRMAN
DAVID KLEIN, VICE-CHAIRMAN
JEFF DUNCAN
CHRISSI SMITH MILLER
JIM WILLIAMS

APPROVAL OF FEBRUARY MEETING MINUTES

APPROVAL OF MARCH AGENDA

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

CONSENT AGENDA

- 1. 136 ALPINE BRANCH LLC PROPERTY– FINAL PLAT** – Douglas Rogers, Jr. – Represented by Bruce Rainey – 4th Commission Voting District (Dillon Lamberth) – Applicant is requesting Final Plat approval for a 3-lot Subdivision located at **136 Aplin Branch Road, Cottontown, TN, 37048**, is part of Tax Map 037, Parcel 025.02, contains 5.01 acres, and is zoned Rural Residential (RR).

REGULAR AGENDA

- 1. LIBERTY FARMS – REZONING** – Land Solutions Company, represented by Lynn Ealey – 12th Commission Voting District (Deborah Holmes) – Applicant is seeking a rezoning from Planned Unit Development (PUD) to Rural Residential (RR). Subject property is located at **Liberty Lane and Upper Station Camp Creek Road, Gallatin, TN, 37066**, is

on Tax Map 124, Parcel 007.03, contains 23.59 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, March 16, 2023. THIS IS A PUBLIC HEARING.

- 2. EZ EXPRESS - SITE PLAN AMENDMENT #1 - Anthony Holt (Property Owner), DOC Enterprises (Developer), represented by GreenLID Design – 12th Commission Voting District (Deborah Holmes) –** Applicant is requesting Site Plan Amendment 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).
- 3. ADALINE SUBDIVISION - PRELIMINARY PLAT (Major) – Adaline, LLC - Represented by Travis Bonar – 18th Commission Voting District (Don Schmit) –** Applicant is requesting Preliminary Plat approval for a 21-lot residential subdivision located on **Forest Retreat Road, Hendersonville, TN, 37075**. Subject property is on Tax Map 144, Parcel 067.14, contains 32.2 acres, and is zoned Rural Residential (RR).
- 4. ASPEN ESTATES - PRELIMINARY PLAT (Major) – Brent Ausbrooks - Represented by Richard Graves – 1st Commission Voting District (Terry Moss) –** Applicant is requesting Preliminary Plat approval for a 3-lot residential subdivision located on **Pleasant Grove Road, Westmoreland, TN, 37186**. Subject property is on Tax Map 009, P/O Parcel 023.01, contains 2.78 acres, and is zoned Rural Residential (RR).
- 5. LELAND STEVEN PROFFITT PROPERTY – FINAL PLAT– Leland Proffitt – Represented by Richard Graves - 1st Commission Voting District (Terry Moss) –** Applicant is requesting Final Plat approval for a 1-lot Minor Subdivision that does not have access to Public Water. Subject property is located at **199 Forrest Chapel Road, Westmoreland, TN, 37186**, is on Tax Map 029, Parcel 048.00 contains 2.05 acres, and is zoned Rural Residential (RR).
- 6. DEVONNA HESSON PROPERTY – FINAL PLAT– Devonna Hesson – Represented by Bruce Rainey – 4th Commission Voting District (Dillon Lamberth) –** Applicant is requesting Final Plat approval for a 2-lot Minor Subdivision that does not have access to Public Water. Subject property is located at **613 Brandy Hollow Road, Portland, TN, 37148**, is on Tax Map 058, Parcel 095.01 contains 5.01 acres, and is zoned Rural Residential (RR).
- 7. 240 GEORGE DURHAM ROAD PROPERTY – VARIANCE– Shawn Eric Braswell – Represented by Richard Graves – 1st Commission Voting District (Terry Moss) –** Applicant is requesting a Right-of-Way Dedication Variance approval for a 1-lot Minor Subdivision. Subject property is located at **240 George Durham Road, Westmoreland, TN,**

37186, is on Tax Map 012, Parcel 019.01, contains 0.97 acres, and is zoned Rural Residential (RR).

8. SOMERSET DOWNS— PERFORMANCE SURETY—Shular Realty—Represented by Brian Carroll— 24th Commission Voting District (Chrissi Smith Miller) –The Developer of the Somerset Downs Planned Unit Development has requested to appeal a determination made by the County Engineer related to improvements being required by the County in order for surety to be released. This item has been referred to the Planning Commission as provided at Article IV, Section E.4 of the County Subdivision Regulations.

9. SUMMARY OF ADMINISTRATIVE APPROVALS, FEBRUARY 17, 2023 - PRESENT:

- A. Lot 1 of Earl Jones Property, Minor Plat
- B. Nora’s Place, Minor Plat
- C. Randy Ellison Chastain, Jr. Property, Minor Plat
- D. Casandra L. Henry Property, Minor Plat
- E. Horton Remodeling & Construction, LLC, Minor Plat
- F. C7 Properties, LLC, Minor Plat
- G. Jacky Cline Property, Minor Plat
- H. Joey Dorris Property Subdivision, Lot 1, Plat Amendment
- I. Jody Garrison Property, Minor Plat
- J. Roaden Property Subdivision, Minor Plat

10. DIRECTOR’S UPDATE

ADJOURNMENT