



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
APRIL 25, 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 MARCH MEETING MINUTES

APPROVAL OF APRIL AGENDA

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

CONSENT AGENDA

- 1. ASPEN ESTATES - FINAL PLAT (Major)** – Brent Ausbrooks - Represented by Richard Graves – 1st Commission Voting District (Terry Moss) – Applicant is requesting Final 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).

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).

This request was deferred at the March 28, 2023 Planning Commission Meeting.

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, April 13, 2023. THIS IS A PUBLIC HEARING.

- 2. AAA AUTO GLASS, INC – REZONING – James Dorris, represented by Bruce Rainey – 14th Commission Voting District (Jamie Teachenor) – Applicant is seeking a rezoning from Rural Residential (RR) to Commercial General (CG). Subject property is located at **4030 Highway 31W, Cottontown, TN, 37048**, is Tax Map 056, Parcel 053.01, contains 6.48 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, April 13, 2023. THIS IS A PUBLIC HEARING.

- 3. 257 ALLEN ROAD – ASSIGNMENT OF COUNTY ZONING TO DEANNEXED PARCEL – Reshma Maradia – 16th Commission Voting District (Jeremy Mansfield) – Sumner County is recommending a zoning classification of Rural Residential (RR) to subject property due to de-annexation from the City of Goodlettsville, TN. Request is being made pursuant to Chapter 17, Section 1705 of the Sumner County Zoning Resolution. Subject property is located at **257 Allen Road, Goodlettsville TN, 37072**, is Tax Map 139, Parcel 098.01, and contains 5.44 acres. Property is currently located in the city of Goodlettsville, but is set to be formally deannexed effective 9/9/2023.**

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, April 13, 2023. THIS IS A PUBLIC HEARING.

- 4. SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2023-01: A Resolution amending requirements at Chapter 4, Section 404 of the County Zoning Resolution related to Variable Lot Sizes.**

The agenda item was advertised in The Gallatin News on Thursday, April 13, 2023. THIS IS A PUBLIC HEARING.

- 5. SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2023-02: A Resolution amending requirements at Chapter 10, Section 1005 of the County Zoning Resolution related to Finished Floor Elevation (FFE) Provisions for Flood Hazard Reduction.**

The agenda item was advertised in The Gallatin News on Thursday, April 13, 2023. THIS IS A PUBLIC HEARING.

6. JACOB'S VALLEY - SKETCH PLAT (Major) – Tommy Elsten - Represented by Todd Bollinger – 4th Commission Voting District (Dillon Lamberth) – Applicant is requesting Sketch Plat approval for a 19-lot residential subdivision located on Brazier Lane, Gallatin, TN, 37066. Subject property is on Tax Map 093, Parcels 028.00 & 028.02, contains 110.38 acres, and is zoned Rural Residential (RR).

7. 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).

8. SUMMARY OF ADMINISTRATIVE APPROVALS, MARCH 20, 2023 - PRESENT:

- A. Watkins Property, Minor Plat
- B. Resubdivision of Lot 1 Douglas Subdivision, Minor Plat
- C. Brockwell Place, Minor Plat
- D. Milan Acres, Minor Plat
- E. Lot 1 of Rock Springs Reserve, Plat Amendment
- F. Lot 2 of Shiloh, Phase 1, Plat Amendment

9. DIRECTOR'S UPDATE

ADJOURNMENT