



SUMNER COUNTY REGIONAL PLANNING COMMISSION  
AGENDA  
MAY 23, 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 APRIL MEETING MINUTES**

**APPROVAL OF MAY AGENDA**

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

**REGULAR AGENDA**

- 1. SOMERSET DOWNS, PHASE 7, LOT 106 – PUD MAJOR PLAN AMENDMENT – Shular Tennessee Holdings, represented by GreenLID – 24th Commission Voting District (Chrissi S. Miller) – Applicant is seeking a Major Plan Amendment of an existing PUD, for the purpose of creating 5 buildable lots. Subject property is located at 1010 Luxborough Drive, is Tax Map 123J, Group E, Parcel 037.00, contains 3.92 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 and Hendersonville Standard on Thursday, May 18, 2023. THIS IS A PUBLIC HEARING.**
- 2. HUNTINGTON - SKETCH PLAT (Major) – Estate of Helen Porter c/o Dennis Powers - Represented by Civil Land Group – 10th Commission Voting District (Ben Harris) –**

Applicant is requesting Sketch Plat approval for a 19-lot residential subdivision located on **2185 Cages Bend Road, Gallatin, TN, 37066**. Subject property is on Tax Map 146, Parcel 089.06, contains 17.61 acres, and is zoned Rural Residential (RR).

**3. ROLLING ROARK ESTATES - SKETCH PLAT (Major) – James and Teresa Roark - Represented by Richard Graves – 5th Commission Voting District (Darrell Rogers) –** Applicant is requesting Sketch Plat approval for a 7-lot residential subdivision located on **Butler Bridge Road, Portland, TN, 37148**. Subject property is on Tax Map 032, P/O Parcel 064.04, contains 9.85 acres, and is zoned Rural Residential (RR).

**4. WEST ESTATES SECTION II (formerly Anita Eade Estates) - PRELIMINARY PLAT – Anita Eade - Represented by Richard Graves – 2nd Commission Voting District (Terry Wright) –** Applicant is requesting Preliminary Plat approval for a 13-lot residential subdivision located at **Hwy. 259 and Fleming Road, Portland, TN, 37148**. Subject property is on Tax Map 013, Parcel 024.01, contains 19.02 acres, and is zoned Rural Residential (RR).

**5. LAUREL PARK PUD, PHASE 2 – FINAL PLAT – Phillips Builders, LLC - Represented by CSDG – 14<sup>th</sup> Commission Voting District (Jamie Teachenor) –** Applicant is requesting Final 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).

**6. SUMMARY OF ADMINISTRATIVE APPROVALS, APRIL 13, 2023 - PRESENT:**

- A. Devonna Hesson Property, Minor Plat
- B. 1301 Fowler Ford Road, Minor Plat
- C. Leland Steven Proffitt, Minor Plat
- D. Resub of Lot 1 of Charles Lee Property, Minor Plat
- E. Robert & Gail Jenkins Property, Minor Plat
- F. Sammy's Place, Minor Plat
- G. Maury Opposum Subdivision, Minor Plat
- H. 240 George Durham Road Property, Minor Plat
- I. Annie's Acre, Minor Plat
- J. Emerald Acres Subdivision, Phase 3 & 4, Lot 60, Plat Amendment
- K. Will Henry Bratton Place, Minor Plat

**7. DIRECTOR'S UPDATE**

**ADJOURNMENT**