



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
JUNE 27, 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 MAY MEETING MINUTES

APPROVAL OF JUNE AGENDA

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

REGULAR AGENDA

- 1. 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).
This item was deferred at the May 23, 2023 Planning Commission meeting.
- 2. ROLLING ROARK ESTATES - PRELIMINARY PLAT (Major)** – James and Teresa Roark - Represented by Richard Graves – 5th Commission Voting District (Darrell Rogers) – Applicant is requesting Preliminary 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).

- 3. RIGGS HOLLOW SUBDIVISION - PRELIMINARY PLAT (Major) – Kathryn Langley - Represented by William P.I. Smith – 4th Commission Voting District (Dillon Lamberth)** – Applicant is requesting Preliminary Plat approval for a 5-lot residential subdivision located on **Riggs Road and Happy Hollow Road, Portland, TN, 37148**. Subject property is on Tax Map 038, Parcels 035.00 and 035.03, contains 5.46 acres, and is zoned Rural Residential (RR).
- 4. RETREAT AT NORMAN FARM PUD, PHASE 3A – FINAL PLAT (Major) – The Jones Company of Tennessee, LLC - Represented by CSDG – 24th Commission Voting District (Chrissi S. Miller)** – Applicant is requesting Final Plat approval for a 26-lot residential subdivision, Open Space and R.O.W. Dedication located on **Van Conder Place and John T. Alexander Blvd, Hendersonville, TN, 37075**. Subject property is Tax Map 138, Parcels 030.00 and 028.02, contains 156.6 acres, and is zoned Planned Unit Development (PUD).
- 5. CHRIS MILENDER LOTS - FINAL PLAT (Major) – Chris Milender - Represented by Todd Bollinger – 4th Commission Voting District (Dillon Lamberth)** – Applicant is requesting Final approval for a 3-lot residential subdivision located on **State Route 76 and Dorris Road, Portland, TN, 37148**. Subject property is on Tax Map 053, Parcel 027.00 contains 4.86 acres, and is zoned Rural Residential (RR).
- 6. BAKER PERDUE ESTATES, ROAD RIGHT OF WAY DEDICATION - FINAL PLAT (Major) – Steve and Beverly Perdue and Randy and Vicky Baker - Represented by Richard Graves – 1st Commission Voting District (Terry Moss)** – Applicant is requesting Final approval for a Road R-O-W Dedication located on **Breanna Blvd. and Ashley Dawn Court, Portland, TN, 37148**. Subject property contains 3.13 acres, and is zoned Rural Residential (RR).
- 7. BRANHAM SPRINGS - SKETCH PLAT (Major) – Donovan Degrie - Represented by 615 Design – 6th Commission Voting District (David Klein)** – Applicant is requesting Sketch approval for a 33-lot residential subdivision located on **Branham Mill Road, Gallatin, TN, 37066**. Subject property is on Tax Map 106, Parcels 006.01 and 017.00, contains 66 acres, and is zoned Rural Residential (RR).
- 8. KEVIN LONG & ANDREA LONG – SEPTIC EASEMENT VARIANCE – Kevin and Andrea Long – Represented by Carman Surveying – 14th Commission Voting District (Jamie Teachenor)** – Applicant is requesting a Septic Easement Variance approval for a 2-lot Minor Subdivision. Subject property is located at **2428 Long Hollow Pike, Hendersonville, TN, 37075**, is on Tax Map 123, Parcel 023.02, contains 10.08 acres, and is zoned Rural Residential (RR).
- 9. SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2023-03: A Resolution related to proposed Amendments to the Sumner County Planning Commission By-Laws.**

10. SUMNER COUNTY REGIONAL PLANNING COMMISSION RESOLUTION 2023-04: A Resolution related to Adoption of the Revised 2023 Planning Commission Submittal Calendar.

11. CANCELLATION OF THE JULY 25, 2023 PLANNING COMMISSION MEETING

12. SUMMARY OF ADMINISTRATIVE APPROVALS, MAY 12 - PRESENT:

- A. Simon's Place, Minor Plat
- B. Geraldine Keith Subdivision, Minor Plat
- C. Resub of Lots 1 & 2 of Jackson Ohana Property, Minor Plat
- D. Creekmore & Halltown Property, Lot 5, Plat Amendment
- E. Grace Subdivision, Minor Plat
- F. The Harsh Farm, Minor Plat
- G. Fern Valley Springs, Lots 3 & 4, Plat Amendment
- H. Holly Smithey Acres, Minor Plat
- I. Downey Springs Subdivision, Minor Plat
- J. Halltown Springs, Lots 2 & 3, Plat Amendment
- K. Halltown Springs, Lots 1 & Open Space, Plat Amendment
- L. Halltown Springs, Lots 1 & 2 and Open Space, Plat Amendment
- M. The Nathan and Anna Richardson Property, Minor Plat
- N. 525 Old Gallatin Road Property, Minor Plat

13. DIRECTOR'S UPDATE

ADJOURNMENT