



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
AUGUST 15, 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
CHRISSI SMITH MILLER
DEBORAH HOLMES
JIM WILLIAMS

APPROVAL OF JULY MEETING MINUTES

APPROVAL OF AUGUST AGENDA

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

REGULAR AGENDA

- 1. N. PALMERS CHAPEL ROAD – ASSIGNMENT OF COUNTY ZONING TO DEANNEXED PARCEL** – Emery & Jessica Herrmann and Andrew & Audrey Finney – 14th and 15th Commission Voting District (Jamie Teachenor and J. Wes Wynne) – Sumner County is recommending a zoning classification of Rural Residential (RR) to subject property due to de-annexation from the City of White House, TN. Request is being made pursuant to Chapter 17, Section 1705 of the Sumner County Zoning Resolution. Subject property is located at **N. Palmers Chapel Road, White House, TN, 37188**, is Tax Map 077, P/O Parcels 099.00, 100.04 & 100.05, and contains 4.6 acres. Property was formally deannexed from the City of White House June 15, 2023.
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, August 3, 2023. THIS IS A PUBLIC HEARING.

- 2. WIL-RO, INC – REZONING – Joshua Coster, RDP Real Estate Holding Co, LLC – 4th Commission Voting District (Dillon Lamberth) – Applicant is seeking a rezoning from Rural Residential (RR) to Light Industrial (LI). Subject property is located at **1155 Old Hwy 109N, Gallatin, TN, 37066**, is Tax Map 104, Parcels 093.01 & 061.01, contains 8.37 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, August 3, 2023. THIS IS A PUBLIC HEARING.**
- 3. 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).
This item was deferred at the June 27, 2023 Planning Commission meeting.**
- 4. 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).
This item was deferred at the June 27, 2023 Planning Commission meeting.**
- 5. LAUREL PARK PUD, PHASE 3 – PRELIMINARY PLAT (Major)– Phillips Builders, LLC - Represented by CSDG – 14th Commission Voting District (Jamie Teachenor) – Applicant is requesting Preliminary Plat approval for a 35-lot residential subdivision located on Long Hollow Pike, Hendersonville, TN, 37075. Subject property is Tax Map 122, P/O Parcel 066.01, contains 17.48 acres, and is zoned Planned Unit Development (PUD).**
- 6. 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).
This item was deferred at the June 27, 2023 Planning Commission meeting.**
- 7. 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).
This item was deferred at the June 27, 2023 Planning Commission meeting.**

8. WEST ESTATES SECTION II - FINAL PLAT (Major) – Anita West Eade -
Represented by Richard Graves – 2nd Commission Voting District (Terry Wright) –
Applicant is requesting Preliminary 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 19.02 acres, and is zoned Rural Residential (RR).

9. SUMMARY OF ADMINISTRATIVE APPROVALS, JUNE 22 - PRESENT:

- A. Lot 3, Bruce Minnick Property, Plat Amendment
- B. Michael Deering Property, Minor Plat
- C. Jeffrey Ball Property, Minor Plat
- D. David G. Wyllie, Minor Plat
- E. Charles Lee Property, Minor Plat
- F. Rufus K. Reese and wife Vivian Reese
- G. Brian Gregory and wife Kendra Gregory
- H. Lot 2, Bethel L. Brown Subdivision, Phase 4, Plat Amendment

10. DIRECTOR'S UPDATE

ADJOURNMENT