



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
SEPTEMBER 19, 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 AUGUST MEETING MINUTES

APPROVAL OF SEPTEMBER AGENDA

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

REGULAR AGENDA

- 1. BRAYDEN MADISON BROADCASTING PUD – MAJOR PLAN AMENDMENT #2 – Cristobal Picado, represented by GreenLID Design – 4th Commission Voting District (Dillon Lamberth) – Applicant is seeking a Major Plan Amendment of an existing PUD, for the purpose of updating the table of allowable uses and adding proposed improvements to the subject property. Subject property is located at 1625 Scotty Parker Road, Gallatin, TN 37066, is Tax Map 104, Parcel 004.01, contains 1 acre 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, August 31, 2023. THIS IS A PUBLIC HEARING.**

- 2. CLAIREBROOK SUBDIVISION - SKETCH PLAT (Major) – James & Elaine Brinkley - Represented by GreenLID Design – 4th Commission Voting District (Dillon Lamberth)** – Applicant is requesting Sketch Plat approval for a 10-lot residential subdivision located on **South Ray Road, Portland, TN, 37148**. Subject property is on Tax Map 058, Parcel 087.00, contains 18.21 acres, and is zoned Rural Residential (RR).
- 3. SOMERSET DOWNS, PHASE 7, LOT 106 – PRELIMINARY PLAT (Major) – Shular Tennessee Holdings, represented by GreenLID – 24th Commission Voting District (Chrissi S. Miller)** – Applicant is seeking Preliminary Plat approval for a 5-lot residential subdivision located at **1010 Luxborough Drive, Hendersonville, TN 37075**. Subject property is on Tax Map 123J, Group E, Parcel 037.00, contains 3.92 acres and is zoned Planned Unit Development (PUD).
- 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 meeting and at the applicant’s request at the August 15, 2023 Planning Commission meeting.
- 5. BROWN ACRES - PRELIMINARY PLAT (Major) – Timothy Wade and Misty Dawn Brown - Represented by Richard Graves – 5th Commission Voting District (Darrell Rogers)** – Applicant is requesting Preliminary Plat approval for a 3-lot residential subdivision, located on **Dobbins Pike, Portland, TN, 37075**. Subject property is Tax Map 050, Parcel 003.01, contains 6.97 acres, and is zoned Rural Residential (RR).
- 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 with Open Space and ROW, 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 8.46 acres, and is zoned Planned Unit Development (PUD).
- 7. SCHNEIDER PROPERTY – SEPTIC EASEMENT VARIANCE/WAIVER (Minor Plat)– Randy and Susan Schneider - Represented by Jason Stivers – 6th Commission Voting District (David Klein)** – Applicant is requesting a Variance from County requirements contained at Article III, Section H of the Sumner County Subdivision Regulations related to a proposed septic easement. Property is located at **1028 Old Hopewell Road, Castalian Springs, TN, 37031**, is Tax Map 089, Parcel 061.00, contains 5.07 acres, and is zoned Rural Residential (RR).
- 8. PC Resolution 2023-05: Amending Subdivision Regulations related to Water Facilities & Fire Protection, Road Cross-sections, and Sketch Plat requirements**

9. PC Resolution 2023-06: Establishment of a Set of Transition Rules for Regulatory Changes Within Sumner County's Planning Area

10. SUMMARY OF ADMINISTRATIVE APPROVALS, AUGUST 3 - PRESENT:

- A. The Mongle & Ashburn Property, Minor Plat
- B. Lot 1, Michael Russell Property, Plat Amendment
- C. Lot 1, Kenneth R. Gilliam Property, Plat Amendment
- D. Elledge Property, Minor Plat
- E. Michael Jenkins Property, Minor Plat
- F. McCormack's Reserve, Minor Plat
- G. John Schaffer Subdivision, Minor Plat
- H. Christine H. Crafton Estate, Minor Plat

11. DIRECTOR'S UPDATE

12. ADJOURNMENT