



SUMNER COUNTY REGIONAL PLANNING COMMISSION  
AGENDA  
OCTOBER 17, 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:**

DAVID KLEIN, VICE-CHAIRMAN  
CHRISSI SMITH MILLER  
DEBORAH HOLMES  
JIM WILLIAMS

**ELECTION OF OFFICERS:**

- CHAIR
- VICE-CHAIR

**APPROVAL OF SEPTEMBER MEETING MINUTES**

**APPROVAL OF OCTOBER AGENDA**

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

**REGULAR AGENDA**

- 1. HEAVENLY GARAGE DOORS PUD – REZONING** – Tim Carnes, represented by GreenLID Design – 7th Commission Voting District (Danny Sullivan) – Applicant is seeking to rezone subject property from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of constructing and operating a warehouse for materials and satellite office for a garage door company. Subject property is located at **1973 Hwy 109N, Gallatin, TN, 37066**, is Tax Map 092, Parcel 007.01, contains 6.7 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, October 5, 2023. THIS IS A PUBLIC HEARING.**

**NOTE: TO BE DEFERRED UNTIL THE NOVEMBER 2023 MEETING**

**2. 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, October 5, 2023. THIS IS A PUBLIC HEARING.**

**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).

This item was deferred at the June 27, 2023 meeting and at the applicant’s request at the August 15, 2023 and September 19, 2023 Planning Commission meeting.

**4. JACOB’S VALLEY – PRELIMINARY PLAT (Major) – Tommy Elsten - Represented by Todd Bollinger – 4th Commission Voting District (Dillon Lamberth)**

– Applicant is requesting Preliminary 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).

**5. HIGHLAND HILLS SUBDIVISION – PRELIMINARY PLAT (Major) – Tiffany Thomerson - Represented by GreenLID Design – 4th Commission Voting District (Dillon Lamberth)**

– Applicant is requesting Preliminary Plat approval for a 5-lot residential subdivision with 7 tracts, located on **399 Buntin Mill Road, Cottontown, TN, 37048**. Subject property is on Tax Map 037, Parcel 003.00, contains 61.32 acres, and is zoned Rural Residential (RR).

**6. SOMERSET DOWNS, PHASE 7, LOT 106 – FINAL PLAT (Major) – Shular Tennessee Holdings, represented by GreenLID – 24th Commission Voting District (Chrissi S. Miller)**

– Applicant is seeking Final 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).

**7. SUMMARY OF ADMINISTRATIVE APPROVALS, SEPTEMBER 12 - PRESENT:**

A. Christian Estates, Minor Plat

B. Kevin Long & Andrea Long, Minor Plat

C. Resub of Lot 1 of The Raymond Whitson Subdivision, Minor Plat

D. Larry Biggs Subdivision, Minor Plat

**8. DIRECTOR'S UPDATE**

**A. Zoning Update Status**

**B. Potential Departmental Name Change**

**9. ADJOURNMENT**