



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
NOVEMBER 21, 2023
REGULAR MEETING 5:00 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 NOVEMBER 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 **173 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, November 9, 2023. THIS IS A PUBLIC HEARING.

- 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, November 9, 2023. THIS IS A PUBLIC HEARING.
- 3. RIGGS HWY 31W PUD – REZONING – Jeremy Riggs, represented by GreenLID Design – 4th Commission Voting District (Dillon Lamberth)** – Applicant is seeking to rezone subject property from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of constructing and operating six mini storage buildings. Subject property is located at **4614 Hwy 31W, Cottontown, TN, 37048**, is Tax Map 036, Parcel 008.01, contains 2.48 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, November 9, 2023. THIS IS A PUBLIC HEARING.
- 4. LEWIS HEAD Commercial Plaza PUD – MAJOR PLAN AMENDMENT #1– Lewis Head, represented by 615 Design Group – 4th Commission Voting District (Dillon Lamberth)** – Applicant is seeking a Major Plan Amendment of an existing PUD, for the purpose of modifying proposed building layout and adding additional property to the development by rezoning. Proposed uses comply with existing entitlements. Subject property is located at **135 & 139 W. Roberts Road, Portland, TN, 37148**, is Tax Map 072, Parcel 035.05 & 035.06, contains 10.09 acres and is zoned Planned Unit Development (PUD) and Rural Residential (RR).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, November 9, 2023. THIS IS A PUBLIC HEARING.
- 5. RIGGS HOLLOW SUBDIVISION - PRELIMINARY PLAT – 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.
- 6. JACOB’S VALLEY – PRELIMINARY PLAT– 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).

ITEM WITHDRAWN AT APPLICANT'S REQUEST

- 7. HIGHLAND HILLS SUBDIVISION – PRELIMINARY PLAT** – 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).
- 8. SHILOH RIDGE FARM ESTATES – PRELIMINARY PLAT** – David Bandy - Represented by Richard Graves – 1st Commission Voting District (Terry Moss) – Applicant is requesting Preliminary Plat approval for a 37-lot residential subdivision, located on **Pleasant Grove Road, Westmoreland, TN, 37186**. Subject property is on Tax Map 026, Parcel 040.06, contains 45.13 acres, and is zoned Rural Residential (RR).
- 9. THE LANDING AT BRANHAM – PRELIMINARY PLAT** – Schell Brothers- Represented by CJ Murrell – 6th Commission Voting District (David Klein) – Applicant is requesting Preliminary Plat approval for a 23-lot residential subdivision, located on **Branham Mill Road, Gallatin, TN, 37066**. Subject property is on Tax Map 106, Parcel 006.01, contains 66 acres, and is zoned Rural Residential (RR).
- 10. CLAIREBROOK SUBDIVISION – PRELIMINARY PLAT** – James and Elaine Brinkley - Represented by GreenLID Design – 4th Commission Voting District (Dillon Lamberth) – Applicant is requesting Preliminary Plat approval for a 10-lot residential subdivision, located on **43 South Ray Road, Cottontown, TN, 37048**. Subject property is on Tax Map 058, Parcel 087.00, contains 18.19 acres, and is zoned Rural Residential (RR).
- 11. SOMERSET DOWNS, PHASE 7, LOTS 105 & 106 – FINAL PLAT** – 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).
- 12. ROGER HEINRICH SUBDIVISION – FINAL PLAT (Minor)** – Gupton Builders, LLC - Represented by Todd Bollinger – 14th Commission Voting District (Jamie Teachenor) – Applicant is requesting Final Plat approval for a 2-lot residential subdivision, located on **Shun Pike, Cottontown, TN, 37048**. Subject property is on Tax Map 074, Parcel 116.03, contains 5.01 acres, and is zoned Rural Residential (RR).
- 13. SUMNER COUNTY PLANNING COMMISSION RESOLUTION 2023-07:**
Approval of the 2024 Planning Commission submittal and meeting calendar.

14. SUMMARY OF ADMINISTRATIVE APPROVALS, SEPTEMBER 12 - PRESENT:

- A. Christian Estates, Minor Plat
- B. Kevin Long & Andrea Long, Minor Plat
- C. Resubdivision of Lot 1 of The Raymond Whitson Subdivision, Minor Plat
- D. Larry Biggs Subdivision, Minor Plat
- E. Lot 1, The Mongle & Ashburn Property, Plat Amendment
- F. Re-Subdivision of Lot 1 of Stamps Lot Subdivision, Minor Plat
- G. Re-Subdivision of Lots 75 & 76 of Five Coves - Section 3, Minor Plat
- H. Lot 5, Cook 76 Acres Subdivision, Plat Amendment
- I. Native Creek Subdivision, Minor Plat
- J. Lot 7, Clearview Estates, Phase 1, Plat Amendment
- K. Viet M. Sparo and wife Debra W. Spero, Minor Plat
- L. Mooneyhan Acres, Minor Plat
- M. Davenport Acres, Minor Plat
- N. Lot 6, Emerald Acres, Plat Amendment
- O. Re-Subdivision of Lot 1 of AO Street, Minor Plat
- P. Resubdivision of Lot 7B of Resubdivision of Lot 7 of Charles McDonald and Map165 Parcel 8.00, Minor Plat
- Q. Lot 5, Bryans Point Subdivision, Plat Amendment

15. DIRECTOR'S UPDATE

- A. **Zoning Update Status**
- B. **Potential Departmental Name Change**

16. ADJOURNMENT