



SUMNER COUNTY REGIONAL PLANNING COMMISSION
AGENDA
DECEMBER 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:

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

APPROVAL OF NOVEMBER MEETING MINUTES

APPROVAL OF DECEMBER AGENDA

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

REGULAR AGENDA

- 1. THARP FAMILY SADDLE AND VINE RANCH PUD – REZONING** – Tharp Family Co, LP, Mark Duemig, represented by GreenLID Design – 5th Commission Voting District (Darrell Rogers) – Applicant is seeking to rezone subject property from Rural Residential (RR) to Planned Unit Development (PUD) for the purpose of constructing and operating an Indoor & Outdoor Venue, Winery, Restaurant, Campground and an Equestrian facility. Subject property is located at **3555 Hwy 31E and 150 Mount Vernon Road, Gallatin, TN, 37066**, is Tax Map 068, Parcels 006.01, 115.00, 116.00, 005.02, 005.00, 006.00, 006.08, 006.07 and 006.06, contains 254.75 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, December 7, 2023. THIS IS A PUBLIC HEARING.
- 2. BROWN ACRES - FINAL PLAT (Major)** – Timothy Wade and Misty Dawn Brown - Represented by Richard Graves – 5th Commission Voting District (Darrell

Rogers) – Applicant is requesting Final 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).

3. RETREAT AT NORMAN FARM PUD, PHASE 4 - 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 63-lot residential subdivision with Open Space and ROW, located on **John T. Alexander Blvd. and Joe Miller Drive, Hendersonville, TN, 37075**. Subject property is Tax Map 138, Parcels p/o 028.02 and p/o 030.00, contains 36.09 acres, and is zoned Planned Unit Development (PUD).

4. BRINKLEY SUBDIVISION - FINAL PLAT (Major) – **James W and Diane Brinkley - Represented by GreenLID Design – 4th Commission Voting District (Dillon Lamberth)** – Applicant is requesting Final Plat approval for a 10-lot residential subdivision, located at 143 South Ray Road, Cottontown, TN, 37048. Subject property is Tax Map 058, Parcel 087.00, contains 18.19 acres, and is zoned Rural Residential (RR).

5. SUMMARY OF ADMINISTRATIVE APPROVALS, NOVEMBER 8 - PRESENT:

- A.** Lot 5, Bryans Point Subdivision, Plat Amendment
- B.** Resubdivision of Lots 1 & 2, Michael Jenkins Property, Minor Plat
- C.** The Schneider Property, Minor Plat
- D.** Michael Payne Property, Minor Plat
- E.** Lot 1, Native Creek Subdivision , Plat Amendment

6. DIRECTOR'S UPDATE

5. ADJOURNMENT