



**CHEATHAM COUNTY PLANNING COMMISSION  
MINUTES FOR APRIL 3, 2025**

Meeting was called to order at 6:00 p.m. by Chairperson Mark Jarrell

Mark Jarrell called for the roll to be taken and called the roll

Members Present: Matt Von Lunen, Chester Hannah, Brian McCain, Chris Atkins, Jill Niccolich, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Jessica Hill, Alex Green, John Harter, Debbie Harter, Caleb Fuqua, Jon Claxton, Erica Garrison, Randy Noe, Shelia Krantz, Pete Klotz, William Halsey, Bobby Sells, Nicole Sells, Daniel Newton, Martha Newton, Christopher Speich, Aanber Locke, Darwin Newton, Nanette Malher, Scott Steverson, Walter Weakley, Larry Nash, Crosby Keltner, Joey Locker, Roger Farmer, David Faith, Larry Jarod, Amanda Bell, Stuart Mathis, Stephanie Herring, Holly Mathis, David Strayer, George Wade, Jean Wade, Fred Herringer, Sam Delemos, Joe Delemos, Pete Krantz, Fred Norquist

**Approval of Minutes and Agenda:**

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the March 6, 2025 Planning Commission meeting. He asked if there were any comments or corrections. Hearing none, a **\*\*MOTION\*\*** to approve the minutes was made by Brenda Montgomery; second by Matt Von Lunen. The motion passed by unanimous “aye” voice vote.

Mark Jarrell stated, the agenda for tonight’s meeting has been distributed. He asked if there were any comments or corrections. Hearing none, a **\*\*MOTION\*\*** to approve the agenda was made by Matt Von Lunen; second by Chris Atkins. The motion passed by unanimous “aye” voice vote.

**PUBLIC FORUM:**

Mark Jarrell opened the floor for Public Forum at 6:01 PM. Joey Locker asked, if tax increment financing had ever been considered as a community? One consideration may be Pond Creek Rd., as it frequently floods and may be eligible for improvements from flooding. Michael Bligh stated, information should be presented to the Industrial Development Board. Mark Jarrell declared public forum closed at 6:04 PM.

**ITEM #1**

Mark Jarrell read Item #1 into the record. Robert Crouch requesting a Zone Change from Agriculture to R1 for Map 35, Parcel 17.02. Property is located on Lockertsville Rd., in the 4<sup>th</sup> Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning review report: This is a request

to rezone Map 35 Parcel 017.02, located at an unaddressed parcel on Lockertsville Road near the intersection with Macon Wall Road. The property is a 3.7-acre parcel currently zoned A, Agriculture. The adjacent properties are zoned Agriculture. Public water is available at the property. This property is not located in a county planned growth area. The proposed use of the property is residential construction. Nanette Malher stated, this area is agriculture, she is opposed to the higher density zoning and is concerned with increased traffic. It is right across the street from the proposed TVA site and no one will be able to live in that area. It would be morally reprehensible for the planning commission to allow this to go forward. Will Halsey stated, he agrees with Nannette Malher and is disgusted with the residential develop on Sweethome Rd. He is opposed to the rezone. Stephanie Herring stated, she is concerned with the higher density in the agricultural areas and is opposed to the rezoning. Pete Krantz stated, he is concerned with stormwater runoff generated by residential development and high traffic counts. He is concerned with the proposed TVA development and is opposed to the rezoning. Holly Mathis stated, she recently purchased property next to this lot and did not know TVA may be located right across the road and there may be three homes built right next to her. She is new to the area and did not know what they were getting into. Larry Nash stated, he encourages the board to consider the consequences of spot zoning. This location is agriculture and is not in the planned growth area. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to deny the rezone request was made by Brenda Montgomery; second by Chris Atkins. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

## **ITEM #2**

Mark Jarrell read Item #2 into the record. John and Debbie Harter requesting a Zone Change from Agriculture to R1 for a 1.56-acre portion of Map 74, Parcel 14.06. Property is located at 1560 Sams Creek Rd., in the 5<sup>th</sup> Voting District and is not in a Special Flood hazard Area. Jessica Hill presented the planning review report: This is a request to rezone a portion of Map 074 Parcel 014.06, located at 1560 Sams Creek Rd. The property is a +27-acres and this request is to rezone a 1.56-acre portion of the property currently zoned A, Agriculture, to R1. There is an existing structure. The adjacent properties are zoned A, Agriculture. Public water is available at this property. This property is not located in a county planned growth area. The proposed use of the property is to build on the family property. The R-1, Low Density Residential District, is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. Franklin Wilkinson stated, Diana Pike Lovell, 5<sup>th</sup> District Commissioner, is not able to attend the meeting tonight but provided an email and is in favor of the rezoning. Mark Jarell stated, there is a concern with spot zoning. Debbie Harter stated, the smaller lot is the only buildable portion of the parcel due to shape of the lot. A lager lot would cut off access to the rear of the property. This has been family property for over one hundred years. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to deny the rezone request was made by Brenda Montgomery; second by Gary Chance. The motion passed by roll call vote. Matt Von

Lunen - yes, Chester Hannah - yes, Brian McCain - abstain, Chris Atkins - yes, Jill Niccolich - abstain, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

### **ITEM #3**

Mark Jarrell read Item #3 into the record. Joey Locker requesting Final Plat approval of a Major Subdivision for Map 75, Parcel 16. Property is located on River Rd., in the 5<sup>th</sup> Voting District and is in a Special Flood Hazard Area. Jessica Hill presented the planning review report: The Zoning and Preliminary Master Plan were approved on February 27, 2023. The planning commission approved an extension for the final master plan on March 7, 2024. The planning commission conditionally approved the final master plan in November 2024 if comments were addressed. Final Master Plan documents were submitted and addressed all comments. Analysis: This request is for Final Plat approval for a major subdivision of Phase I of the CMUPUD Lockers Southern View Luxury Motorcoach Resort. This includes 167 RV lots that will be for sale, 2 wastewater STEP system lots, and 7 open space areas with proposed recreational facilities, clubhouse, restaurant, and rental cabins. All proposed streets will be private. Subdivision Issues: Staff reviewed the conceptual plan per the subdivision regulations and identified the following items for consideration:

- Open space #5 appears to include the restaurant, parking lot, streets, and cabins or rental RVs. The subdivision regulations define common open space and state that they may contain such complementary structures and improvements as necessary and appropriate for the benefit and enjoyment of the occupants of such development. The proposed structures and improvements appear to be beyond the intent of the definition of common open space.
- A performance bond for improvements must be provide prior to the recording of the final plat (private streets, water, sewer, and other utilities).
- A permanent access easement over such streets shall be provided to each and every parcel or lot that is to gain access therefrom. All such private improvements shall be maintained by the developer/owner or by a legally established homeowner's association or similar group approved by the Planning Commission. The legal documents establishing ownership and maintenance of the easement shall be submitted with the Final Plan for review and approval and shall be recorded with the Final Plat. A bond may be posted to guarantee such improvements in a like manner as required for public streets.
- Provide the covenants and/or incorporation and by-laws of co-owners association or other entity that will manage open space and a plan for management and maintenance. (2-108.2, 5-105.102, and 5-105.4)
- Provide the final community association documents (2-108.2, 5-105.102, and 5-105.5).

Joey Locker stated, he has resubmitted and address all comments as noted from planning staff. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve contingent on addressing all outstanding review comments was made by Brian McCain; second by Gary Chance. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - no, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - no, Gary Chance - yes, Mark Jarrell – yes.

### **ITEM #4**

Mark Jarrell read Item #4 into the record. Amanda Bell requesting Final Plat approval of a Minor Subdivision for Map 26, Parcel 10.00. Property is located at the corner of Jess Harris Rd., and Sweethome Rd., in the 4<sup>th</sup> Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning review report: This is a request for a 3-lot subdivision for a minor subdivision titled Greysmith Homes, LLC Property. The parcel is +1.68 acres total and each of the proposed lots will

be +0.56 acres. This is located in a county planned growth area. Plat Issues: Staff reviewed the preliminary plat per the subdivision regulations and identified the following items for consideration:

1. Please provide internal monuments for all new property corners per Subdivision Regulations Article 4-102.7(2) Internal Monuments – all lot corners and all lot line breaks shall be staked by iron rods, pipes, or pins at least 18” long and 5/8” in diameter.
2. The Final Plat is drawn at 1”=50’. The Subdivision Regulations Article 5-105.103 (1) stipulate two allowed scales (1”=100’ or 1”=200’) but the Planning Commission may accept others. Franklin Wilkinson stated, there is a 4” water line at this location. A fire hydrant cannot be installed on a 4” water line. Per resolution, the homes will be required to have automatic fire sprinklers. Approval of this plat waives the requirement for a fire hydrant and the home will be required automatic fire sprinklers. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve was made by Brian McCain; second by Chester Hannah. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - no, Mark Jarrell – yes.

#### **ITEM #5**

Mark Jarrell read Item #5 into the record. Randy Lehmann requesting Conceptual Plan approval of a Major Subdivision for Map 84, Parcels 3.32, 3.5, 3.56, 49, 50 and 51. Property is located off Apache Trail on Falling Timber Dr., in the 5<sup>th</sup> Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning review report: This is a request for a conceptual plan for 14 lots with access either to Apache Trail or a proposed private road, Falling Timber Dr. The total acreage is + 94.32 acres. This is not located in a county planned growth area. The properties are zoned E1, Estate Residential. Staff reviewed the conceptual plan per the subdivision regulations and identified the following items for consideration: 1. Falling Timber Drive is greater than the allowed length of a cul-de-sac of 1,200’ (4-106.2 (5)). 2. Lots 12 and 13 don’t appear to meet the lot width to depth requirements of 1:4 (4-110.6). Confirm if Lot 11 does. Conceptual Plan Issues: Staff reviewed the conceptual plan per the subdivision regulations (5-102) and identified the following items for consideration: 1. Lot 2 appears to be missing as a label. Please confirm which is Lot 1 and which is Lot 2. Or if that is the intent, please correct the ownership/deed reference for Lot 2. Lot 2 appears to be missing as a label. Please confirm which is Lot 1 and which is Lot 2. Or if that is the intent please correct the ownership/deed reference for Lot 2.

Roger Farmer, Collier Engineering, stated, the road will be a public road and a waiver request for the road length has been submitted and is requesting a waiver of the lot width to depth ratio for lot 12 and lot 13 based on the steepness of the lots. The back portion of the lots are undevelopable. Lot 1 and lot 2 were originally sold and ownership/deed reference will be corrected. The homes will be fully sprinkled. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve granting the waiver for the length of the road and waiver for the depth to width ratio for lot 12 and lot 13 was made by Chris Atkins; second by Brenda Montgomery. The motion passed by roll call vote. Matt Von Lunen - abstain, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

#### **ITEM #6**

Mark Jarrell read Item #6 into the record. Randy Lehmann requesting Preliminary Plat approval of a Major Subdivision for Map 84, Parcels 3.32, 3.5, 3.56, 49, 50 and 51. Property is located off Apache Trail on Falling Timber Dr., in the 5<sup>th</sup> Voting District and is not in a Special Flood Hazard Area. Jessica

Hill presented the planning review report: The waivers for the road length and depth to width ratio have been granted. Staff reviewed the preliminary plat per the subdivision regulations (5-103) and identified the following items for consideration: 1. Lot 2 appears to be missing as a label. Please confirm which is Lot 1 and which is Lot 2. Or if that is the intent, please correct the ownership/deed reference for Lot 2. 2. Please provide zoning information of the parcels proposed to be subdivided by this request. Lot hooks and topography or building site elevations should be added. Roger Farmer stated, the resubmittal addresses all staff comments. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve was made by Brenda Montgomery; second by Chester Hannah. The motion passed by roll call vote. Matt Von Lunen - abstain, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

#### **ITEM #7**

Mark Jarrell read Item #7 into the record. John Claxton requesting Preliminary Master Plan approval of a Commercial Mixed Use Planned Unit Development for Map 26, Parcel 13. Property is located at 4055 Sweethome Rd., in the 2<sup>nd</sup> Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning review report: This is request is for a preliminary master plan for the proposed CMUPUD subdivision titled “Scotlyn Estates” located in Cheatham County (Map 026, Parcel 013.00) along with an application for zone change for the same property. The property is +68.21 acres and is currently zoned R1, Low-Density Residential, and is in the Pleasant View UGB. The proposed CMUPUD would include 197 residential lots with approximately 2.92 dwelling units per acre. The average lot size is ~7,000 s.f. The development is planned for 3 phases and anticipated to take 3 years to complete and is proposed to contain only residential uses. The preliminary master plan (7.030) submitted was reviewed per (7.030 of the Zoning Resolution and as appropriate with the Subdivision Regulations). Staff note the following for consideration: • Proposed streets were not identified as either public or private. • Dead end streets on north property line may not meet the requirements of Article 4-106.7 of the Subdivision Regulations. This is for consideration as the final design and construction plans are developed. Michael Bligh stated, the county commission previously had concerns regarding the public road design in this area and adopted a moratorium for this area as a policy not to rezone to any higher density until the traffic situation was addressed. The developer has proposed ways to mitigate the traffic but this board has not seen plans for the traffic mitigation. The traffic concern will need to be adequately addressed. Jon Claxton stated, his plan references the 2022 TDOT study at HWY 49 and Sweethome Rd. One alternative was to cut back slopes on HWY 49 and add turn lanes on Hwy 49. Our resubmittal did address the planning staff comments. Amber Locke stated, the traffic study goes back to 2019. The traffic study was done by the county. TDOT has accepted the traffic study the county has tried to hold the moratorium. Development has happened on Sweethome outside to the moratorium area that has an impact on Sweethome Rd., and the intersection at HWY 49. The TDOT approval requires three items. Cutting back the earth bank north of the intersection, a deceleration lane on HWY 49 and a turning lane on Sweethome Rd., entering HWY 49. The developer has not submitted a plan to satisfy the traffic study and safety concerns. Stephanie Herring asked, if the traffic study has been done since 2019 then why has only the bank been cut back? Caleb Fuqua stated, he is proposing to adequately address the safety concerns at the intersection for everyone using it and not just for his development. He is using the existing TDOT study and conducting a current traffic study. He plans to use both studies to address and construct an intersection that addresses all safety concerns. Whatever option TDOT requires he will

construct. Darwin Newton stated, the only traffic study that has been approved was by the county commissioners and the moratorium in place is based on that. Brenda Montgomery stated, a CMUPUD is a Commercial Mixed Unit Development and allows Single Detached Dwellings, Duplex Dwellings, Multi-Family Dwellings, Commercial Campgrounds and RV (Recreational Vehicle) Parks, Convenience Commercial, Entertainment and Amusement, Financial, Consultative, and Administrative Services, Food and Beverage Services, Food Service Drive-In, General Business and Communication Services, General Personal Services, General Retail Trade, Group Assembly, Medical and Professional Services, Transient Habitation. Bobby Sells stated, he has lived on Maple Hills for four years. In the four years he has lived there the traffic has quadrupled. The new development at Morgan Place will also affect the future traffic on Sweethome Rd. He is concerned with the traffic. Larry Nash stated, this area cannot support this level of intensity the proposed PUD density will bring to this intersection. Daniel Newton stated, he does not think any improvement to the intersection will be acceptable. Christopher Speich, President Maple Hills Homeowner's Association, stated, there are 117 homes in Maple Hills. There are already traffic concerns on Sweethome. There is nothing addressing the intersections to the proposed PUD. The developer is not adequately addressing the traffic study. There is a drainage issue at the sharp curve on Sweethome Rd. Fred Norquist stated, he is concerned the higher density development will disrupt the rural setting of the area and the strain the development will have on the schools. He is concerned with the traffic and opposes the development. Randy Noe, 2<sup>nd</sup> District Commissioner, stated, the TDOT plan to improve HWY 49 are at least ten years out. The subdivision behind Dollar General has a problem with occupants parking on the street and restricting traffic flow and emergency services. Two parking spots per home is not adequate. This development has the potential to cause the same problem. Scott Steverson stated, he has lived in the area for six years. He has had several traffic accidents that the vehicles went into his yard. He will lose the natural trees and vegetation buffer he has now. He is concerned with storm water and opposes the PUD. Erica Garrison stated, she is with the developer and is concerned about all planning issues discussed. The moratorium can be addressed in more detail with the county commission at the appropriate time. We are working with the TDOT study and will address all concerns. Two of the recommendations are being met. The traffic study only required one of the conditions be met. All development in the area will be taken into account. We are asking that the request move forward to the county commission so all concerns can be addressed. Walter Weakley, 4<sup>th</sup> District Commissioner stated, he met with the road superintendent and he was not in favor of that amount of density in the area and is concerned with the potential for storm water runoff. Mr. Weakley is concerned with the impact this proposed development will have on emergency services and the schools. This commission should consider the moratorium and is opposed to the PUD. Kevin Krantz stated, he is concerned with the proposed density. The only beneficiary of this development will be the developer. Chester Hannah stated, the traffic study was done with the intent of a new school being connected to Sweethome Rd., and asked if the new school has been constructed and connected? The traffic study is based on the addition of the new school. This proposed CMUPUD limits the development to single family homes only. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to disapprove the preliminary master plan was made by Brenda Montgomery; second by Jill Niccolich. The motion failed by lack of majority vote. Matt Von Lunen - no, Chester Hannah - no, Brian McCain - no, Chris Atkins - abstain, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell - no. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to defer the request for approval of the preliminary master plan until an

updated traffic study in addition to the existing traffic study can be reviewed and the developer commits to required traffic improvements was made by Matt Von Lunen; second by Chester Hannah. The motion passed by roll call vote. Matt Von Lunen - abstain, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - no, Brenda Montgomery - no, Gary Chance - yes, Mark Jarrell – yes.

**ITEM #8 (*This item cannot be heard until approval of the preliminary master plan*)**

John Claxton requesting a zone change from R1 to Commercial Mixed Use Planned Unit Development for Map 26, Parcel 13. Property is located at 4055 Sweethome Rd., in the 2<sup>nd</sup> Voting District and is not in a Special Flood Hazard Area.

**OTHER BUSINESS: None**

**ADJOURN:** Having no further business, a **\*\*MOTION\*\*** to adjourn was made by Chris Atkins; second by Brenda Montgomery. Voice vote carried unanimously by all present. Meeting Adjourned at 8:12 PM.

**BRENDA MONTGOMERY – SECRETARY  
CHEATHAM COUNTY PLANNING COMMISSION**