



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JUNE 5, 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, Chris Atkins, Jill Niccolich, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Allen Nicholson, Brian McCain

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Jessica Hill, Randy Lehman, Roger Farmer

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the May 1, 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 Chester Hannah. 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 Gary Chance; second by Jill Niccolich. The motion passed by unanimous “aye” voice vote.

PUBLIC FORUM:

Mark Jarrell opened the floor for Public Forum at 6:02 PM. There being on one to speak Mark Jarrell declared public forum closed at 6:03 PM.

ITEM #1

Mark Jarrell read Item #1 into the record. Randy Lehmann requesting Final 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 5th Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning staff review: This is a request for a final plat for 14 lots with access either to Apache Trail or a proposed public 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. Adjacent properties are zoned E-1 (Estates Residential District). The newly submitted final plat intends to void, vacate, and supersede a prior property survey conducted for Magnolia Farms, Phase 1. Staff reviewed the final plat per the subdivision regulations (5-105) and identified the following items for consideration: Note the diameter of driveway culverts or that culverts will comply with requirements per Cheatham County. Staff recommend approval if the minor edit to note can be updated. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the final plat contingent on adding note for compliance with driveways and culverts per Cheatham County regulations was made by Chris Atkins; second by Brenda Montgomery. The motion passed by roll call vote. Matt

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

OTHER BUSINESS: None

ADJOURN: Having no further business, a ****MOTION**** to adjourn was made by Gary Chance; second by Matt Von Lunen. Voice vote carried unanimously by all present. Meeting Adjourned at 6:09 PM.

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