



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JULY 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, Chris Atkins, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Brian McCain, Jill Niccolich, Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Jessica Hill, Juan Roman, Brenda Rivera, Tim Williamson, Morshanna Campbell, Tim Nguyen, Anh Nguyen, Scotty Chambliss, Myral Chambliss, Catlin Baker, Alisha Shaffer, Ashlie Farmer, Carmen Irizarry Zellmann, Stephen Kennedy, Patty Kennedy, Paul Gantz, William Suiter, Joseph Felts, Joshua L Gann, Michael Himes, Nate Cutler, Eva Duke, Dane Bracy, Dale Harris, Dr. Susann Harris, Tiffany French, Lanah French, Chris Royalty, Randy Noe, Brad Weakley, Junell Jones, Gary Jones, Laurice Crocker, Reichard Harris, Andre Nguyen, Blake Mckinney, Kenni Elireda, Trenton Wallace

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the June 5 ,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 Matt Von Lunen; second by Gary Chance. The motion passed by unanimous “aye” voice vote.

PUBLIC FORUM:

Mark Jarrell opened the floor for Public Forum at 6:01 PM. There being on one to speak Mark Jarrell declared public forum closed at 6:02 PM.

ITEM #1

Mark Jarrell read Item #1 into the record. Layne Gebers requesting site plan approval for a 6,994 square foot commercial building on Map 39, Parcel 79. Property is located at 5150 Hwy 41-A, in the 2nd Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning staff review: The applicant is requesting site plan approval for a proposed 6,994 square foot building to be used as a training room. The proposed building will be an addition to an existing business with multiple structures on the parcel. There are existing; warehouses (5,940 sq.ft. and 12,2533 sq.ft.), office (2,411 sq.ft.), and parking cover (5,768 sq.ft) on site. The parcel has access to Highway 41-A. and is located in both Cheatham and Davidson County. The proposed structure is located in Cheatham County. Adjacent properties are zoned R1 (Low Density Residential), R3 (High Density Residential), E1 (Estate Residential), I1 (General Industrial), I2 (Heavy Industrial), and A (Agricultural). Layne and Judy Gebers also own the following adjacent parcels: 078.01 (E1 zoning), 078.03 (E1 zoning), 078.04 (I2 zoning) • The property is located in the County Planned Growth Area established in the Cheatham County Growth

Plan. Staff reviewed the site plan per the subdivision regulations and zoning resolution and identified the following items for consideration: Gravel parking lots have been added. Section 5.013 Requirements for Design of Parking Lots (5) states “a parking lot for multi-family, commercial or industrial uses shall be suitability paved with an all-weather surface or dustless material.” Information has not been provided to determine whether there are landscaping and buffer screens on the parcel between the R1 district. Article 4.120 (2)(D) provides guidance on landscaping for each acre of area not presently forested. *Landscaping shall be integrated into building arrangements, topography, parking and buffering requirements. Landscaping shall include trees, shrubs, ground cover, perennials, annuals, plant sculpture, art and the use of building and paving materials in an imaginative manner. Each acre of area not presently forested shall be landscaped as follows:* Information has not been provided to determine whether there are sufficient stormwater controls for the impervious surface of the site. Stream Buffer – Long Creek is a ‘not supporting’ stream and may require a 60 ft stream buffer from top of bank. Staff reviewed the site plan per the zoning ordinance (9.030)(3)(B) and identified the following items for consideration (please note that the number provided in parentheses below corresponds to the requirements specified in the zoning resolution): (6) Show the location(s) of all accessory off-street parking areas and the layout of parking facilities where five (5) or more spaces are to be provided (dimensions shall be shown). (10) Provide information on any screen fences and walls. (11) Provide information on proposed buffer screen planting (type of planting specified) – Refer to section 4.120. (12) Provide information on proposed means of surface drainage, including all drainage ways and facilities. (17) Provide information on landscaping and vegetation - Refer to Section 4.120. (19) Provide information on site lighting. A detailed lighting plan must be consistent with Section 4.140. Please provide location of Long Creek on site plan and as this is a ‘not supporting’ stream and a 60’ stream buffer may be required by TDEC. Please show these on the site plan. Layne Gerbers stated, his engineer, Matt Suiter, is with him tonight and he has addressed all the planning staff comments. Matt Suiter stated, he has submitted a revised site plan. He is needing additional information on what is required for stormwater, erosion control and parking. There are two wall packs added on the buildings for lighting. Michael Bligh stated, the previous site plan as approved by the planning commission did not require stormwater calculations. For now, we may be looking at the new additions to the site regrading stormwater management and erosion control. Layne Gebers stated, he is exploring all the possibilities to get fire protection to the site. Based on staff recommendations and discussion had at this meeting, greater detail is needed for the added parking area and proposed lighting plan. Based on staff recommendations and discussion had at this meeting a ****MOTION**** defer the request for site plan approval was made by Matt Von Lunen; second by Chris Atkins. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #2

Mark Jarrell read Item #2 into the record. Hope Center Ministries requesting site plan approval for a 4,500 square foot Personal and Group Care Facility for Map 23, Parcel 64.05. Property is located at 1028 Cotton Harris Rd., in the 2nd Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning staff review: This is a request for site plan approval for a personal and group care facility with access to Cotton Harris Road. The facility is proposed for a maximum of 30 residents. The proposed structure is fifty (50) foot by ninety (90) foot (4,500 sq.ft.) and 1-story in height. The total acreage is + 4.52 acres. The property is zoned C-5, Neighborhood Commercial Mixed Use. Adjacent properties are zoned C-5 (Neighborhood Commercial Mixed Use) and R-1 (Low Density Residential). The property is located in the County Planned Growth Area established in the Cheatham County Growth Plan. The Land Use Activity Matrix (Appendix A, Table 1) has identified Personal and Group Care as a Permitted Use for C-5 zoning. Staff reviewed the site plan per the subdivision regulations and zoning resolution and identified the following items for consideration: Design standards for nonresidential driveways. The minimum separation from an intersection and between drives shall be 200’. (SR 4-

102.803) Prior to this proposal this parcel was a residence, and this requirement did not apply. A variance to the subdivision regulations could be requested. Parking spaces. The site is proposed for 20 parking spaces and 2 ADA spaces for a total of 22 spaces. The Zoning Ordinance, (5.010), does not provide a minimum requirement for the number of parking spaces for a Personal and Group Care facility. For buildings and uses not listed, the off-street parking requirements shall be determined by the Planning Commission. Maximum Front and Side Building Setback (TABLE III). The C-5 zoning district has a maximum front and side building setback line of 10 feet (except when adjacent to a residential district). A variance to the zoning ordinance could be requested. Information has not been provided to determine whether there is sufficient landscaping. Article 4.120 (2)(D) provides guidance on landscaping for each acre of area not presently forested. Landscaping shall be integrated into building arrangements, topography, parking and buffering requirements. Landscaping shall include trees, shrubs, ground cover, perennials, annuals, plant sculpture, art and the use of building and paving materials in an imaginative manner. Staff reviewed the site plan per the zoning ordinance (9.030)(3)(B) and identified the following items for consideration (please note that the number provided in parentheses below corresponds to the requirements specified in the zoning resolution): Please label Bear Branch. Michael Himes stated, he represents Hope Center Ministries. Brad Weakley stated, he is the engineer for the project and can address any comments or concerns. The driveway is existing and was in place before the subdivision was constructed. It would be difficult to move the driveway and not encroach into the stream buffer. The ten-foot maximum front setback requirement would put the structure in the drainage ditch. Landscaping has been added to the plan. Richard Harris stated, he is one of the sellers. It was his parents' property and before that it was part of his grandfather's farm. He has thoroughly researched the Hope Center Ministries and believes the facility will be safe and controlled and will not adversely affect any surrounding properties. Nate Cuttler stated, he is a pastor with Hope Center Ministries and has lived in Cheatham County for the past two years. He has witnessed many lives being transformed. He supports the facility. Josh Gann stated, he is a campus pastor for HCM. He has gone through the program successfully and now works with HCM to help others. Alishia Shaffer stated, she and her family have been positively impacted by the work of HCM. She supports the facility. Tiffany French stated, she lives across the street from the proposed facility and is opposed to it. Ashley Farmer stated, she opposes the proposed facility and has environmental and flood hazard concerns for the location. Dr. Suzann Harris stated, she and her husband have been living at 1062 Cotton Harris Rd., for thirty-eight years. She does not oppose the ministry but opposes it at this location. Carmen Irizarry Zellmann stated, she is opposed to the proposed HCM facility. She does not trust them. She is concerned with the letter of authorization from the seller. She is also concerned with the parking requirements. Gary Jones stated, he lives in New Hope Estates and opposes the proposed facility. Tim Williamson, 2nd District County Commissioner, stated, he has heard from multiple residents who live in this area and has not received any email in favor of the facility at this location. Dana Bracy stated, she lives at 1151 Cotton Harris Rd., and is concerned with environmental issues and flooding. She opposes the proposed facility. Juan Roman stated, he lives in Bear Branch Circle and opposes the proposed facility. Morshanna Campbell stated, she is a resident of New Hope Estates and opposes the proposed facility. Randy Noe, 2nd District Cheatham County Commissioner, stated, he is not against the ministry and treatment for addiction but thinks this proposed facility is in the wrong location. David Royalty stated, his property is adjacent to the proposed HCM facility and he supports it. Scotty Chambliss stated, he and his wife reside at 1140 Cotton Harris Rd. He does not support the facility at this location. Ivey Perez stated, she has lived on Pickle Knight Rd, for forty years and is opposed to the proposed facility. Andre Nguyen stated, he lives in the Bear Branch Community. He is opposed to the proposed facility. Eva Duke stated, her dad lives in this area and opposes the proposed facility. Anh Nguyen stated, she lives in this area and is opposed to the proposed facility. Junell Jones stated, she lives in this area and is opposed to the proposed facility. Chris Royalty stated, he is a lead pastor at the 24 Church. He owns property adjacent to this proposed facility and supports the proposed HCM facility. Laurice Crocker stated, she has experienced substance

abuse in her family. She lives adjacent to this property and supports the proposed HCM facility. Michael Himes stated, HCM does not take sex offenders or violent criminals. The members of the program do not roam the neighborhood or approach neighborhood children. None of the men can leave the home by themselves. During the day all participants are working at an offsite job. There are many positive features associated with each individual through the program and supporting church. We have two vans per facility. The vans make about two trips per day to and from the job sites. Brad Weakley stated, the stream buffer can be accomplished. He does not think the newer subdivision should be able to impose a restriction on this property regarding the driveway. This site will connect to the sewer system. The proposed use is a use by right in the C-5 Zoning District. Based on staff recommendations and discussion had at this meeting the planning commission determined a variance for the maximum front setback requirement will need to be granted by the board of zoning appeals. Based on staff recommendations and discussion had at this meeting a ****MOTION**** defer the request until the board of zoning appeals can make a determination for a variance regarding the maximum font setback requirement was made by Matt Von Lunen; second by Chester Hannah. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - abstain, Mark Jarrell – yes.

OTHER BUSINESS: None

ADJOURN: Having no further business, a ****MOTION**** to adjourn was made by Brenda Montgomery; second by Matt Von Lunen. Voice vote carried unanimously by all present. Meeting Adjourned at 7:55 PM.

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