



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR AUGUST 7, 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, Brian McCain, Chris Atkins, Jill Niccolich, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Chester Hannah, Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Jessica Hill, Tim Williamson, Christopher Spiech, Walter Weakley, William Suiter, Bob Binkley, Caleb Fuqua, Jon Claxton, Larry Nash, Darwin Newton, Martha L. Newton, Layne Gebers, Kelly New, Ronald White, Michael Arket, Martha Wettermann, Daniel Newton, Amanda Bell, India Jordon, Tommy Jordon, Fred Nordquist, Joseph Delemos

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the July 3, 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 Jill Niccolich. 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 Matt Von Lunen. 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. 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.

Applicant proposes to install a private fire hydrant, paved parking area, and stormwater detention basin for the proposed improvements to meet the zoning district and safety requirements. The site plan includes proposed lighting. The site plan requirements have been met. The drainage calculations have been reviewed and approved by the county engineer. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the site plan was made by Matt Von Lunen; second by Gary Chance. The motion passed by roll call vote. Matt Von Lunen - 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. Amanda Bell requesting a zone change from Agriculture to R1 for Map 17, Parcel 16.02. Property is located at 1985 Mosley Ferry Rd., in the 4th Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning staff review: The applicant is requesting to rezone Map 017 Parcel 016.02, located at 1985 Mosley Ferry Road. The parcel is +/- 3.00 acres and is currently zoned A, Agricultural. The adjacent properties are zoned A, Agricultural and R-1, Low Density Residential. A 4" water line is available along Mosley Ferry Road and sewer is unknown. The parcel is not in a Special Flood Hazard Area and is not located in a county planned growth area or urban growth boundary. Mosley Ferry Road and Charlie Reed Rd are classified as local roads on the County's Major Road Plan, 1989. The parcel is Lot 1 of the platted subdivision, Mosley View Estate. The parcel has road frontage on Mosley Ferry Road and Charlie Reed Rd. There is an existing residential structure on the parcel which is described as a manufactured home that was intended to be detitled. Mobile home dwellings are not permitted in the R-1 district. The applicant proposes to subdivide the property for building(s). The Low-Density Residential District, R-1, is designed to provide suitable areas for low density residential development characterized by an open appearance. The nearest R-1 zoning district is approximately 275 feet south on Charlie Reed Rd from this property. Staff is not able to determine if the existing manufactured home has been detitled and if it meets side yard requirements. Before recommending this change in zoning, the planning commission should determine whether this request is appropriate for, and in keeping with, the character of the area. Amanda Bell stated, the manufactured home has recently been detitled about six weeks ago. This is a nonconforming lot consisting of three acres with an irregular shape. There is a 90° turn. The lot has two road frontages. The owner would like to divide the property. Brenda Montgomery asked if the bulk, yard and density regulations can be met. Brian McCain stated the lot is non-conforming now. It exceeds the width to depth ratio requirement and may not have 125' at the front setback. Walter Weakley, County Commissioner, 4th District stated, he has spoken to some of the neighbors and they are not in favor of the rezone. Matt Von Lunen stated, the lot is non-conforming now. If it was rezoned the lot size would conform to the R1 zoning district. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the rezone was made by Brian McCain; second by Matt Von Lunen. The motion passed by roll call vote. Matt Von Lunen - yes, Brian McCain - yes, Chris Atkins - no, Jill Niccolich - yes, Brenda Montgomery - no, Gary Chance - yes, Mark Jarrell – yes.

ITEM #3

Mark Jarrell read Item #3 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 2nd Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning staff review: The applicant is requesting Preliminary Master Plan approval for a proposed Commercial Mixed Use Planned Unit Development (CMUPUD). The proposed CMUPUD includes 197 single-family residential lots with an average size 7,000 square feet (approximately 2.92 dwelling units per acre). The average lot width is ~50 feet. The development proposes ~21.31 acres of open space (~31.6% of the total site). The proposed development is planned for three (3) phases. The property is proposed to rezone to CMUPUD, Commercial Mixed Use Planned Unit Development. The property is zoned R-1, Low Density Residential and is currently used for Agricultural. The property is accessed from Sweet Home Road, which is designated as a local road on the Major Road Plan, 1989. Properties to the north are zoned C-5, Neighborhood Commercial, C-1, General Commercial, CMUPUD, Commercial Mixed Use Planned Unit Development, and R-1, Low Density Residential. Properties to the east are zoned E-1, Estate Residential. Properties to the south are zoned E-1, Estate Residential, and A, Agricultural. Properties to the west are zoned RPUD, Residential Planned Unit Development, E-1, Estate Residential, A, Agricultural, and R-2, Medium Density Residential. The parcel is located in the Pleasant View urban growth boundary established in the Cheatham County

Growth Plan. Staff reviewed the proposed planned unit development per the Cheatham County Zoning Ordinance (7.030)(1) and identified the following items for consideration: (A)(5) disclose open space uses and features – open space in a PUD must be used for amenity or recreation purposes and appropriate to the scale and character of the planned development and must be suitably improved for its intended uses but common open space containing natural features worthy of preservation may be left unimproved 7.020 (5)(B). Please clarify if the stormwater basins are included in the calculation of open space. And provide additional information if community amenities or structures are anticipated in the open space areas (playground, shelters, greenway/sidewalks). (A)(6) disclose other major landscaping features – CMUPUD requires landscaping along yard and peripheral boundaries and may be included in the 10% total area of required landscaping. Additional buffering may be required when adjacent to an agricultural and residential district. (C) The nature of the landowner’s interest in the land proposed to be developed and a written statement or concurrence from all parties having a beneficial interest in the affected property. (E) A stage development schedule, setting forth when the landowner intends to commence construction and a completion period. (F) When it is proposed that the final master development plan will be submitted in stages, a schedule of submission thereof. Jon Claxton, Thomas & Hutton Engineering, stated, a revised plan was submitted this afternoon. The site will comply with the zoning regulations. The revised plan addresses all outstanding items as noted per the planning review. The traffic study was completed. The traffic study recommended improvements to the intersection of Sweethome Rd., and Hwy 49 under the current traffic conditions as of now without the proposed development. The developer is committed to providing the improvements to include turning lanes in all directions and a traffic signal. After approval of the preliminary master plan, the planning commission shall recommend an amendment to the County Commissioners reclassifying the proposed PUD to the appropriate PUD district. Caleb Fuqua stated, we were here in March. We listened to what the county citizens had to say regarding the life safety concerns at the intersection. We are presenting an opportunity to resolve the traffic concerns at the intersection. We are proposing a private/public partnership that will benefit the county. Christopher Spiech, HOA President Maple Hills Subdivision, stated, he is concerned with the traffic hazards at the sharp curve on Sweethome Rd. Visibility at the curve will be severely obstructed by the proposed development. The proposed phases will not improve the safety concerns before development begins as required by the moratorium. The real estate market in Nashville is slowing. The proposed density is not needed per recent trends. The county should be required to improve Sweethome Rd., before considering any development in this area. Fred Nordquist stated, all Commercial Planned Unit Developments he is aware of are located on major roads or highways. He is not aware of any other development like what is proposed located on a minor street. This request is out of line with what has been done previously. None of the residents in this area are in favor of this proposed development. Martha Wettermann asked, what will be the size of the houses? Mark Jarrell stated, the size of the houses is not provided. Larry Nash stated, he was a member of the planning commission when the growth plan was initially done. The proposed development is inappropriate for this location on Sweethome Rd. The regulations developed for Planned Unit Developments was a mistake. There is no place in the county where a CMUPUD has been approved in a residential area. This location is properly zoned and encourages the commission to leave the zoning as R1. Joseph Delemos stated, he is opposed to the rezoning. Darwin Newton stated, he is concerned with the dangerous “S” curves on Sweethome road. He is opposed the zoning change. He has not been contacted about improvements to the intersection. Caleb Fuqua stated, the improvement to the intersection is needed immediately per the traffic study. He commits to no certificate of occupancies being issued until the intersection improvement is completed. It would probably be two years before the first house is constructed. Michael Bligh stated, the timing of phased construction is something the planning commission can condition. Time Williamson, Cheatham County Commission, 2nd District stated, the land owner is the only citizen he has talked to that supports the development. There is an existing moratorium on the section of Sweethome Rd. He is opposed to lifting the moratorium until all

safety concerns have been sufficiently addressed. He is concerned with any acquisition of land for improvements to the public roads and intersection. Kelly New stated, he is concerned with the dangers of Sweethome Rd., The developers have not met with the Maple Hills Subdivision residences. He is opposed to the rezone. Amanda Bell stated, Maple Hills was originally proposed to be a four-phase development. This property has been before the planning commission for a high-density development request in the past. This the first time there has been a rezone request where the developer is willing to help the county correct an identified traffic hazard. A moratorium requires an action. The county has to find a way to improve the intersection. Matt Von Lunen identified the Maple Hills Subdivision as an RPUD. Michael Bligh explained the application of the moratorium. Development is not restricted. Density is restricted per the policy. Caleb Fuqua stated, the traffic study recommended a speed limit of 25 mph to 30 mph. The current speed limit is 40 mph. The curve closest to Hwy 49 is taken into account in the traffic study. There were no recommendations for widening Sweethome Rd. The recommendation to lower the speed limit address the “S” curve closest to Hwy 49. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to deny the preliminary master plan was made by Brenda Montgomery. The motion failed for lack of a second. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to defer approval of the preliminary master plan until the applicant can address the “S” curves in Sweethome Rd., was made by Matt Von Lunen; second by Gary Chance. The motion passed by roll call vote. Matt Von Lunen - yes, 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. 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 2nd Voting District and is not in a Special Flood Hazard Area. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to defer approval of the zone change was made by Chris Atkins; second by Matt Von Lunen. The motion passed by roll call vote. Matt Von Lunen - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - no, Gary Chance - yes, Mark Jarrell – yes.

OTHER BUSINESS: None

ADJOURN: Having no further business, a ****MOTION**** to adjourn was made by Brian McCain; second by Brenda Montgomery. Voice vote carried unanimously by all present. Meeting Adjourned at 7:30 PM.

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