



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR SEPTEMBER 4, 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: Chester Hannah, Chris Atkins, Jill Niccolich, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Matt Von Lunen, Brian McCain, Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Jessica Hill, Patty Kennedy, Maranda McCormick Plemons, Amanda Bell, Sharon Armstrong, Charles Puls, Brenda Keith, Adam Proffitt, Michael Raca, M Jones, Shawn Jacobs, Caleb Fugue, Kim Isom, Anthony Dalton, Shawana Elliot, Zach Pittman, Jamie Moulton, Michael Hayes, Gain Warlick, Nathan Plemons, Jim Cripps, Eddie Gasser, Raymond Jennette, Clarence R. Payne III, Hadassah Frase

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the August 7, 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. Item #3 will not be heard. The applicant will have to get approval from the board of zoning appeals before returning to the planning commission. He asked if there were any other comments or corrections. Hearing none, a ****MOTION**** to approve the agenda was made by Brenda Montgomery; 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. Sharon Armstrong stated, she is here on behalf of John Claxton, the proposed CMUPUD, and is surprised to discover this item was deferred until the October planning commission meeting. The applicant did not consent to a deferral. She sent a letter to the commissioners regrading this matter. Sharon Armstrong asked if the request for the CMUPUD will be placed on the October planning commission agenda. Franklin Wilkinson stated, yes.

Amendments to the resolution require a fifteen-day public notice. Michael Hays stated, his company is interested in developing a five hundred sixty-eight-acre parcel of land on Cedar Hill Rd., close to the Harris Street Bridge with a low-density rural retreat with a majority of the site devoted to a large farmstead and agricultural area. They would like to develop the site to include cottage suites and small cabins. Forty, three-bedroom homes for rent, a couple of small restaurants, a spa, swimming pool, and other amenities. The property is bounded by the wildlife management area, the Harpeth River and the state park. He would like to present an amendment to the zoning resolution for a Rural Resort for consideration by this commission to be placed on the October planning commission agenda. There being no one else to speak Mark Jarrell declared public forum closed at 6:07 PM.

ITEM #1

Mark Jarrell read Item #1 into the record. Adam Proffitt requesting a zone change from Agriculture to R1 for Map 67, Parcel 17. Property is located at 3026 Petway Rd., in the 5th Voting District and is not in a Special Flood Hazard Area. Jessica Hill presented the planning staff review: **Analysis:** The applicant is requesting a rezone of Map 067 Parcel 017.00, located at 3026 Petway Road. The parcel is +/- 7.8 acres and is currently zoned A, Agricultural, and is not in a Special Flood Hazard Area.

The parcel appears to have a single structure, a mobile home, and has access to public water along Petway Road. The Low-Density Residential District, R-1, 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. Excluded from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. 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. Maranda McCormick Plemons stated, she opposes the rezoning due to the potential for seven homes to be added to the area. Shawana Elliot stated, she opposes the zoning and is concerned with the higher density. Jim Cripps stated, his parents own property in this area and he opposes higher density. He would like to know what the plan is. Nathan Plemons stated, he opposes higher density. Hadassah Frase stated, she opposes the higher density development and the potential disruption of the rural life. Adam Proffitt stated, there is already one house on the 7+ acres. His intent is to add two additional buildable lots. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the rezone request was made by Brenda Montgomery; second by Chris Atkins. The motion passed by roll call vote. Chester Hannah - no, 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. Blake Cobb requesting site plan approval to add three thirty (30) foot by fifty (50) foot storage buildings to a C5 zoned Commercial site for Map 39, Parcel 154.01. Property is located at 2018 Milliken 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 site plan approval for three new 1,500 sq. ft. structures on Map 39, Parcel 154.01. The parcel has access to Highway 41-A and Milken Road. Staff note the following issues related to the zoning ordinance: Applicant is proposing to add additional parking to the front of the proposed building closest to Milken Road which is visible from the public right of way and adjacent to a residential district. ZO 5.013 (7) In the C-5 district, off-street parking must be located to the rear of the principal building or otherwise screened to not be visible from the public right-of-way or residential districts. Applicant is proposing to add three additional storage buildings, one building is proposed to be closer to the ROW of Milliken Road than the existing structure, but it does not meet the maximum front yard setback of the C-5 district (10 feet). The proposed use is for additional storage for TriStar Concrete Construction, the C-5 district does not allow this type of commercial activity. Staff noted the following issues related to the site plan: The building height of the proposed structures is not provided. The location of the existing structures are not identified on the site plan. The applicant decided that the C5 Zoning district is too difficult to develop to fit his needs. The applicant requested to withdraw the site plan approval request and will seek a rezone to C1.

ITEM #3 (Not heard at this meeting)

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. (*Deferred from July 3, 2025*)

OTHER BUSINESS:

Based on staff recommendations and discussion had at this meeting a ****MOTION**** to review and make a recommendation on amending the zoning resolution by changing the minimum lot size in the Agricultural zoning district from four acres to five acres and add it to next month's agenda was made by Chris Atkins; second by Gary Chance. The motion passed by roll call vote. Chester Hannah - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

Based on staff recommendations and discussion had at this meeting a ****MOTION**** to review and make a recommendation on amending the zoning resolution by adding regulations for a Rural Resort and add it to next month's agenda was made by Chris Atkins; second by Gary Chance. The motion passed by roll call vote. Chester Hannah - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ADJOURN: Having no further business, a ****MOTION**** to adjourn was made by Jill Niccolich; second by Chester Hannah. Voice vote carried unanimously by all present. Meeting Adjourned at 6:45 PM.

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