



**CHEATHAM COUNTY PLANNING COMMISSION  
MINUTES FOR DECEMBER 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, Brian McCain, Chris Atkins, Allen Nicholson, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Matt Von Lunen, Jill Niccolich,

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Brian Halma, William Ryder, Linda Ryder, Bill Herbert, Michael Hayes, Bill McKnight, Brad Crosby, Kim Crosby, Ann Reitmann, Jeremy Whitaker, Gary R. Gentry, Sharon Laurie.

**Approval of Minutes and Agenda:**

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

Mark Jarrell stated, the agenda for tonight’s meeting has been distributed. The applicant for Item #3 has withdrawn the rezone request and will not be heard. Discussion items will be for planning commission members only. Hearing no other revisions or corrections, a **\*\*MOTION\*\*** to approve the agenda was made by Gary Chance; second by Brenda Montgomery. The motion passed by unanimous “aye” voice vote.

**PUBLIC FORUM:**

Mark Jarrell opened the floor for Public Forum at 6:02 PM. There being no one to speak Mark Jarrell declared public forum closed at 6:04 PM.

**ITEM #1**

Mark Jarrell read Item #1 into the record. Blake Cobb requesting site plan approval to add three thirty (30) foot by fifty (50) foot storage buildings to a C1 zoned Commercial site for Map 39, Parcel 154.01. Property is located at 2018 Milliken Rd., in the 2<sup>nd</sup> Voting District and is not in a Special Flood Hazard Area. Brian Halma presented the planning staff review; The property is zoned C-1, General Commercial, and currently has 2 farm shops and an unfinished detached garage. The undeveloped portions of the lot are largely wooded. The property to the north is zoned a mix of C-1, General Commercial and C-5, Neighborhood Commercial Mixed Use. The property to the east is zoned E-1, Estate Residential. The property to the west is zoned C-5, Neighborhood Commercial Mixed Use. The property to the south is zoned C-5, Neighborhood Commercial Mixed Use. This property is located in a county planned growth area. The lot is an interior Through Lot, with frontage on both Milliken Road and Highway 41-A. The County Commission of Cheatham County approved a request to rezone the property from C-5 to C-1. The eastern boundary of the subject property abuts a property zoned E-1, so a Buffer Two is required on that side of the property. The applicant is requesting site plan approval for the construction of three storage buildings, with each storage building measuring 30’ by 50’ at Map 039,

Parcel 154.01. The applicant is Tristar Concrete Construction, LLC. Construction Sales & Service is a permitted use in the C-1 Zoning District. The subject property has access to a 4" water line along Milliken Road. The subject property has an existing driveway accessing Milliken Road. A revised site plan was submitted earlier today. Item to consider are; 1) A minor correction – the note about septic is now note 4, not note 3 on the site plan. 2) The nearest fire hydrant is 0.2 of a mile – the standard in the Cheatham County Zoning Resolution is 500'. 3) There is existing stormwater infrastructure in place. I believe that removing trees and adding the impervious surface of paving and roofs will increase stormwater/drainage. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to defer the site plan until erosion control methods are shown to include silt fence, drainage calculations are provided, and the distance to the nearest fire hydrant is identified was made by Allen Nicholson; second by Gary Chance. The motion passed by roll call vote. Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Allen Nicholson - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

## **ITEM #2**

Mark Jarrell read Item #2 into the record. Melvin & Kimberly Crosby requesting a zone change from Agriculture to E1 for Map 8, Parcel 33.01. Property is located at 1292 Oaklawn Rd., in the 3<sup>rd</sup> Voting District and is not in a Special Flood Hazard Area. Brian Halma presented the planning staff review; The applicants are requesting the rezoning of the property identified on Tax Map 008 as Parcel 033.01, located 1292 Oaklawn Road. The subject property is approximately 7.24 acres and is currently zoned A, Agriculture District. Per Tennessee Property Viewer, the subject property is currently not served by public water or sewer. The minimum lot size with public water in the E-1 Zoning District is 3 acres, and 5 acres without public water. The subject property has 218.88' of road frontage on Oaklawn Drive. The application notes the reason for the rezoning request as "Owners are wanting to give some property to their daughter to build a house." 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. Michael Bligh stated, there may be enough property to rezone but there may not be enough property to divide it. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve the rezone was made by Allen Nicholson; second by Chester Hannah. The motion passed by roll call vote. Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Allen Nicholson - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

## **ITEM #3 *Item Not Heard. Withdrawn by Applicant***

Don Walker requesting a zone change from Agriculture to R1 for Map 21, Parcel 95 and from Agriculture to R1 for Map 21, Parcel 96. Properties are located on Longstreet Ave., in the 3<sup>rd</sup> Voting District and not in a Special Flood Hazard Area.

## **ITEM #4**

Mark Jarrell read Item #4 into the record. Amend the Cheatham County Zoning Resolution, Section 2.010 to add a definition of Data Center, and to amend section 3.060 to add Data Center to the list of Extensive Impact Facilities. Michael Blight stated, the zoning regulations do not specifically define Data Centers. Due to the potential impact the county should have some regulatory control. Bill Herbert stated, this comes on the heels of the TVA matter where he was representing a number of the property owners subject to a TVA taking. He was working with John Rich and representing the legal issues. After the TVA issue was resolved, Tracy O'Neal brought to everyone's attention that Data Centers need to be addressed. Data Centers have the potential to have an extensive impact on a community. They require massive amounts of electricity for computer systems, cooling systems, etc. Data Centers are generally privately owned and the county can regulate where they can be located. Mayor McCarver agreed that regulations on Data Centers are needed and requested a regulatory draft. This amendment to the zoning

establishes a definition of a Data Center and allows it as an Extensive Impact Facility in an I-2 Heavy Industrial Zoning District or I-3 Special Industrial Zoning District. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve the zoning amendment was made by Brian McCain; second by Allen Nicholson. The motion passed by roll call vote. Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Allen Nicholson - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

**ITEM #5**

Mark Jarrell read Item #2 into the record. Discussion of Rural Resort Agricultural regulations. Mark Jarrell stated, this subject matter is for the planning commission to discuss and decide if we want to consider moving forward to draft specific regulations regarding a Rural Resort or to not consider it at all. Weather by right, as a conditional use, as a planned unit development and under what parameters? Brian Halma presented a Rural Resort County by County Guide. The booklet provided an overview of select rural resort/retreat developments across Tennessee. It outlined details of existing rural resorts in the state, organized by county, and included details for a resort's use and structure, the method of zoning and helpful links to follow the approval process for each. Three broad categories to consider are the bulk, yard & density requirements, including buffers, the uses allowed, and access. Examples provided included Windy Hill Farm Reserve - Louden County, The Tennessee National Resort - Louden County, South Hall Farm & Inn – Williamson County, Troubadour Golf & Field Club – Williamson County, Blackberry Farm / Blackberry Mountain – Blount County, Ancient Lore Village – Knox County. Based on staff recommendations and discussion had at this meeting the planning commission unanimously decided to continue the discussion at the next scheduled meeting.

**OTHER BUSINESS:**

Mark Jarrell stated, a continued education web link has been sent to all planning commission members. The planning commission decided to review and discuss at the next meeting:

- Industrial Zoning Districts
- Planned Growth Areas
- The C-5 Neighborhood Commercial, Mixed-Use District
- Planning Commission Fees

**ADJOURN:** Having no further business, a **\*\*MOTION\*\*** to adjourn was made by Brenda Montgomery; second by Chester Hannah. Voice vote carried unanimously by all present. Meeting Adjourned at 7:10 PM.

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