



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JANUARY 8, 2026**

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, Brian McCain, Chris Atkins, Jill Niccolich, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Brian Halma, Charles Puls, Brenda Keith, Stacie Holsey, Joe Ringenberg, Sally Ringenberg, Phillip Dawson, Beth Dawson, Dwayne Hooper, P. Plumlee, James Hedgepath, Kathi Whitley, Eugene Evans, Regina Bats, Steve Meek, Jan Meek, Jim Delanis, Linda Ryder, John Faulkner, Cynthia Hensley, Larry Morgan, Alicia Mayes, Mano Mayes, Walter Weakley, Julianne Drenon, Whitney Walter, George Wade, Shirley Moulton, James Tesanno, Robert Branster, Gary Gentry, Trish Gentry, Glenda Williams, William Miller, Bill Herbert, Steven Barzolla, Jeremy Whitaker, Bo Holimon, Maria Holimon, Elizabeth Wade, Alicia Jones, Ann Reitmann, Jeff Chandler, Mark Grimes

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the December 4, 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 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. Mark Jarrell apologized to members of the audience for mistakenly not allowing the public to speak at the December 4, 2025 meeting. The floor is open with a two-minute limit for each speaker. **Linda Ryder** stated, she is opposed to any changes to the zoning regulations that will add or allow a rural resort. She wanted to know who authored the rural resort handout at the last planning commission meeting. She suspects it was written by someone other than GNRC and guessing it was CB Ragland. **Steve Meek** stated, he spent the last four years in Williamson County and does not favor their zoning policies and procedures. He attributes the 2010 flood to Williamson County. Spot zoning is illegal and can destroy the county. He opposes rural resorts. **Phillip Dawson** stated, he has served on many boards and opposes any zoning change to allow rural resorts. **Alicia Mayes** stated, she opposes any development near the previously proposed Bells Bend site and has concerns for conservation, preservation, environmental and traffic issues. **Elizabeth Wade** stated, she is concerned with property tax rates for agricultural land. The county needs to decide how to preserve agricultural land for the future. **George Wade** stated, this reminds him of the battle with TVA. He opposes any development in the Cedar Hill, Narrows of the Harpeth area. The money behind the development is from Colorado. History and heritage need to be protected. **Eric Goldberg** stated, he

supports some level of rural development, natural resource and historical preservation and supports low density rural resorts. **Jeremy Whitaker** stated, he opposes any zoning change to allow rural resorts. He is disappointed he was not allowed to speak at the last planning commission meeting. He has filed a complaint the Office of General Counsel with the TN Comptroller of the Treasury. Some of the region's finest land use attorneys have already looked at this and they all agree, any attempt to change the zoning law to allow developments of this nature in a Rural Area would be inconsistent with the Cheatham County growth plan and most significantly, a violation of State law. He would like to know of all the proposed developments in Cheatham County that would qualify under this zoning amendment? Has CB Ragland been involved in the drafting of this new zoning amendment? Have any Commissioners spoken with CB Ragland about the new zoning amendment? Would you want a high density, commercial mixed-use development the size of a small town next to your property? **Glenda Williams** stated, she is concerned with pollution, environmental issues, stormwater, buffer zones, traffic and opposes rural resorts. The Harpeth River is impaired by phosphorus. **Jim Delanis** stated, a rural resort in the area off Cedar Hill Rd., would have a horrific affect. Commercial development in a rural area in any part of the county contrary to the growth plan is a bad decision. The use of a rural resort would only benefit one developer. The county should stick to the planned growth areas for such development. **Alicia Jones** stated, she is concerned with the density and traffic a rural resort development would bring. Similar to the TV show Yellowstone. **Jimmy Hedgepath**, 6th District Commissioner, recommended everyone visit the area of the previously proposed Bells Bend site and visualize a small city at that location. There is a petition with eighteen hundred names opposing development of a rural resort at this location. He represents the majority of the 6th District and most oppose this type of development. He is opposed to a rural resort in this area. **John Faulkner** stated, the county has an adopted growth plan. Changing a growth plan requires a process for many to be involved. Cedar Hill Rd., is a rural road. Two bridges need to be replaced. The traffic study he read was inadequate and inaccurate. He is concerned with potential traffic. **Whitney Walter** stated, she supports property owner rights, low density development and growing the tax base. The county should look at what a rural resort classification can offer as opposed to strictly residential subdivision development. **William Miller** stated, he is concerned with how the sewage systems may affect the well water table. **Stephanie Henry** stated, she is concerned with high density development and spot zoning. Development and growth are not needed in Cheatham County to operate in the black. Cheatham County residents can not afford to stay at a rural resort. She is offended by the chair's rules and actions. **Roger Hamiter** stated, he supports rural resorts and the potential for preserving rural character of land as opposed to standard residential development and the associated tax burdens for the county. **Mark Jarrell** declared public forum closed at 6:27pm.

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 2nd Voting District and is not in a Special Flood Hazard Area (*Deferred from December 4, 2025*). Brian Halma presented the planning staff review. Previous comments included: Section 5.020 of the Zoning Resolution requires that each building provide 1 loading space. Please indicate the loading space for each building. Please provide information on drainage and stormwater controls. (9.030 (3) (B) (12)). The site plan notes that the location of the SSDS field is unknown and will need to be field verified prior to construction. The site plan notes that the nearest fire hydrant is at least 0.2 miles away. A lighting plan was not provided with the site plan, but a note on the site plan notes that all exterior lights will comply with Section 4.140 of the Zoning Resolution. Most of these items have been addressed by the applicant. A loading space was not provided for each building. Franklin Wilkinson stated, Mr. Cobb was not able to attend the meeting tonight. Mark Jarrell stated, the applicant needs to explain the elimination of the loading space. Cester Hannah stated, all revisions of the site plan have the same date. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to defer the request

until next month was made by Chris Atkins; second Brenda Montgomery. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - 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. Joseph and Sally Ringenberg requesting a zone change from E-1 to R-1 for a 1.01-acre portion of Map 86, Parcel 138.05. Property is located at 4663 Old Sams Creek Rd., in the 5th 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 a 1.01-acre portion of the property identified on Tax Map 086 as Parcel 138.05, located at 4663 Old Sams Creek Rd. The overall property is approximately 12.5 acres and is currently zoned E-1, Estates Residential District. Per Tennessee Property Viewer, the subject property is currently served by public water but not sewer. The subject property appears to have approximately 150' of road frontage on Old Sams Creek Rd. The application notes the reason for the rezoning request as “need to rezone the 1 acre for my family to build a home.” Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change request was made by Brian McCain; second Chester Hannah. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #3

Mark Jarrell read Item #3 into the record. Julianne Drenon requesting a zone change from E-1 to R-1 for Map 86, Parcel 33.60. Property is located at 1273 Old Charlotte Pk., in the 5th Voting District and is not in a Special Flood Hazard Area. Brian Halma presented the planning staff review: The applicant is requesting the rezoning of the subject property identified on Tax Map 086 as Parcel 033.60, located at 1273 Old Charlotte Pk. The overall property is approximately 10.66 acres and is currently zoned E-1, Estates Residential District. The applicant is requesting to rezone the subject property from E1 to R1, and noted the reason for rezoning as, “Change from E1 to R1 to cut out 1-2 acres from my property.” There is an existing house currently on the property. Properties to the north are zoned E1, Estates Residential District, and A, Agriculture District. Properties to the east are zoned A, Agriculture District. Properties to the west (across Old Sams Creek Rd) are zoned E1, Estates Residential District and R1, Low Density Residential District. Julianne Drenon stated, the back of the lot drops to a ravine. The neighbors to the back of the lot would like to add it to their existing lot. Regina Bats stated, she lives across the street from this property. She is concerned about additional driveway cuts on to Old Charlotte Pk., and the potential for smaller lots in the future. Julianne Drenon stated, the part of the lot she wants to cut off for the neighbors to the back would not front Old Charlotte Pk. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change request was made by Brian McCain; second Gary Chance. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #4

Mark Jarrell read Item #4 into the record. Larry Morgan and Cindy Hensley requesting Final Plat approval for Map 41, Parcel 74.01 and Map 41, Parcel 74.02. Properties are located at 2257 Bearwallow Rd., and Quail Trail, in the 2nd Voting District and not in a Special Flood Hazard Area. Brian Halma presented the planning staff review: As part of the settlement of an estate, the land in the two parcels is intended to be divided into three parts. The intent of this plat is to adjust the boundaries of the approximately 1-acre parcel and subdivide the remaining parcel into two parts in general conformance with the will. The applicant is requesting final plat approval for Map 041, Parcel 074.01 and Map 041, Parcel 074.02. The applicant is proposing a minor subdivision that will create one new lot and adjust

boundaries between the existing lots. Map 041, Parcel 074.01 is + 6.9 Acres and is currently zoned R1 (Low Density Residential). Map 041, Parcel 074.02 is +1.01 acres and is currently zoned R1 (Low Density Residential). Per Tennessee Property Viewer, Parcel 074.02 is served by public water. There is 180.72' of road frontage on Bearwallow Road. Quail Trail runs along the northern edge of the property, but it is not a public street. The property is zoned R-1, Low Density Residential and is currently used for residential. The property is largely surrounded by R-1, Low Density Residential zoning with some A, Agricultural, and E1, Estates Residential zoning to the west of the property. Staff reviewed the final plat per the subdivision regulations (5-105) and identified the following items for consideration: Please adjust property ownership and Certificate of Ownership and Dedication to new property owners or adjust so that it reflects the executor of the estate signing on behalf of the prior owners. Are proposed Lots 2 and 3 party to the Quail Trail access easement and maintenance agreement? Proposed Lots 2 and 3 do not have frontage on a public street. If they do not have an appropriate access easement, they will not be buildable lots in their current condition. Please provide the total acreage within the subdivision. (5-105.302 (10)). Please provide the size of water facilities. (5-105.301 (12)). Please provide the diameter and width of all driveway culverts. (5-105.301 (14)). Surveyor's stamp will need to be sealed prior to recordation. Jeff Chandler stated, he can address all of the technical issues of the plat including providing the signature block for all the owners. Larry Joe Morgan stated, his attorney can draft an updated maintenance agreement. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the final plat contingent on adding the appropriate Certificate of Ownership and Dedication, provide the total acreage within the subdivision, provide the size of water facilities, provide the diameter and width of all driveway culverts, provide the surveyor's sealed stamp was made by Brenda Montgomery; second Gary Chance. The motion passed by roll call vote. Matt Von Lunen - abstain, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell - yes.

ITEM #5

Mark Jarrell read Item #5 into the record. Discussion of Rural Resort Agricultural regulations (*Continued from December 4, 2025*).

Per discussion had at the meeting the commission concurred that a decision will need to be made if it is feasible to take the time needed to fully review rural resort regulations and move forward. The commission decided to move forward with discussions. Decisions will need to be made regarding zoning categories, definitions, uses by right, conditional uses, bulk, yard and density regulations, design standards, density, open space requirements, landscaping, parking requirements, ratio of commercial to agricultural uses, ingress/egress, etc. Planned Unit Development type of submittals would be preferred. A majority of the commission decided to continue the discussion at the next meeting.

ITEM #6

Mark Jarrell read Item #6 into the record. Discussion of Industrial Zoning Districts.

Franklin Wilkinson stated, at the last planning commission meeting Brenda Montgomery requested identification of all Industrial zoned properties. Zoning maps and property data maps were provided for all Industrial zoned parcels.

ITEM #7

Mark Jarrell read Item #7 into the record.

Discussion of the C-5 Neighborhood Commercial Mixed Use Zoning District. Franklin Wilkinson stated, the C-5 Land Use Matrix and Bulk, Yard & Density & Open Space requirements for C-5 have been provided for discussion. At the last county commission meeting the county commission requested the minimum lot size in the C-5 zoning district be nine tenths of an acre. The planning commission

recommended the minimum lot size in the C-5 zoning district be one acre. Discussion of the C-5 zoning and recommended amendments will continue at the next scheduled meeting.

ITEM #8

Mark Jarrell read Item #8 into the record.

Discussion of Planned Growth Areas. Franklin Wilkinson stated, this discussion of Planned Growth Areas was suggested by Allen Nicholson. He is not in attendance tonight. This discussion will continue at the next scheduled meeting when Allen Nicholson is present.

ITEM #9

Mark Jarrell read Item #9 into the record.

Discussion of planning commission fees. Franklin Wilkinson provided planning commission fees from other jurisdictions. Recommendations will be provided and presented at the next scheduled meeting.

OTHER BUSINESS: None

ADJOURN: Having no further business, a ****MOTION**** to adjourn was made by Chester Hannah; second by Jill Niccolich. Voice vote carried unanimously by all present. Meeting Adjourned at 8:26 PM.

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