



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR FEBRUARY 5, 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, Chris Atkins, Jill Niccolich, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Chester Hannah, Brian McCain, Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Brian Halma, Tim Williamson, Bill Garrett, Juan Roman, Brenda Rivera, Diana Gregory, Angelica Galaviz, Robert Shelton, Teresa Shelton, Mike Hargis, Roger Hamiter, Bob Sanders, Dennis Bowling, Ed Greer, Scotty Chambliss, Myra Chambliss, Gary Gentry, Tish Gentry, James Hedgepath, Kathryn Whitley, Josh Smith, Keri Carrington, Matt Farmer, Bill Herbert, Anthony Paladino, Blake Cobb, Michael L. Stout, Dana Bracy, Tracy Baker, Leia Gascia Pucio, James Weaver, Clifton Davis, Kelsey Kitt, O.T. Davis, Ricky Sarage, Phil Dawson, Beth Dawson, Mike Breedlove, Darden Copeland, Alicia Mayes, Michael Hayes, Linda Ryder, Jim Delanis, William Grey, Casandra Grey, Mark Loveless, Evan Conningham, Jaci Whitaker, Jeremy Whitaker, David Russell, Lori Russell. Morshanna Campbell

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the January 8, 2026 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 Gary Chance. 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 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. **Mike Hargis**, Vice Mayor, Kingston Springs, stated, he is favor of rural resorts. If developed properly rural resorts will generate tax revenue and compares it to the Golf Club of Tennessee. **Keri Carrington** stated, she met with the developer and her questions were answered. She supports rural resorts. **Bob Sanders** stated, he supports rural resorts. **Mike Breedlove**, Cheatham County Commissioner, 6th District, stated, he supports rural resorts. **Linda Ryder** stated, she opposes rural resorts in the Agriculture Districts. A development such as this should be limited to approved growth areas. This type of development is allowed now in Planned Growth Areas and Urban Growth Boundaries. Allowing this in a rural area would be spot zoning and violate state law. She questions the discussion of Industrial Zoning form the last planning commission meeting. A rural resort amendment would only benefit CB Ragland and this discussion and any proposed amendment should be halted. The rural areas do not have adequate infrastructure. **Alicia Mays** stated, she has environmental concerns with development and lack of infrastructure and opposes rural resorts. **Joey Locker** stated, he serves on the Tourism Board and supports rural resorts. **Bill Herbert** stated, he supports the alternative development of rural resorts that help preserve the natural and rural

environment. He recommends GNRC prepare a working draft for rural resorts. **Jim Delanis** stated, he is an attorney in Nashville and owns land adjacent to Bell's Reserve. Broadly proposed amendments are concerning. Past proposed amendments had very little limitations regarding uses, occupancies, events, infrastructure and housing. **James Weaver** stated, he understands concerns regarding growth and has spent a lot of time professionally working with community growth. It is important to decide on rules of how a community will grow. **Ed Greer** stated, development is inevitable. He is in favor of drafting rules of development in the rural areas. **Jeremy Whitaker** stated, a rural resort amendment would be county wide. He is opposed to the commercialization of rural areas. There is a public petition with about 2000 signatures opposing a rural resort in the Cedar Hill area. There are no signatures in favor of this type of development. He has concerns with CB Ragland's involvement with the rural resort amendment. **James Hedgepath**, Cheatham County Commissioner 6th District, stated, he would like to know the definitive difference between "high density" and "low density"? Who makes that determination? **Jaci Whitaker** stated, she opposes rural retreats. Her family is concerned with commercial development in rural areas. This would be like a small town in a rural back yard. **Roger Hamiter** stated, he does not understand the opposition to rural resorts. He supports rural resorts and how they will support the county while protecting the environment. **Susan Taylor** stated, farm land is getting scarcer and should be taken into consideration. **Evan Cunningham** stated, he is concerned with farmland and preserving the environment and rural areas. **Dennis Bowling** stated, he supports rural resorts. **Anna Rankin** stated, she is concerned about the lack of infrastructure and the traffic impact a rural resort would have in the rural areas. **Courtney Hayes** stated, she supports rural resorts and believes proper development of a rural resort would preserve the environment and rural character of the rural areas. Being no one else to speak Mark Jarrell closed public forum at 6:40pm.

ITEM #1

Mark Jarrell read Item #1 into the record. Blake Cobb requesting site plan approval for a four thousand forty-four (4,044) square foot building addition and a one thousand five hundred (1,500) square foot building 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 January 8, 2026*). Brian Halma presented the planning staff review: Drainage calculation prepared by an engineer have been provided. Section 5.020 of the Zoning Resolution requires that each building provide 1 loading space. Please indicate the loading space for each building. 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. Blake Cobb stated, this site will be used for the storage of materials only. The restroom will be eliminated. Loading space as required for general retail trade is not necessary. Additional lighting will be minimal and will comply with the zoning regulations. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the site plan was made by Gary Chance; second by Brenda Montgomery. The motion passed by roll call vote. Matt Von Lunen - 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. Mark Yarbrough requesting Final Plat approval for Map 49, Parcel 45. Property is located on Highway 12 North, in the 4th Voting District and is not in a Special Flood Hazard Area. Brian Halma presented the planning staff review: A concept, preliminary and final plat were previously approved but two years has expired and the plat has not been recorded. This plat is being resubmitted as a final plat. Staff reviewed the final plat per the subdivision regulations (5-105) and

identified the following items for consideration: The project includes water and sewer service from local utilities that should have the appropriate agreements and sureties in place as part of the process with the local utilities. Highway 12 N is a state route. Has the proposed access plan been reviewed with TDOT? Please add Parcel 44.01 to Parcel 45 in the box Map and Parcel on Sheet 1 next to Final Plat. Please provide the total acreage for the project. (5-105.302 (10)). Please provide the pipe size of the proposed force main. (5-105.302 (12)) Please indicated any existing and/or proposed fire hydrants. If none are present in the area shown on the plat, please provide the direction and distance to the nearest fire hydrant. (5-105.302 (13)). Are any driveway culverts planned? Please provide the culvert dimension or add note that any driveway culverts will conform to applicable Cheatham County and TDOT requirements. (5-105.302 (14)). A surveyor's stamp will need to be sealed prior to recordation. The Cumberland River Bicentennial Trail adjoins the property on its southern border. Is any screening anticipated along the trail border? Tennessee Property Viewer appears to show small portions of the property in a flood hazard area – can you please clarify if this is accurate? **Mike Stuart** stated, sewer service will be provided by the Town of Ashland City. Water will be provided by the Pleasant View Utility District. A small portion of the flood zone is at the base of the hill and is now shown on the plat. There is natural vegetation and screening from the walking trail to the build sites. A fire hydrant is shown near Lot #2 of the development. All driveway entrances were approved by TDOT. The surveyor will seal the plat before recording. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the final plat was made by Chris Atkins; second by Gary Chance. The motion passed by roll call vote. Matt Von Lunen - 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. Anthony Paladino requesting a zone change from C-5 to C-1 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. Brian Halma presented the planning staff review: The subject property adjoins the New Hope Estates subdivision to the west and (across Cotton Harris Road) to the north. Properties to the east are zoned a mix of R-1, Low Density Residential District and C-5, Neighborhood Commercial Mixed-Use District. The subject property adjoins the I-24 Right of Way to the south. The subject property is not in a Special Flood Hazard Area. The applicant previously submitted a site plan that was deferred by the Cheatham County Planning Commission pending a Board of Zoning Appeals variance request. The variance request was not approved by the Board of Zoning Appeals. **Richard Harris** stated, on June 16, 2008 the planning commission approved this property for neighborhood commercial development. This parcel adjoins business and the surrounding properties within two-tenths of a mile are commercial. **Bill Garrett** stated, as a realtor he represents the seller and supports the rezoning request. **Tim Williamson**, Cheatham County Commissioner, 2nd District, stated, the county commission is requesting a review and changes to the C-5 zoning regulations. A C-1 zoning would not be compatible with the surrounding neighborhood. There are no C-1 zonings on the north side of I-24. For the record, Commissioner Williamson presented a petition of about 36 signatures from the local residents opposing the rezoning. For the record, he presented an email from Dr. Harris regarding opposition to the rezoning. He recommends the planning commission review the C-5 zoning before considering a zone change to this parcel. **Randy Noe**, Cheatham County Commissioner, 2nd District, stated, he recommends a deferral until the C-5 zoning regulations can be thoroughly reviewed and amended. **Morshanna Campbell** stated, she opposes the rezoning request. **Darlene Devero** stated she opposes the rezoning request. **Juan Roman** stated, he opposes the rezone request. **Cassandra Grey** stated, she is opposed the any commercial development in this area and opposes the rezone request. **Dana Bracy** stated, she is concerned with stormwater and opposes the rezone request. **Scotty Chambliss** stated, he opposes any commercial development in this area and opposes the rezoning request. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to deny

the rezone request was made by Brenda Montgomery; second by Jill Niccolich. The motion to deny passed by roll call vote. Matt Von Lunen - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - abstain, Mark Jarrell – yes.

ITEM #4

Mark Jarrell read Item #4 into the record. Tracy Baker requesting a zone change from Agriculture to R-2 for Map 39, Parcel 39. Property is located at 7224 Old Clarksville Pk., in the 2nd Voting District and is not in a Special Flood hazard Area. Brian Halma presented the planning staff review: The subject property is on the north side of Old Clarksville Pike. Most of the property north of Old Clarksville Pike in the immediate area is zoned Agriculture. There is a 4-lot segment of R-2 zoned property approximately 0.11 miles east of the subject property on the east side of Jackson Felts Road. The properties south of the subject property and across Old Clarksville Pike are largely zoned R-1 with some R-2 zoned property to the southwest of the subject property. A house and shed currently stand on the subject property. The subject property has 263' of road frontage on Old Clarksville Pike. The subject property is not in a Special Flood Hazard Area. The current lot is less than the minimum lot size for the Agriculture District, so it is currently a nonconforming lot. The applicant is requesting the rezoning of the subject property identified on Tax Map 039 as Parcel 039.00, located at 7224 Old Clarksville Pike. The overall property is approximately 1.95 acres and is currently zoned A, Agriculture. Per Tennessee Property Viewer, the subject property is on public water. The applicant is requesting to rezone the subject property from A to R-2, and noted the reason for rezoning as, "create 2 lots." **Joe Shelton** stated, his property backs up to this parcel. He is concerned with future high-density development and concerns regarding septic and sewer systems. **Randy Noe** stated, his constituents have contacted him with concerns regarding the proposed use if the property was rezoned to R-2. **Tracy Baker** stated, she wants to keep the existing house and create another buildable lot. She is likely to use septic instead of the sewer system. This property is in a Planned Growth Area. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to rezone was made by Gary Chance; second by Chris Atkins. The motion passed by roll call vote. Matt Von Lunen - 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 regulations (*Continued from January 8, 2025*). Gary Chance stated, three planning commission members are not present tonight. He recommends postponing the discussion until these members are present. A ****MOTION**** to postpone discussion of the next three agenda items was made by Gary Chance; second by Jill Niccolich. Michael Bligh pointed out that there is a pending request from the county commission regarding the minimum lot size in the C-5 zoning district. Gary Chance retracted his motion and Jill Niccolich retracted her 2nd to the motion. Gary Chance restated his ****MOTION**** to postpone discussion of rural resorts; second by Jill Niccolich. The motion passed by roll call vote. Matt Von Lunen - no, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – no.

ITEM #6

Mark Jarrell read Item #6 into the record. Discussion of the C-5 Neighborhood Commercial Mixed Use Zoning District (*Continued from January 8, 2025*). Based on staff recommendations and discussion had at this meeting a ****MOTION**** to recommend against the county commission's request for the minimum lot size in the C-5 zoning district be nine-tenths (9/10) of an acre and recommend the minimum lot size in the C-5 zoning district be one (1) acre was made by Chris Atkins; second by Brenda Montgomery. The motion passed by roll call vote. Matt Von Lunen - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - no, Mark Jarrell – yes.

ITEM #7

Mark Jarrell read Item #7 into the record. Discussion of Planned Growth Areas (*Continued from January 8, 2025*). Franklin Wilkinson stated, Allen Nicholson recommended discussion of Planned Growth Areas and he is absent. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to postpone discussion of Planned Growth Areas until the next meeting was made by Gary Chance; second by Jill Niccolich. The motion passed by roll call vote. Matt Von Lunen - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #8

Mark Jarrell read Item #8 into the record. Discussion of planning commission fees (*Continued from January 8, 2025*). Based on staff recommendations and discussion had at this meeting a ****MOTION**** to postpone discussion of fees until the next meeting was made by Gary Chance; second by Jill Niccolich. The motion passed by roll call vote. Matt Von Lunen - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

OTHER BUSINESS: Brenda Montgomery suggested the planning commission adopt a policy for inclement weather.

ADJOURN: Having no further business, a ****MOTION**** to adjourn was made by Brenda Montgomery; second by Jill Niccolich. Voice vote carried unanimously by all present. Meeting Adjourned at 7:50 PM.

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