



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR MARCH 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, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Jill Niccolich, Chester Hannah, Brian McCain, Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Brian Halma, Mike Campbell, Tim Williamson, Alfred K. Nippert, Jana Haskew, Jon Haskew, Jake Rachels, Stephanie Herrmann, Mike Hargis, Tennyson Magness, Ann Reitmann, Tim Ellrich, Susan Greer, Jan Rachels, Jay Rachels, Vicki Sanders, Maranda Plemons, Nathan Plemons, Bob Sanders, Ricky Savage, Shawna Elliot, Lisa Kunskin, Elizabeth Wade, Jim Delanis, Jennifer Perigo, Tyler Edmundson, George Wade, Angela Fort Judd, Joe W. Judd, Phil Pardo, Jeremy Wade, Stephanie Henry, Ed Greer, Kimmie Dunlay, Cheryl Ellrich, Michael Hayes, Bill McKnight, Anna Cooley, Tom Bove, Beth Dawson, Kathy Whitley, D. Dawson, Bill Puder, Robert Lewis, Gavin R. Gentry, Nanette Malher, Eddie Burke, John Faulkner, Jackson Jergas, Mr. Jergas, Kari Carrington, Matt Farmer, Bob Bossiere, Alicia Mayes, Mario Mayes, Deborah Doyle, Randy Noe, Jean Wade, Hope Patterson, Jeremey Whitaker, Jaci Whitaker

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the February 5, 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 Matt Von Lunen. The motion passed by unanimous “aye” voice vote.

Mark Jarrell stated, the agenda for tonight’s meeting has been distributed and recommended hearing Item #1 before the public forum. Without objection, comments or corrections a ****MOTION**** to approve the agenda as amended was made by Matt Von Lunen; second by Brenda Montgomery. The motion passed by unanimous “aye” voice vote.

ITEM #1

Mark Jarrell read Item #1 into the record. Adam Proffitt requesting a zone change from Agriculture to E-1 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. Brian Halma presented the planning staff review: Properties to the north are zoned a mix of A (Agriculture District) and E-1 (Estates Residential). Properties to the east are zoned a mix of E-1 (Estates Residential) and R-1, Low Density Residential District, with the R-1 properties fronting Petway Road. Properties to the West and South are zoned A (Agriculture District). There is an existing Mobile Home on the subject property. Per Tennessee Property Viewer, the subject property is on well and septic. The subject property has approximately 410’ of road frontage on Petway Road, which is classified as a Collector on the Major Road Plan for Cheatham County, Tennessee. The subject property is not in a Special Flood Hazard Area. **Analysis:** The applicant is requesting the rezoning of

the subject property identified on Tax Map 067 as Parcel 017.00, located at 3026 Petway Road. The overall property is approximately 7.8 acres and is currently zoned A, Agriculture District.

The applicant is requesting to rezone the subject property from A to E1, and noted the reason for rezoning as, "to subdivide." **Nathan Clemmons** stated, he is opposed to the rezoning and has concerns regarding septic systems and water wells. He thinks the zone change is out of character with the area. **Miranda Clemmons** stated, she opposes the zone change and does not want a subdivision.

Hadessa Frase stated, she is opposed to the zone change. She is concerned with density and wants the zoning to stay Agriculture for continued farming. **Adam Proffitt** stated, the existing manufactured home will stay on a separate lot. He is only wanting one additional lot. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Brenda Montgomery; second by Chris Atkins. The motion passed by roll call vote. Matt Von Lunen - yes, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

PUBLIC FORUM:

Mark Jarrell opened the floor for Public Forum at 6:15 PM. **James Hedgepath**, Cheatham County Commissioner, 6th District, stated he has concerns regarding the absent planning commission members and how long it is taking to review rural resort regulations. **Jana Haskew** stated, she opposes rich people with bad judgement. The concept of a rural resort is a misnomer. This is a clever scheme for a rich developer to get richer. As a regular person she cannot trust the commission. She opposes rural resorts. **Hope Patterson** stated, she opposes rural resorts and has traffic concerns. **Al Nippert** stated, he has concerns regarding who will benefit from a rural resort and how will future growth be controlled. **Phillip Pardough** stated, he opposes rural resorts and has concerns with the density of any development. **Miranda Clemons** stated, she has concerns regarding traffic and safety. **Mike Hargis** stated, he supports rural resorts. **Nanette Maller** asked, is it all about the money? The county will pay. **Johnathan Askew** stated, he opposes rural resorts and disagrees from what is posted on the developer's website. **Keri Karrington** stated, she supports rural resorts. **George Wade** stated, he opposes rural resorts. He is concerned with any tax projections. He is proud of the TVA victory. **Kimmie Dunlay** stated, she supports rural resorts. **Kim Bollinger** stated, she opposes rural resorts and has traffic concerns and canoe traffic. **Mike Campbell** stated, he supports a rustic retreat in Cheatham County. **Jeremy Whitaker** stated, he is a boy scout and enjoys the area. He is concerned with traffic and opposes rural resorts. **Elizabeth Wade** stated, she is concerned with protective development and economic viability of farming and farm lands. **Linda Ryder** stated, she sent an email to all the planning commissioners and opposes rural resorts in agricultural areas. She is concerned with planning staff reports and spot zoning. **Jackson Gergins** stated, he is a boy scout and opposes rural resorts. He has concerns with the wildlife. **John Faulkner** stated, he supports the boy scouts and opposes rural resorts. **Jake Rachel** stated, he opposes rural resorts and has environmental concerns. **Jennifer Perigo** stated, she opposes rural resorts and is concerned with preserving historical sites and is concerned about the effects of Parkinson's disease. **Bob Sanders** stated, he supports rural resorts. **Teneson Magnes** stated, she is concerned with the environment and opposes rural resorts. **Stephanie Henry** stated, she would like a community workshop on the matter. She is not happy with the planning commission chairman. **Joe Locker** stated, he supports rural resorts and tourism. **Edward Burk** stated, he opposes rural resorts and the potential strain on resources. **Mario Mayes** stated, he is concerned with the time it would take to construct a rural resort and the traffic disturbance it would cause. **Vicky Sanders** stated, she supports rural resorts. **Lisa Kinankin** stated, she opposes rural resorts and is concerned with the cost of infrastructure. **Bob Bucher** stated, he opposes rural resorts. **Jaci Whitaker** stated, she opposes rural resorts. **Cheryl Ellrich** stated, she opposes rural resorts. **Tim Ellrich** stated, Cheatham County is beholden to developers. He opposes rural resorts. **Beth Dawson** stated, she has concerns regarding infrastructure and fire safety concerns. **Jim Delanis** stated, he opposes rural resorts and submitted an

email and exhibit to the planning commission members. More due diligence needs to be done. **Roger Hammiter** stated, he supports rural resorts. **Marita Hardesty** stated, she is concerned with archeological sites and concerned with wildfires. **Susan Greer** stated, she is concerned with the environment and supports proactive growth. She supports rural resorts. **Peter Dawson** stated, he opposes development in the Cedar Hill area. **Jan Rachels** stated, the will of the people do not support rural resorts. **Nathan Clemmons** stated, he opposes rural resorts and thinks the majority objects to rural resorts. **Jeremy Whitaker** stated, he opposes rural resorts and development that only favors one developer. **Ed Greer** stated, he supports rural resorts. **Debora Doyle** stated, she opposes rural resorts and asked if the county offers tax incentives to the developer. Tax incentives offered by the county would eat up the money that everyone is talking about receiving to benefit the county. Storm water runoff would be excessive and recited drainage calculations and flood stage levels. **Stephanie Herrmann** stated, she supports rural resorts. **Someone** in the audience asked the chairman to address the tax incentive question. **Mark Jarell** explained, there is not a specific project under review. The planning commission is discussing drafts to allow resort type development. There are no tax incentives being discussed or considered. **Gary Gentry** stated, he is not satisfied with any answers he received from a proposed developer regarding construction. He supports residential development. **Randy Noe** stated, he opposes rural resort development. The Cedar Hill area does not compare to Blackberry Farms. He questions the deeded and calculated acres. He is concerned with environmental issues and potential hunting accidents. **James Hedgepath**, Cheatham County Commissioner, 6th District, stated he represents the majority of his constituents he represents. There being no one else to speak Mark Jarell declared public forum closed at 7:43pm.

ITEM #2

Mark Jarrell read Item #2 into the record. Discussion of Rural Resort regulations (*Continued from February 5, 2025*). Brian Halma presented a hand out with notes on possible process and explained each process: 1. Rural Resort as a Permitted Use in a Zoning District. 2. Rural Resort as a Conditional Use in a Zoning District. 3. Rural Resort as established as a Zoning District. 4. Rural Resort established as a type of Planned Unit Development (PUD Process is in Article VII (7) of the Cheatham Zoning Resolution). This document is just a starting point on paper for discussion and recommendations. Permitted uses and dimensional requirements will need to be determined. Peripheral buffers and density will need to be determined, including open space requirements. Improvements including road design, parking, utilities, waste disposal, signs and landscaping will need to be determined. Access, property owners' association and commercial use requirements will need to be determined. Three main use components are residential, commercial and hotel. If treated as a PUD, additional considerations for the master plan may be required: Riparian buffers. Steep slopes within the Limit of Disturbance for the Rural Resort. Karst features within the Limit of Disturbance for the Rural Resort. Stormwater drainage plan prepared by a qualified engineer. Riparian Buffer Management Plan. Regulations for lighting and outdoor music should also be considered. **Matt Von Lunen** stated, he has never spoken to **Michael Hayes** or any of his attorneys about a rural resort. In the last ten years there has been interest in other developments such as gun clubs and motor sports. He wants to confirm that this discussion is for the potential for this type of development in the county. He also earned the rank of Eagle Scout in 2006 and supports the Boy Scouts of America. **Brenda Montgomery** stated, this is a major undertaking. She is concerned about any commercial uses in a rural area. Should the county commissioners help draft the regulations? She is concerned about the planning commission spinning its wheels and is uncertain on how to proceed or if a rural resort should even be allowed in the county. **Mark Jarrell** stated, he is willing to consider development that has a lower impact and demand on county resources but produces high tax revenue while preserving rural land. **Chris Atkins** stated, he would like to see examples from other jurisdictions regarding zoning regulations and processes for rural resorts. **Matt Von Lunen** stated, he is in favor of "Dark Sky" compliance regarding lighting and glare. Quality road design guidelines should be met.

Collector or Arterial Street access should be applicable. Could the public road accessing the resort be required to be improved? Access points should be determined. Can dust free impervious road surface be required? He is in favor of large peripheral buffers and setbacks. Maybe a 300' buffer with vegetation and at least a 3:1 ratio of open space to development. Phase 1 environmental requirements including archeological site analysis. Retail and food services for guest only. Wastewater, water supply and fire suppression infrastructure should be addressed. Restaurant and alcohol sales may need to be addressed. Based on staff recommendations and discussion had at this meeting the commission directed the planner to start a draft to include some of the items discussed at this meeting in the form of a Planned Unit Development. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to have GNRC draft language for an Agriculture Planned Unit Development was made by Matt Von Lunen; second by Chris Atkins. The motion passed by roll call vote. Matt Von Lunen - yes, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #3

Discussion of the C-5 Neighborhood Commercial Mixed Use Zoning District (*Continued from February 5, 2025*). Based on the continued and extensive attention required regarding the drafting of rural resort regulations the commission determined to defer the discussion Item #3, and discussion Item #4, to a future meeting.

ITEM #4

Discussion of planning commission fees. (*Continued from February 5, 2025*)
To be continued.

Other Business: None

ADJOURN: Having no further business, a ****MOTION**** to adjourn was made by Gary Chance; second by Matt Von Lunen. Voice vote carried unanimously by all present. Meeting Adjourned at 8:45 PM.

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