



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR APRIL 2, 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, Chris Atkins, Jill Niccolich, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Brian McCain, Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Jessica Hill, Mike Hargis, Mike Campbell, Scott Willcutt, Tim Williamson, Susan Beer, Joe Frejosky, Pam Frejosky, Lisa Bold, George Wade, Clint Kauffman, Phil Dawson, Tish Gentry, Gary Gentry, Pere Adams, Jennifer Perigo, Linda Ryder, Bill Ryder, Kimberly McManus, Tamara Meadows, Cate Buchanan, Christy Sanders, Austin Blake, Vernon Frame II, Ed Greer, Alicia Mayes, Jim Delanis, Michael Harris, Mark Strainer, Sharon Lurie, Jaci Whitaker, Jean Wade, Susan Greer, Will Englehart, Jeremy Whitaker, Lacy Stacey, Shirley Walton, Joann Daniels, Nanette Malher, Cody Howard, Gina Binkley, Harris Bart, Beth Dawson, Gomez

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the March 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 Gary Chance; second by Brenda Montgomery. 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, Item #2 and Item #3 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. Joe & Pam Frejosky, and Susan Beer requesting a zone change from Agriculture to E-1 for Map 68, Parcel 16 and Map 68, Parcel 18. Property is located at 1035 Turnipseed Rd., in the 6th Voting District and is not in a Special Flood Hazard Area. **Jessica Hill** presented the planning staff review: The applicants are requesting the rezoning of the subject properties identified on Tax Map 068 as Parcel 016.00, located at 1035 Turnipseed Road and Parcel 018.00. The overall property is approximately 12.15 acres and is currently zoned A, Agriculture District. Properties to the north, east, south, and west are zoned A (Agriculture District). There is property zoned E-1 approximately 2000 feet southwest of the subject properties. Properties to the West and South are zoned A (Agriculture District). Parcel 016.00 has an existing house, shed, and farm shop on the property. Parcel 018.00 is vacant. Per Tennessee Property Viewer, the subject properties are on well and septic. The subject property has approximately 950’ of road frontage on Turnipseed Road, which is a local road according to the Major Road Plan for Cheatham County, Tennessee. The subject property is not in a Special Flood Hazard Area. The applicant is requesting to rezone the subject property from A to E1, and

noted the reason for rezoning as, “We are requesting to combine our 2 plots of land into one and then divide into 4 3-acre plots for family.” Section 9.091 of the Cheatham County Zoning Resolution lists requirements for an application for a Zoning Map change including item 5, “Two (2) copies of a map depicting the property requested for rezoning.” Tennessee Property Viewer lists the following as property owners For Parcel 018.00: Clive Beer, Susan Beer, Joseph Frejosky, and Pamela Frejosky. Susan Beer, Joe Frejosky, and Pamela Frejosky signed the Application for Zone Change, but Clive Beer has not signed the application. Tennessee Property Viewer lists the following as property owners For Parcel 016.00: Joseph John Frejosky, Pamela Frejosky, and Joseph Todd Frejosky. Joe Frejosky and Pamela Frejosky signed the Application for Zone Change, but Joseph Todd Frejosky has not signed it. The intended future subdivision of the property is a future action, but noting that the minimum lot size of 3 acres in the E-1 Zoning District applies to lots on public water. Per Tennessee Property Viewer, the lots are shown as currently on a well. 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. **Pam Frejosky** stated, Clive Beer is deceased. Her brother, Joseph Todd Frejosky has submitted a letter giving Pam Frejosky authority to represent the property to the planning commission. **Franklin Wilkinson** stated, the requirement for the two maps per section 9.091 has been waived per resolution #10, November 17, 2025 and the tax map used in this case. River Road Utility District does serve Turnipseed Rd. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Matt Von Lunen; second by Gary Chance. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - 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. Tamara Meadows requesting a zone change from Agriculture to R-1 for Map 56, Parcel 110. Property is located at 1001 Oakmont Rd., in the 5th Voting District and is not in a Special Flood Hazard Area. **Jessica Hill** presented the planning staff review: Properties to the north, east, and south, are zoned A (Agriculture District). Properties to the west (across Oakmont Ct.) are zoned a mix of A (Agriculture District) and R-1 (Low Density Residential District). Per Tennessee Property Viewer, there is an existing Mobile Home and shed on the subject property. Per Tennessee Property Viewer, the subject property is on well and septic. The subject property is a corner lot with road frontage on Oakmont Court and Oakmont Road. The subject property has approximately 270’ of road frontage on Oakmont Court, which is classified as a local road according to the Major Road Plan for Cheatham County, Tennessee; and approximately 470’ of road frontage on Oakmont Road, which is classified as a local road according to the Major Road Plan for Cheatham County, Tennessee. The subject property is not in a Special Flood Hazard Area. The applicant is requesting the rezoning of the subject property identified on Tax Map 056 as Parcel 110.00, located at 1001 Oakmont Road. The overall property is approximately 5 acres and is currently zoned A, Agriculture District.

The applicant is requesting to rezone the subject property from A to R-1, and noted the reason for rezoning as: My parents are getting older and after the ice storm we can see they need more help, someone closer to them. So my daughter will build a home to live close to them, to be there if they fall or just need help. Items for clarification and/or discussion: Section 9.091 of the Cheatham County Zoning Resolution lists requirements for an application for a Zoning Map change including item 5, “Two (2) copies of a map depicting the property requested for rezoning.” The intended future

subdivision of the property is a future action, but noting that the minimum lot size of 1 acre applies to lots on public water. Per Tennessee Property Viewer, the lots are shown as currently on a well. The minimum lot size for the E-1 Zoning District is 3 acres for lots on public water. **Franklin Wilkinson** stated, the requirement for the two maps per section 9.091 has been waived per resolution #10, November 17, 2025 and the tax map used in this case. River Road Utility District does serve Oakmont Rd. The home on the lot is a manufactured home and not a mobile home. **Vernon Frame** stated, he is opposed to the zone change. **Lacy Stacey** stated, she is opposed to the zone change. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to deny the zone change was made by Brenda Montgomery. The motion failed for a lack of a second. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Chester Hannah; second by Jill Niccolich. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - no, Gary Chance - yes, Mark Jarrell – yes.

ITEM #3

Mark Jarrell read Item #3 into the record. Andres Felipe Silva Gomez requesting a zone change from Agriculture to R-1 for Map 3, Parcel 60. Property is located at 4935 Thomasville Rd., in the 3rd Voting District and is not in a Special Flood Hazard Area. **Jessica Hill** presented the planning staff review: The applicant is requesting the rezoning of the subject property identified on Tax Map 003 as Parcel 060.00, located at 4935 Thomasville Road. The overall property is approximately 5.18 acres and is currently zoned A, Agriculture District. Properties to the north, east, south, and west are zoned A (Agriculture District). The nearest property zoned R-1 is approximately 570' northwest of the subject property, on the northwest side of Oaks Road. The nearest property zoned E-1 is approximately 870' north of the subject property, on the northwest side of Oaks Road. There is an existing House and utility building on the subject property. Per Tennessee Property Viewer, the subject property is on well and septic. The subject property has 132.2' of road frontage on Thomasville 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. The applicant is requesting to rezone the subject property from A to R-1, and noted the reason for rezoning as, "wanting to subdivide the lots into two lots." Items for clarification and/or discussion: The intended future subdivision of the property is a future action, but noting that the minimum lot size of 1 acre applies to lots on public water. Per Tennessee Property Viewer, the subject property is shown as currently on a well. The intended future subdivision of the property is a future action, but noting that lot width may be a constraint on future subdivision. The minimum lot width with public water for the R-1 Zoning District is 125 feet. **Mrs. Gomez** stated, her family has lived in the home at 4935 Thomasville Rd., since 2020. Her family has outgrown the home and would like to divide the lot and build a new home. **Clint Kauffman** stated, he is a neighbor and supports the rezone request. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Chris Atkins; second by Jill Niccolich. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

PUBLIC FORUM:

Mark Jarrell opened public forum at 6:25pm. **Jacie Whitaker** stated, she is opposed to any county wide zoning amendment regarding rural retreats. **Scott Willcutt** stated, he supports zoning amendments that encourage agritourism. **Michael Harris** stated, he opposes rural resorts and big money. **Shirley Walton** stated, she supports tradition and opposes development. **Mike Hargis** stated, he supports rural

resorts and zoning amendments. **Linda Ryder** provided a hand out document and stated, she opposes rural resort development at Bell's Reserve. She is concerned with development outside the planned growth areas. **Christie Sanders** provided a hand out document and stated, she is opposed to rural resorts. She is concerned with portions of Cheatham County served by Nashville Electric Service and the dilapidated NES components. **Austin Blake** stated, he is opposed to rural resorts and has recently discovered ancient hieroglyphics and opposes spot zoning. **Jennifer Perigo** stated, she is concerned with canoe traffic on the river and opposes rural resorts and the destruction of Airbnb income and the use of flock cameras in the county. **Joann Daniels** stated, she opposes rural resorts and is concern with the industrial board's support for rural resorts. **George Wade** stated, he is opposed to a county wide amendment for rural resorts. **Nanette Malher** stated, the more money you get the more you want to spend. She wants everything to stay agriculture and opposes oppression from the government. **Jeremy Whitaker** read emails form the county attorney to Jim Murphy, communicating with representatives from CB Ragland. He is suspicious of the coordination and communication creating opportunities with large institutional investors and capital funds based in Colorado, Dubai or Beijing. **Lisa Bold** speaking on behalf of **Cody Howard** stated, he opposes rural commercial development such as Blackberry Farms and is concerned with traffic and other potential nuisances. **Gina Binkley** stated, she is the seventh-generation owner of a sixty-six-acre farm in Cheatham County and opposes rural resorts and wants to preserve the Harpeth River. **Mike Campbell** stated, he supports controlled growth and rural resorts. He opposes residential household development on the Bell's reserve property. **Jim Delanis** asked, if the board received his email with his presentation in writing? He is opposed to rural resorts. He read an email from CB Ragland regarding the proposed amendment. He read an email form the mayor. He is concerned with commercial development in the rural area as it goes against the growth plan. **Harrison Bart** stated, he knows what CB Ragland desires and thinks and their greed will destroy the area like a dead carcass and the planning commission will be acting as prostitutes. He opposes rural resorts. **Susan Greer** stated, she supports rural resorts and planned growth. **Jeremy Whitaker** stated, he is speaking on behalf of **Bill Ryder** and opposes any amendment to allow rural resorts. **Mark Strainer** stated, he opposes any amendment to allow rural resorts. **Ed Greer** stated, he supports planned growth and rural resorts. **James Hedgepath**, Cheatham County Commissioner, 6th District, stated, he is disappointed that two commissioners are absent. This proposed amendment is all about money. If the poor man walked in the door and asked for the same thing as the rich man what would your answer be? **Beth Dawson** stated, she opposes any amendment to allow rural resorts. The proposed rules cannot be enforced and the rules will be broken. **Lisa Bold** stated, she is concerned with traffic and opposes rural resorts. **Tim Williamson**, Cheatham County Commissioner & Chairman, 2nd District, requested the planning commission discontinue discussion and consideration of amending the zoning for rural resorts. Due to lack of support, he does not think it is fair to continue moving this proposal forward and cease consideration of rural resort zoning at this time. There being no one else to speak **Mark Jarrell** declared public forum closed at 7:25pm.

ITEM #4

Mark Jarrell read Item #4 into the record. Discussion of Rural Resort regulations (*Continued from March 5, 2026*). Based on staff recommendations and discussion had at this meeting a ****MOTION**** to take no further action on drafting or amending the zoning resolution to allow rural resorts or rural planned unit developments was made by Brenda Montgomery; second by Gary Chance. The motion passed by roll call vote. Matt Von Lunen - no, Chester Hannah - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell - no.

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 7:33 PM.

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