



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR MAY 7, 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, Brian McCain, Chris Atkins, Jill Niccolich, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Chester Hannah, Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Brian Halma, Pete Adams, Chad Terrell

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the April 2, 2026 Planning Commission meeting. He asked if there were any comments or corrections. Hearing none, a ****MOTION**** to approve the minutes was made by Matt Von Lunen; second by Jill Niccolich. The motion passed by unanimous “aye” voice vote.

Mark Jarrell stated, the agenda for tonight’s meeting has been distributed and stated, the applicant for Item #1 has withdrawn and will not be heard. Mark Jarell asked for a motion to approve the agenda as amended. A ****MOTION**** to approve the agenda as amended was made by Gary Chance; second by Matt Von Lunen. The motion passed by unanimous “aye” voice vote.

PUBLIC FORUM:

Mark Jarrell opened public forum at 6:03pm. There being no one to speak Mark Jarrell declared public forum closed at 6:04pm.

ITEM #1 (Withdrawn by the Applicant)

Mark Yarbrough requesting a zone change from R-1 to C-3 for Map 49, Parcel 47.01 and from Agriculture / R-1 to C-3 for Map 49, Parcel 45. Properties are located on Highway 12 North, in the 4th Voting District and a portion of Map 49, Parcel 45 is in a Special Flood Hazard Area.

ITEM #2

Mark Jarrell read Item #2 into the record. Discussion of the C-5 Neighborhood Commercial Mixed Use Zoning District (*Continued from February 5, 2025*). Brian Halma reviewed the current description: **C-5 Zoning District**. The following zoning district provisions represent a commercial zoning classification that permits, rather than mandates, a vertical mix of commercial and residential uses within the same district. The district is intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities. The purposes of the C-5,

Neighborhood Commercial, Mixed-Use District are to: Accommodate mixed-use development and buildings with neighborhood serving retail, service, and residential uses; Encourage development that exhibits the physical design characteristics of pedestrian- oriented, storefront-style shopping streets; and promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction. Possible approaches were discussed: Planned Unit Development (PUD) process, Overlay District(s), Major overhaul of C-5 Zoning District, Tweak/Adjust existing C-5 Zoning District. Based on staff recommendations and discussion had at this meeting the planning commission decided to allow no minimum or maximum front or side setback. Allow multifamily as a conditional use. Add bed & breakfast as a conditional use. Allow personal & group care as a conditional use. Brian Halma will review and draft as requested for the next planning commission meeting.

ITEM #3

Mark Jarrell read Item #3 into the record. Discussion of planning commission fees (*Continued from February 5, 2026*). Franklin Wilkinson stated, the current planning commission fees have been in place for about thirty years. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to change the rezone application fee, site plan application fee, plat amendment application fee, minor plat application fee, and board of zoning appeals fee from \$100.00 to \$250.00 and change the application fee to the board of construction appeals from \$150.00 to \$250.00 and change the application for a major subdivision to \$500.00 up to four lots and \$750.00 for five lots or more and change the fee for public notice signs from \$30.00 to \$50.00 was made by Brian McCain; second by Gary Chance. The motion passed by roll call vote: Matt Von Lunen - yes, Brian McCain - yes, Chris Atkins - yes, Jill Niccolich - yes, Brenda Montgomery - yes, Gary Chance - yes Mark Jarrell – yes.

OTHER BUSINESS: None

ADJOURN:

Having no further business, a ****MOTION**** to adjourn was made by Gary Chance; second by Jill Niccolich. Voice vote carried unanimously by all present. Meeting Adjourned at 6:43 PM.

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