



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JULY 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, 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, Lisa Beld, Steve Meek, Jan Meek, Wanda Baker, Linda Ryder, Bill Ryder, Mike Stuart, Gaines Shearon, Anthony Gifford

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the June 4, 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. He asked if there were any comments or corrections. Hearing none, a ****MOTION**** to approve the agenda was made by Jill Niccolich; second by Gary Chance. The motion passed by unanimous “aye” voice vote.

PUBLIC FORUM:

Mark Jarrell opened public forum at 6:03pm. **Linda Ryder** stated, she sent an email to members of the county commission and planning commission. She wants to emphasize the fact that Cheatham County is in a venerable position regarding data centers because there are so few restrictions in place. We need to make it less favorable for data centers in Cheatham County. **Mike Stuart** stated, the final plat approval was granted for the Mark’s Creek Hill subdivision but he would like to come back to the planning commission to request a waiver for the fire hydrant. There is not enough pressure on the PV Utility line to extend an adequate fire hydrant. The PV Utility water line at that location is 4” with low pressure. The homes will have residential fire sprinklers. On site tank and pump systems will be installed for each home if needed. Mark Jarrell closed public forum at 6:08 pm.

ITEM #1

Mark Jarrell read Item #1 into the record. Gaines Sheron requesting site plan approval for existing buildings on Map 3, Parcel 20. Property is located at 1022 Dorris Winters Rd., in the 3rd Voting District and is not in a Special Flood Hazard Are (*deferred from June 4, 2026*). Brian Halma presented the planning staff review: An updated site plan has been received. Landscape buffering has been added on the

southern edge of the property. Dustless surface parking has been provided around some of the buildings. The planning commission will need to decide if the landscape screening covering the extent of the commercial use is acceptable. Parking for construction sales and service is not specified in the parking regulations. The planning commission will need to consider the dustless proposed parking and the graveled site for the heavy equipment storage. ADA parking spaces have need added. The site plan shows the storm drainage flowing toward the highway. The existing buildings have some lighting. No additional lighting is proposed. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the site plan 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 #2

Mark Jarrell read Item #2 into the record. Timothy and Wanda Baker requesting a zone change from E-1 to R-1 for Map 98, parcel 292.00. Property is located on Split Rail Cir., in the 6th Voting District and is not in a Special Flood hazard Area. Brian Halma presented the planning staff review: The property to the west of the subject property is zoned R-1 (Low Density Residential District). All other neighboring properties are zoned E-1 (Estates Residential District). The subject property is currently vacant. Per Tennessee Property Viewer, the subject property is on well and septic. The subject property has approximately 300' of road frontage on Split Rail Circle, which is classified as minor on the Major Road Plan for Cheatham County, Tennessee. The subject property is not in a Special Flood Hazard Area. The application is signed by only 1 of the 2 property owners listed in Tennessee Property Viewer. The applicant is requesting to rezone the property from E-1 to R-1, and noted the reason for rezoning as, "Adjoining parcel to the west zoned R1. Would like to rezone to R1 to split our current parcel. Adjoining parcel to the east was split, but is currently E1." The R-1, Low Density Residential District, is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. **Wanda Baker** stated, they may want to be able to split the lot and build an additional home in the future. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Brenda Montgomery; 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 #3

Mark Jarrell read Item #3 into the record. Discussion of the C-5 Neighborhood Commercial Mixed Use Zoning District. (*Continued from June 4, 2026*). Brian Halma reviewed discussion items from the last meeting: 1. Eliminate front and side setbacks. 2. Add Multifamily as conditional use. 3. Side yard if

residential (Existing or planned?). 4. Include requirements for buffering 5. Personal and Group care conditions. 6. Bed and Breakfast conditions. 7. Clarify process for certain Conditional Uses – the BZA approves the Conditional Use but the project site plan is reviewed by the Planning Commission. The planning commission reviewed and discussed proposed permitted and conditional uses, buffering requirements, further defining category of uses including, sober living facilities or substance rehabilitation facilities. Based on staff recommendations and discussion had at this meeting the planning commission decided to further define and improve the use category of Personal & Group Care and continue the discussion of C-5 zoning at the next planning commission meeting.

ITEM #4

Mark Jarrell read Item # 4 into the record. Discussion of Data Centers. **Brian Halma** presented an overview of the increased demand of data centers, particular impacts and limited impacts. Items to review for possible amendment: a. Review the current definition in Cheatham County Zoning Resolution. **DATA CENTER:** A facility used to house computer systems, associated components, and related infrastructure for the storage, processing, or distribution of data, typically including backup power, cooling systems, battery storage, substations and security systems. b. Review the current process Data Centers are an Extensive Manufacturing Activity. Extensive Manufacturing Activities are allowed By Right in the I-1 and I-2 Zoning Districts. c. Adding Development Standards for Data Centers Examples of uses with development standards in the Cheatham County Zoning Resolution – Sawmill operations, Self-storage Mini-Warehouses, Animal Shelters and Kennels, Automobile Wrecking, Junk, and Salvage Yards. Buffering: Some of the immediate impacts that data centers have on neighboring properties is noise and light. Extensive energy infrastructure is often needed to service the data centers which can have an impact. Buffering requirements can help to mitigate these issues. Visually, these buildings are often 30' or taller and serve a warehouse-type function so if there are no façade requirements, they will likely have default designs with limited architectural features and utilize less expensive façade materials. Brian Halms presented design standards, buffering requirements and examples of zoning language from other jurisdictions. Based on staff recommendations and discussion had at this meeting the planning commission decided to continue the discussion of data centers at the next planning commission meeting.

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 7:31 PM.

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