



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR AUGUST 6, 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: Chester Hannah, Brian McCain, Chris Atkins, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Matt Von Lunen, Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Brian Halma, Christopher McClellan, Mary Ashton McClellan, James Gupton Sr., Mike Stuart, Desmond Brooks

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the July 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 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 Brenda Montgomery; second by Gary Chance. The motion passed by unanimous “aye” voice vote.

PUBLIC FORUM:

Mark Jarrell opened public forum at 6:01pm. There being no one to speak the public forum was declared closed at 6:02pm

ITEM #1

Mark Jarrell read Item #1 into the record. Mark Yarbrough requesting a waiver on a Final Plat for Map 49, Parcel 45. Property is located on Highway 12 North, in the 4th Voting District and a portion of the property is in a Special Flood Hazard Area. **Brian Halma** presented the planning staff report: The Cheatham County Planning Commission conditionally approved a final plat for the subject property at its February 2026 meeting, with the condition being to update note 7 regarding the floodplain. The developer reported that the water line that connects to the property will be a 4” water line, and the water pressure is not sufficient to provide adequate flow for the fire hydrant to be installed as part of the development of the property. The applicant is requesting a variance to the requirement of a fire hydrant, stating that “PVUD has 4” water main serving this area. Due to TDEC rules, a fire hydrant cannot be installed on a 4” line, also, due to PVUD’s hydraulics in that area, a fire hydrant installed there would not produce 500 gallons/minute at 20 residual PSI needed for fire hydrant requirement for fire protection

purposes. All five (5) houses will be sprinklered.” **Mike Stuart** stated, he is seeking a variance for the fire hydrant because there is only a 4” water main at the location of the subdivision. Pleasant View Utility has provided a letter and the plat has been updated. All the homes will be fully sprinklered. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the variance was made by Brian McCain; second by Chester Hannah. The motion passed by roll call vote. Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #2

Mark Jarrell read Item #2 into the record. Desmond Brookins requesting a zone change from Agriculture to R-1 for Map 41, Parcel 40.02. Property is located at 1065 Cagle Rd., in the 2nd Voting District and is not in a Special Flood Hazard Area. **Brian Halma** presented the planning staff report: The property to the north and west of the subject property is zoned E-1 (Estates Residential District). The property east of the subject property is zoned A (Agricultural District). The property south of the subject property, across Cagle Rd is zoned R-2 (Medium Density District). Per Tennessee Property Viewer, there is a mobile home and detached garage on the site. Per Tennessee Property Viewer, the subject property is on public water and sewer. The subject property has approximately 850’ of road frontage on Cagle Road, 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 applicant is requesting the rezoning of the property identified on Tax Map 041 as Parcel 040.02, located at 1065 Cagle Road. The subject property is approximately 7.6 acres and is currently zoned A, Agricultural District. The applicant is requesting to rezone the property from A to R-1, and noted the reason for rezoning as, “Development.” Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Brenda Montgomery; second by Brian McCain. The motion passed by roll call vote. Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #3

Mark Jarrell read Item #3 into the record. James Gupton Jr., and Michael Robert Gupton requesting a zone change from Agriculture to R-1 for a 2.01-acre portion of Map 14, Parcel 14. Property is located on Hinton Rd., in the 4th Voting district and is not in a Special Flood Hazard Area. **Brian Halma** presented the planning staff report: The property to the northwest of the subject property is in Montgomery County. The property southwest, south, and north east of the subject property is zoned A (Agricultural District). Per Tennessee Property Viewer, the subject property is on public water and septic. The subject property has approximately 250’ of road frontage on Hinton Road, 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 applicant is requesting the rezoning of a portion of the property identified on Tax Map 014 as Parcel 014.00, located at unaddressed Hinton Rd. The portion of the property requested to be rezoned is approximately 2.01 acres and is currently zoned A, Agricultural District. The applicant is requesting to rezone the portion of the property from A to R-1, and noted the reason for rezoning as, “subdividing 2 acres for daughter to build a house.” Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Gary Chance; second by Brenda

Montgomery. The motion passed by roll call vote. Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #4

Mark Jarrell read Item # 4 into the record. MPII Development, LLC, requesting approval of a Development Agreement for Morgan Place Subdivision Section 2, Map 26, Parcel 5.01 and part of Parcel 5, off Sweethome Rd, in the 4th Voting District and is not in a Special Flood Hazard Area. **Brian Halma** stated, the preliminary plat was previously approved. The agreement outlines responsibilities of the developer. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the development agreement was made by Brian McCain; second by Chris Atkins. The motion passed by roll call vote. Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #5

Mark Jarrell read Item # 5 into the record. Discussion of the C-5 Neighborhood Commercial Mixed Use Zoning District. (*Continued from July 2, 2026*). Based on staff recommendations and discussion had at this meeting the planning commission decided to include the following uses as Conditional Uses: Multi-family, Bed & Breakfast Homestay, Personal & Group Care, Automotive Repair and Cleaning, Building Materials and Farm Equipment, Construction Sales & Service, Convenience Commercial, General Business & Communication Services, Group Assembly. Change the maximum front setback requirement of ten (10) feet to a minimum front setback requirement of ten (10) feet. To make side or rear setbacks required in the C-5 district to be same as side or rear setbacks of abutting zoned lot.

ITEM # 6

Mark Jarrell read Item # 6 into the record. Discussion of Data Centers (*Continued from July 2, 2026*). The planning commission reviewed the current definition and use category for a Data Center. **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. Data Centers are an Extensive Impact Facility. Activities are allowed By Right in the I-2 and I-3 Zoning Districts. GNRC provided multiple examples of design regulations from other jurisdictions. The planning commission is assigned to thoroughly review and come back with recommendations at the next meeting. Based on staff recommendations and discussion had at this meeting GNRC will further refine the design standards and look further into applicable Infrastructure Impact design and regulation.

OTHER BUSINESS:

The planning commission discussed, there is no recollection of ever lacking a quorum for a scheduled planning commission meeting. The \$50.00 pre-tax payment per member is only received if a member is present at a meeting. Jill Niccolich and Allen Nicholson have resigned as planning commission members.

ADJOURN:

Having no further business, a ****MOTION**** to adjourn was made by Brenda Montgomery; second by Gary Chance. Voice vote carried unanimously by all present. Meeting Adjourned at 7:07 PM.

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