



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR SEPTEMBER 3, 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: None

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Jessica Hill, Kenneth Ford, Kimberly Reed, Mary Petrino, Vernon Huskey, Linda Hoffman, Sandra Reddy, Demmon J Loftis Jr., Marian Fordyse, Walter Weakley, Luis Morales, Janice Morales, Travis Calznara, Dean Head, Bobby Head, Courtney Hayes, Ronnie Brady, Linda Ryder, Dana Williams, Amy Hunt, Steve Berzolla, Marie Gaudies, Robert Heggie, Allen Deate, Lisa Smith, Mark Smith, Skylar Smith, Steve Krantz, Sean Reilly, Daniel Ashburn, Terry Binkley, Rosalia Poretti, Dan Martin, Elenita Martin, Frank Burnette, Brian Tracy, Margret Fox, Chelsea Steele, Kurt Scott

Approval of Minutes and Agenda:

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the August 6, 2026 Planning Commission meeting. Matt Von Lunen recommended clarifying the section for “Other Business” by revising and adding “no recollection of lacking a quorum”. He asked if there were any other comments or corrections. Hearing none, a ****MOTION**** to approve the minutes as revised was made by Gary Chance; second by Chester Hannah. The motion passed by unanimous “aye” voice vote.

Mark Jarrell stated, the agenda for tonight’s meeting has been distributed. He requested two corrections. The zone change for Item #1 should be “to rezone from Ag to R-1” and that the Map for Item #2 should be Map 24. Hearing no other corrections, a ****MOTION**** to approve the agenda was made by Matt Von Lunen; second by Brenda Montgomery. The motion passed by unanimous “aye” voice vote.

PUBLIC FORUM:

Mark Jarrell opened public forum at 6:02pm. **Linda Ryder** stated, her concerns she spoke of earlier regarding the planning commission were not about lacking a quorum but about poor attendance and not acting because members were not present. The county should enact a moratorium on data centers due to the risk of a developer wanting to build a data center. Data Centers are very invasive with noise, light, energy use. The county needs stronger regulations. She recommends a moratorium for at least a year.

Mark Smith stated, Cheatham County is at a crossroads and decisions need to be made for the future. He supports the rural way of life. Subdivisions are replacing rural areas. Developers are building

thousands of houses that destroy the rural way of life. You were elected to protect the people and character of this county. You have the authority to deny zoning changes and draft ordinances that protect rural life. He opposes residential development and is concerned for the strain the development puts on the tax payers. Vote No. **Lisa Smith** stated, she is concerned with growth and the ability of infrastructure to handle the growth. The developer benefits and the tax payers suffer the lack of infrastructure and burden on emergency services. There is only one ambulance that covers Pleasant View. She is concerned with safety and recommends an impact analysis before approving any rezoning for development. **Mark Jarrell** declared public forum closed at 6:13pm.

ITEM #1

Mark Jarrell read Item #1 into the record. The 1005 Dorris Winters Trust requesting a zone change from Agriculture to R-1 for Map 3, Parcel 29. Property is located at 1005 Dorris Winters Rd., in the 3rd Voting District and is not in a Special Flood Hazard Area. **Jessica Hill** presented the planning staff report: The applicant is requesting the rezoning of the property identified on Tax Map 3, Parcel 29.00, located at 1005 Dorris Winters Road. The property is approximately 34 acres and is zoned A, Agricultural District. The applicant is requesting to rezone the property to R-1, Low Density Residential, and noted the reason for the rezoning as “future development.” The R-1, Estates Residential District, is designed to provide suitable open space for very low-density residential development. It shall consist primarily of single-family detached dwellings and their accessory uses. TN Property Viewer lists the property owner as Dwight P Wiles Trustee of the 1005 Dorris Winters Road Trust. The application lists John Rich as the property owner and the applicants are John Rich and Amanda Bell. The application does not contain or provide documentation for ownership transfer or authorizing agents. Adjacent properties are zoned A (Agriculture) and C-1 (General Commercial) on Highway 41A. Per the TN Property Viewer, there are multiple structures on the property, including residential and outbuildings. Per the TN Property Viewer, the property does have access to public water and sewer. The property has approximately 70’ of road frontage on Dorris Winters Road, which is classified as minor, and approximately 180’ on Highway 41A, which is classified as an Arterial on the Major Road Plan of Cheatham County. The property is located in a County Planned Growth Area, The property is not located in a Special Flood Hazard Area. 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. **Amanda Bell** stated, she has provided the Trust Agreement. There is R-1 zoning about 700’ to the east and about 2000’ to the north west. There is a riding arena and an old house on the property. There is a mix of use and zoning in this area. **Ronnie Brady** stated, he opposes the zone change and does not want a subdivision next to him. He is concerned with traffic safety. **Skyler Smith** stated, she is a first responder and opposes residential developments. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Chester Hannah; 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 #2

Mark Jarrell read Item #2 into the record. Bumpus Development, LLC requesting a zone change from R-1 to C1 for Map 24B, Group A, Parcels 2, 3, 4, 5, 6, 7. Properties are located on Hwy 41-A, in the 3rd Voting District and are not in a Special Flood Hazard Area. **Jessica Hill** presented the planning staff report:

Adjacent properties are zoned E-1 (Estates Residential), R-1 (Low-Density Residential), and R-PUD (Residential Planned Unit Development). Per the TN Property Viewer, these appear to be undeveloped. Per the TN Property Viewer, the property does have access to public water but on individual sewer. Parcels 2.00, 3.00, 6.00 and 7.00 have between 140 – 200 ft of road frontage on Highway 41A, which is classified as an Arterial on the Major Road Plan of Cheatham County. Parcel 4.00 and 5.00 are corner lots with road front on Highway 41A and Rooster Ridge Rd, which is classified as a Minor on the Major Road Plan of Cheatham County. The property is located in a County Planned Growth Area. The property is not located in a Special Flood Hazard Area. The nearest C-1 district is 0.5 miles West of the property. The applicant is requesting the rezoning of the properties identified on Tax Map 24B, Group A, Parcels 2.00, 3.00, 4.00, 5.00, 6.00, and 7.00, located at unaddressed Highway 41A. The properties are approximately 1 to 1.4 acres and are zoned R-1, Low-Density Residential District. The applicant is requesting to rezone the property to C-1, General Commercial, and noted the reason for the rezoning as “TDOT restricting driveway permits.” The C-1, General Commercial District, was established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Cheatham County. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Cheatham County and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan. 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. **Jason Bumpus** stated, he would like to funnel the traffic to these lots from the road he created. The entrances to these lots would not be directly accessed from the TDOT road. He would like to develop the lots commercially. **Kath Higgins** stated, she lives directly across the street and is concerned with traffic congestion. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Gary Chance; 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 #3

Mark Jarrell read Item #3 into the record. Shayne Calzavara requesting a zone change from Agriculture to C-3 for a five (5) acre portion of Map 87, Parcel 2. Property is located on Mound Creek Rd., in the 6th Voting District and a portion of the parcel is in a Special Flood hazard Area. **Jessica Hill** presented the planning staff report: Adjacent properties are zoned A (Agriculture). Per the TN Property Viewer, the parcel appears to be mostly undeveloped. Per the TN Property Viewer, the property does not have access to public water or sewer. Mound Creek Rd is a county road, and the property appears to have approximately 450’ of road frontage. Mound Creek Rd connects to Cedar Hill Road which is a Collector on the Major Road Plan of Cheatham County. The property is not located in a County Planned Growth Area. The property is located in a Special Flood Hazard Area. The nearest commercial district is 1.4 miles South of the property near the intersection of Cedar Hill Road and Highway 70. Mound Creek is an unassessed stream per TDEC. The applicant is requesting to rezone a portion of the parcel, located at unaddressed Mound Creek Road. The parcel is zoned A, Agriculture and the applicant is requesting to rezone five acres at the northern portion along Mound Creek Road to C-3, Rural Convenience Commercial District, and noted the reason for the rezoning as “required for him to use the existing structure for vehicular sales for him to maintain his small dealer license.” **Travis Calzavara** stated, he is

the brother of Shayne. As a hobby they like to ride and work on motorcycles. They would be limited to selling five motorcycles without a dealer's license. The C-3 zoning would allow them to have a dealer's license for the State of Tennessee and they could restore and sell more than five motorcycles per year.

Linda Ryder stated, she does not think the C-3 would allow what they wants to do. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to deny the zone change was made by Chester Hannah; 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 #4

Mark Jarrell read Item # 4 into the record. Sean Reilly requesting a zone change from E-1 to C-1 for Map 24, Parcel 12. Property is located at 5822 Hwy 41-A, in the 2nd Voting District and is not in a Special Flood hazard Area. **Jessica Hill** presented the planning staff report: Adjacent properties are zoned E-1 (Estates Residential). Per the TN Property Viewer, there is a residential structure on the property. Per the TN Property Viewer, the property does have access to public water but on individual sewer. The property has approximately 700 ft of road frontage on Highway 41A, which is classified as an Arterial on the Major Road Plan of Cheatham County. The property is a corner lot with frontage on a private road/easement -Trails End Road. The property is located in a County Planned Growth Area. The property is not located in a Special Flood Hazard Area. The nearest C-1 district is 0.25 miles West of the property on Highway 41A. The applicant is requesting the rezoning of the property identified on Tax Map 24, Parcel 12.00, located at 5822 Highway 41A. The property is approximately 9.95 acres and is zoned E-1, Estate Residential District. The applicant is requesting to rezone the property to C-1, General Commercial, and noted the reason for the rezoning as “to use for their construction business.” The C-1, General Commercial District, was established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Cheatham County. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Cheatham County and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan. **Daniel Ashburn**, CSR Engineering stated, Mr. Reilly owns a utility excavation business and would like to use the property for his construction sales and service office. **Steve Krantz** stated, he opposes the zone change. He lives at 160 Trails End Dr. There have been several people and two horses killed at Trails End Dr. Mr. Reilly cuts across Trails End to his property. He is concerned with the width of the existing driveway and potential traffic hazards. **Daniel Ashburn**, CSR Engineering stated, Mr. Reilly has less than ten employees. It is not a large business. He would like to locate his office there and storage for his equipment. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to deny the zone change was made by Matt Von Lunen; second by Gary Chance. The motion passed by roll call vote Chester Hannah - no, Brian McCain - no, Chris Atkins - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

ITEM #5

Mark Jarrell read Item # 5 into the record. Andrew and Margaret Fox requesting a zone change from C-2 to C-3 for Map 33, Parcel 18.01. Property is located at 1577 Cheatham Dam Rd., in the 4th Voting District and is not in a Special Flood Hazard Area. **Jessica Hill** presented the planning staff report: Adjacent properties are zoned E-1 (Estates Residential). Per the TN Property Viewer, the parcel appears to have

multiple structures fronting on Cheatham Dam Rd. Per the TN Property Viewer, the property does have access to public water and sewer. Cheatham Dam Road is a Collector Road and the property appears to have approximately 200' of road frontage. The property is a corner lot with frontage on Lynwood Gupton Rd which is county road. The property is not located in a County Planned Growth Area. The property is not located in a Special Flood Hazard Area. The nearest commercial district is 2 miles West of the property near the intersection of Cheatham Dam Rd and Highway 12N. The applicant is requesting to rezone the parcel, located at 1577 Cheatham Dam Road. The parcel is zoned C-2, Neighborhood Commercial District and the applicant is requesting to rezone to C-3, Rural Convenience Commercial District, and noted the reason for the rezoning as "to provide valuable resources for the community." The C-3, Rural Convenience Commercial District, was designed to provide for uses to provide shopping and service needs for surrounding rural and suburban households. The permitted establishments are those which provide for regular local shopping and which, therefore, are visited frequently by customers. This district may occur along or away from arterial streets, characteristically are small and distributed widely for convenient accessibility by local residents. The bulk regulations are established to regulate commercial activity in the district and adjacent residential activity, and to lessen the concentration of vehicular traffic as compared to other commercial districts providing goods and services for a more extensive area. **Andrew Fox** presented a signed petition of customers supporting the market and stated, he thought they were continuing the use of the previous owner selling food and beverages. They tore down the old dilapidated house and built the pavilion and installed a volley ball court and other recreational uses. They were operating for three months and then went to the board of zoning appeals and had to stop the food and beverage service. They would like to be able to operate a food and beverage service. They do have bands and karaoke and monitor the noise with decibel meters. He presented annual traffic counts as provided by the U.S. Army Corp of Engineers. **Chelsea Steele** stated, the tiki bar has a positive effect on the community and supports the use. **Marian Fordyse** stated, she supports the tiki bar. **Dan Shank** stated, he lives close to the tiki bar and opposes the use. The C-3 zoning may allow other uses that would be offensive to the area. **Kurt Scott** stated, he supports the tiki bar. **Patricia Bess** stated, she lives close to the tiki bar and supports the use. **Sandra Smiley** stated, she lives close to the tiki bar and supports the use. **Dana Williams** stated, she lives on Cheatham Dam Rd., and oppose the C-3 commercial uses. **Louis Mirallas** stated, he supports the tiki bar and the commercial uses. **Jerry Jeske** stated, he supports the tiki bar and the commercial uses. **Amy Hunt** stated, she lives directly behind the establishment and does not support the tiki bar or the commercial uses. **Walter Weakley**, Cheatham County Commissioner, 4th District stated, he has visited the property and has witnessed positive and friendly interactions. He supports the recreational activities and the tiki bar. **Vernon Huskey** stated, he supports the tiki bar. **Steve Berzolla** stated, he opposes the tiki bar and the commercial activities. **John Dickson** stated, he opposes the tiki bar and the commercial activities. **Dan Martin** stated, he supports the tiki bar and commercial activities. **Bobby Head** stated, he supports the tiki bar and commercial activities. **Mike Smiley** stated, he supports the tiki bar and commercial activities. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to approve the zone change was made by Brenda Montgomery; second by Gary Chance. 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 # 6

Mark Jarrell read Item # 6 into the record. Discussion of the C-5 Neighborhood Commercial Mixed Use Zoning District. (*Continued from August 6, 2026*). Based on staff recommendations and discussion had at this meeting the planning commission decided to add the following uses as Conditional Uses: Dwelling, Multi Family, Bed & Breakfast, Automotive Repair and Cleaning, Building Materials and Farm Equipment, Construction Sales & Service, Convenience Commercial, General Business & Communication Services, and Group Assembly. Change the maximum front setback required for commercial buildings of 10' to the minimum front setback of 10'. Change the side or rear setbacks required in the C-5 district to be same as side or rear setbacks of abutting zoned lot. Draft a use description for "Sobor Living" and place it in the appropriate use category.

ITEM # 7

Mark Jarrell read Item # 7 into the record. Discussion of Data Centers (*Continued from August 6, 2026*). Based on staff recommendations and discussion had at this meeting the planning commission agreed to; Require the building to be a minimum of 300' from the nearest residential property line. Require a minimum landscape buffer of 50' in width. Limit noise levels not to exceed 60 decibels during the day. Limit noise levels not to exceed 30 decibels during the night. Apply the existing lighting, glare and electromagnetic interference section 4.140. Require written verification from utilities for adequate capacity of electricity and water. Additional items that need continued discussion include: parking, architectural design standards, stormwater and decommissioning.

ITEM # 8

Mark Jarrell read Item # 8 into the record. MPIO Development, LLC, requesting approval for a Development Agreement for Morgan Place Subdivision Section 2. Based on staff recommendations and discussion had at this meeting a ****MOTION**** to accept the Development Agreement was made by Brenda Montgomery; second by Chris Atkins. The motion passed by roll call vote Chester Hannah - no, Brian McCain - no, Chris Atkins - 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 Brian McCain; second by Gary Chance. Voice vote carried unanimously by all present. Meeting Adjourned at 8:40 PM.

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