



The Town of Coopertown  
5153 Burgess Gower Rd.  
Coopertown, TN 37172  
(615) 382-4470

**PLANNING COMMISSION  
SPECIAL CALLED MEETING  
Monday, February 10, 2026  
6:00 P.M.**

## Meeting Minutes

### I. Call to Order

The meeting was called to order at 6:00 p.m.

### II. Pledge of Allegiance

### III. Roll Call

Secretary Brian Rettaliata called roll.

Members present:

Justin Bahorik  
Shane Gordon, Chairman  
Caleb Johnson  
Tim Mason, Alderman  
Brian Rettaliata, Secretary  
Peggy Ruth  
Jeff Smith, Mayor

Also present:

Vicky Bumgardner, Building Commissioner  
Jessica Hill, GNRC Sr. Planning Consultant

### IV. Public Forum –

- Layton Jones shared his vision to expand The Jones Farm, his existing venue in Cheatham County off New Hope Rd. and adjacent to his Coopertown property, Map 137, Parcel 029.00.
- Ethan Lee, a resident on Frey Ford Rd. spoke against Mr. Jones plan due to infrastructure concerns.

### V. New Business

#### 1. Discuss amending land use planning map, a.k.a. Illustration 13

Members discussed Mr. Jones' plans for a rural resort and whether or not it makes sense to amend Illustration 13 for this use. GNRC Planner, Jessica Hill, shared three options: rezone the parcel to commercial, create a special exception with conditions, or a Planned Unit Development (PUD). Mayor Smith stated that revenues go to the jurisdiction where the cash register is placed; in this case, the register is on the Cheatham County side. The Planning Commission deferred further discussion in hopes of getting more citizen input. A meeting date of February 25 at 6:00 p.m. was set. Mayor Smith asked that Mr. Jones be present to address questions from citizens.

### VI. Comments from Members

**VII. Adjournment**

Tim Mason made a motion to adjourn.  
Shane Gordon seconded the motion.

All in favor signified by saying, "Aye".

The meeting adjourned at 7:01 p.m.

**Original notes generated by Kelly Bohn, City Clerk**

These minutes are respectfully submitted by:

  
Chairman

3-16-2024  
Date