

CHEATHAM COUNTY PLANNING & ZONING BOARD

Minutes -- Dec. 04, 2008

Call to order at 06:00p- Chairman Campbell

Members present - Campbell, Cullen, Joyner, Montgomery, Nash, Werne, Wright.

Members Absent - Schippers

Vacancy - 1

Approval of minutes for Nov. 06, 2008--motion by Nash, 2nd by Cullen.

Voice Vote - all ayes to approve, motion carried.

Approval of agenda for Dec. 04, 2008 --motion by Montgomery, 2nd by Nash.

Voice Vote - all ayes to approve, motion carried.

Public Forum. - No one spoke.

NOTE> Mr. Schippers arrived at 06:05p.

Agenda items:

**Item 1.

Mr. Jeff Matlock, representing M & B Properties, request a Zone change from Agriculture to Mixed use (RPUD). Property located 7795 Hwy. 41-A, Cedar Hill, Tn. 37032, map 3, parcel 39.01. Property is in the 3rd voting district & is not in the flood area, consist of 5.02 acres.

Per Ms Caton, -Community Planner, this would be a RPUD with "comml" overlay. Base will be residential, will be high-end residences consisting of 1700 sq. ft. There are no immediate plans, Mr. Matlock is looking for the best possible use.

Motion to approve - Werne, 2nd Wright.

Voting yes- Campbell, Cullen, Joyner, Montgomery, Nash, Schippers, Werne, Wright. Motion carried to rezone.

**Item 2. M/M Michael Martin request a Final Plat review. Property located off Lakeview Dr., Ashland City, Tn., map 61, parcel 38.00, & consist of 11.74 acres, zoned R-1, is in the 5th voting district & "is in the AE Flood area".

Many present in the audience were opposed, with the following speaking;

Mr. Tom Stuart stated he had lived in the area 40 + yrs. & has seen flooding on the property many times.

Mrs. Regina Weelock stated she & husband are the direct neighbors & are very much opposed.

Mr. Thomas Weelock spoke regarding the driveway easement, need for an hydrologist etc.

Mr. Weelock stated the septic tank easement should be taken into account.

Mrs. Dora Salinas stating the easement cannot be a driveway.

Werne asked if there were any FEMA issues, statements were made that there was a 2 foot disconnect between Davidson Cty. & Cheatham Cty., with a new study by FEMA due 2009 /2010. Ms Caton stated there would be several requirements due to the request to build in the flood area. Much , much

discussion. Chairman stated it appeared there was not any access to the property.

Motion to deny Nash, 2nd by Montgomery.

Voting yes- (to deny) Campbell, Cullen, Joyner, Montgomery, Nash, Schippers, Abstain-Wright. No- Werne. 6 yes to deny, 1 no to deny, 1 abstain. Motion carried to deny.

Item 3. Mr. Danny McCarroll requesting a zone change from E1 to R 2, to create a 26 lot subdivision. Property located on Bearwallow Rd, Ashland City, Tn., map 41, parcel 88.00, is located in the 2nd voting district & is not in the floodway. Motion to approve rezone - Schippers, 2nd - Wright.

Voting yes- Campbell, Cullen, Joyner, Montgomery, Nash, Schippers, Werne, Wright. Motion carried to rezone.

Item 4. Mr. Danny McCarroll request preliminary Plat review for a major subdivision consisting of 26 lots. Proposed subdivision name is Double Tree @ Eastland Farms. Property located off Eastland Dr. Ashland City tn., map 41, parcel 88.00, 2nd voting district & is not in the flood area.

Motion to approve - Wright, 2nd Nash.

Voting yes- Campbell, Cullen, Joyner, Nash, Schippers, Wright. Voting no- Montgomery & Werne.

Motion carried

Item 5. Southern Land Surveying Inc., representing Mr. Gary & Mrs. Linda Petty, request zone change from I-2 to C-1, to create a buffer between U.S. Highway 70 & the I-2 zoning. Property located U.S. Highway 70, State route #1, Kingston Springs Tn., map 91, parcel 67.02, located in 6th voting district, & part of the property touches the AE flood zone.

Motion to approve rezone request- Werne, 2nd Schippers.

Voting yes- Campbell, Cullen, Joyner, Montgomery, Nash, Schippers, Werne, Wright. Motion carried to rezone.

Item 6. Cheatham Cty. Planning Dept., representing Mr. Edw. Steele, request an amended site plan for additional storage bldg. Property located 1343 Saddle Tree Rd., Ashland City, Tn., map 35, parcel 22.01. Property zoned 1-2, consist of 1 acre, is in the 4th voting district & is not in the flood area.

Motion by Montgomery 2nd - Nash.

Voting yes- Campbell, Cullen, Joyner, Montgomery, Nash, Schippers, Werne, Wright. Motion carried .

Motion to adjourn- Nash, 2nd Campbell.

Voice vote- all in favor.

Respectfully submitted--Brenda Montgomery-Secretary