

## CHEATHAM COUNTY PLANNING & ZONING

MINUTES- AUG.-7,2008

CALL TO ORDER- CHAIRMAN TONY CAMPBELL @06:00P

MEMBERS PRESENT - CAMPBELL, CULLEN, JOYNER, MONTGOMERY, NASH, SCHIPPERS, WERNE, WRIGHT.

MEMBERS ABSENT - NONE

MINUTES APPROVAL FOR JULY 03, 2008- MOTION BY NASH TO APPROVE , SECOND BY CULLEN. VOICE VOTE- MOTION CARRIED TO APPROVE.

AGENDA APPROVAL - MOTION TO APPROVE -BY MONTGOMERY, SECOND BY WRIGHT & AMEND; DELETING ITEM # 1 M/M JERRY ADCOCK- SITE PLAN APPROVAL & ADDING ITEM #4 - CONCEPT REVIEW FOR BORGENSON PROPOSAL. MOTION APPROVED BY VOICE VOTE. MOTION CARRIED.

### PUBLIC FORUM.

MR. STEVEN ROPPELL OF OLD CHARLOTTE RD. ADDRESSED THE COMMISSION REGARDING THE SPEEDING ON OLD CHARLOTTE RD. HE THANKED THE COMMISSION FOR THEIR HELP IN THE ILLEGAL DUMPING IN THEIR COMMUNITY. CHAIRMAN CAMPBELL INSTRUCTED MR. ROPPELL TO NOTIFY THE CHEATHAM COUNTY SHERIFFS OFFICE AND/OR THE CHEATHAM COUNTY HIGHWAY DEPT. FOR ASSISTANCE.

### AGENDA ITEMS:

ITEM # 1 WAS ADDRESSED IN THE JULY 2008 MEETING & WAS REMOVED FROM THIS AGENDA.

ITEM #2 MS. LEIGHANN RICHARDS, REPRESENTING JULIANNE DRENON REQUESTING FINAL PLAT APPROVAL FOR MAJOR 8 LOT SUBDIVISION, LOCATED ON OLD CHARLOTTE PK., PEGRAM, TN., MAP 86, PARCELS 147.02 & 33.02, ZONED E-1. COMMISSIONER DAVID DAVIDSON & LUANN ENGELMAN REPRESENTED SEVERAL MEMBERS FROM THE COMMUNITY, OPPOSED TO THE 8 LOT SUBDIVISION, AS WELL AS MR. DARYL SACCHERI, OF 3220 OLD CHARLOTTE PK., MR. JERRY TROSPER OF OLD CHARLOTTE PK. MANY OTHERS WERE IN ATTENDANCE IN OPPOSITION.

A PETITION WAS HANDED TO THE PLANNING COMMISSION FOR CIRCULATION. SAFETY, WATER PRESSURE, TRAFFIC, PERK TESTING, DRIVEWAYS, LOT WIDTH, AS WELL AS LENGTH WERE DISCUSSED.

MUCH DISCUSSION REGARDING ALL CONCERNS, INCLUDING THE BOZA GRANTING VARIANCES REGARDING SUBDIVISION RULES.

MOTION TO DENY BY MONTGOMERY, 2<sup>ND</sup> BY WERNE.

CAMPBELL -YES, CULLEN-YES, JOYNER-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE-YES, WRIGHT-YES. (MOTION CARRIED TO DENY)

ITEM #3 M/M DONALD POTTS REQUEST ZONE CHANGE FROM R-1 TO AG, IN ORDER TO COMBINE 2 PARCELS, LOCATED AT 2356 & 2362 BEARWALLOW RD., ASHLAND CITY, TN., MAP 41 PARCELS 52.01 & 87.00.

MOTION BY NASH 2<sup>ND</sup> BY WRIGHT, TO APPROVE THE REQUEST.

CAMPBELL -YES, CULLEN-YES, JOYNER-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE-YES, WRIGHT-YES. (MOTION CARRIED TO REZONE)

CONCEPT REVIEW ---REGARDING THE POSSIBLE FUTURE OF ALLOWING AN OFFICE IN AGRICULTURE ZONING. MRS. BORGENSON DISCUSSED POSSIBLE ALLOWANCES REGARDING HER PROPERTY. PLANNING COMMISSION WILL DISCUSS.

07:35P. CHAIRMAN CAMPBELL ASKED VICE-CHAIR WERNE TO PERFORM CHAIRMAN DUTIES. MR. WERNE AGREED. CHAIRMAN CAMPBELL DISCUSSED THE PLANNING DEPARTMENT & THE DIRECTION , DUTIES & GUIDANCE RECEIVED FROM THIS OFFICE. HE ASKED FOR COMMENTS FROM THE PLANNING COMMISSION. SEVERAL BOARD MEMBERS REPLIED, INCLUDING MR. WRIGHT , MR. JOYNER, MR. CULLEN, MR. WERNE & MRS. MONTGOMERY.

MR. CAMPBELL MOTIONED, SECONDED BY WERNE;  
TO DRAFT A RESOLUTION IN SUPPORT OF THE PLANNING DEPT., & TO ENCOURAGE THE CHEATHAM COUNTY COMMISSION TO FULLY FUND THE COMMUNITY PLANNING OFFICE & TO ADVISE THE CHEATHAM COUNTY COMMISSION OF THE CHEATHAM COUNTY REGIONAL PLANNING COMMISSION'S FULL SUPPORT OF THE COMMUNITY PLANNING OFFICE.  
CAMPBELL -YES, CULLEN-YES, JOYNER-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE-YES, WRIGHT-YES. MOTION CARRIED.

07:50P. MR. CAMPBELL RESUMED AS CHAIRMAN.

MOTION BY CULLEN, 2<sup>ND</sup> BY NASH;

TO DRAFT A RESOLUTION TO THE CHEATHAM COUNTY COMMISSION THAT THE CHEATHAM COUNTY REGIONAL PLANNING COMMISSION IS IN FULL SUPPORT OF THE BUILDING / CODES DEPARTMENT.

CAMPBELL -YES, CULLEN-YES, JOYNER-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE-YES, WRIGHT-YES. MOTION CARRIED.

OTHER DISCUSSION:

#1. MR. WERNE MOTIONED, 2<sup>ND</sup> BY WRIGHT, ASKING THE PLANNING DEPT. TO CLARIFY FIRE HYDRANT & FIRE SPRINKLER ORDINANCES. MOTION CARRIED BY VOICE VOTE- ALL AYES. MOTION CARRIED.

#2. MR. SCHIPPERS REQUESTED A LETTER BE DRAFTED & PRESENTED TO COUNTY MAYOR WILLIAM ORANGE & THE BOARD OF ZONING APPEALS, REGARDING 4-1 RATIOS & OTHER VARIANCES NOT UNDER THE JURISDICTION OF THE BOZA. THIS LETTER SHALL BE SIGNED BY THE CHAIRMAN OF THE CHEATHAM COUNTY PLANNING & ZONING BOARD. MOTION CARRIED BY VOICE VOTE- ALL AYES. MOTION CARRIED.

#3. MR. WERNE MOTIONED, MR. NASH SECONDED, REQUESTING THE PLANNING OFFICE TO BRING RESOLUTION REGARDING OTHER USES ALLOWED IN AGRICULTURE ZONING TO THE PLANNING & ZONING BOARD , FOR DISCUSSION. MOTION CARRIED BY VOICE VOTE- ALL AYES. MOTION CARRIED.

HAVING NO FURTHER BUSINESS, MOTION TO AJOURN BY WERNE, SECOND BY NASH.  
VOICE VOTE- ALL AYES. MOTION CARRIED.

RESPECTFULLY,

BRENDA MONTGOMERY-SECRETARY