

CHEATHAM COUNTY PLANNING & ZONING
MINUTES 2-05-09

CALLED TO ORDER AT 06:01P - CHAIRMAN CAMPBELL

MEMBERS PRESENT---- CAMPBELL, CULLEN, KENNICOTT, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT.

MEMBERS ABSENT- JOYNER

VACANCY-1

APPROVAL OF MINUTES FOR 12-04-08- MOTION BY CULLEN TO APPROVE, 2ND BY MONTGOMERY. VOICE VOTE-ALL AYES. MOTION CARRIED

APPROVAL OF AGENDA FOR 2-5-09, WITH THE FOLLOWING AMENDMENTS.

DEFERRAL REQUEST FOR BLACKBERRY FARMS, DISCUSSION REGARDING KITCHEN REQUIREMENTS FOR SINGLE FAMILY DWELLING, EXIT 31, & CHAPTER 6 -LAND USE. MOTION BY MONTGOMERY TO APPROVE AMENDED AGENDA, 2ND CULLEN. VOICE VOTE, ALL AYES, MOTION CARRIED.

MOTION BY MONTGOMERY TO TAKE ACTION ON LAND-USE CHAPTER 6, 2ND BY CULLEN. VOICE VOTE- ALL AYES. MOTION CARRIED

MS KENNICOTT WAS INTRODUCED & WELCOMED, AS A NEW P&Z BOARD MEMBER .

MR. CULLEN ASKED THAT THE STATEMENT ON THE AGENDA, "PENDING CASES MAY RETURN WITHOUT PROPER NOTIFICATION," BE REMOVED.

MRS. REED AGREED TO DO SO.

PUBLIC FORUM- CHAIRMAN ASKED FOR COMMENTS FROM AUDIENCE.

SPECIFIC COMMENTS REGARDING AGENDA ITEMS WILL BE ALLOWED UNDER AGENDA ITEMS. NO ONE SPOKE.

1. AGENDA ITEMS. Mr. & Mrs. Tommy Crouch, requesting a Preliminary Plat Review for a 10 lot subdivision. Property is located 2406 Lockertsville Road, Ashland City, TN, map 27 parcel 32 and consists of 104 acres. Property is zoned Agriculture in the 4th voting district and part of the parcel touches the flood A zone. MR. HENRY BATTS III, SPOKE REGARDING WATER PRESSURE IN THE AREA. STATED IT WAS DIFFICULT FOR HIM TO BUILD HIS HOME DUE TO PRESSURE. MR. BATTS WAS TOLD THIS AREA HAS A 4" LINE. MUCH DISCUSSION REGARDING INCORRECT PROVIDER OF WATER SUPPLY LISTED ON PLAT, SHOULD BE EAST MONTGOMERY UTILITY. RATHER THAN PLEASANT VIEW UTILITY, THE NEED FOR EXACT LINES FOR FLOOD BOUNDARIES, FLOOD ELEVATION NEEDS TO BE STATED ON PLAT, FIRE HYDRANT REGULATIONS REQUIRING LETTER FROM FIRE DEPT., HOME OWNER ASSOCIATION / MAINTAINCE AGREEMENT DISCUSSION DUE TO DRIVEWAY / EASEMENT, CUL-DE SAC LENGTH (APPROX 2170'), ROAD FRONTAGE, POSSIBILITY OF DEED RESTRICTIONS REGARDING

FLOOD AREA, PROPOSED SUBDIVISION NOT BEING IN THE GROWTH PLAN, & SHAPE OF LOTS . MOTION BY WRIGHT TO APPROVE, 2ND BY SCHIPPERS. YES-CAMPBELL, CULLEN, KENNICOTT, SCHIPPERS, WERNE, WRIGHT. NO- MONTGOMERY 1 ABSENT , 1 VACANCY. MOTION CARRIED FOR APPROVAL OF PRELIMINARY PLAT REVIEW.

2. Realtor Amanda Bell, representing Mr. Steve Swaw, requesting a Zone Change from C-2 and E-1 to R-1. Property is located on Petway Road, map 67 parcels 5.01, 5.03, and 5.10 and consisting of 9 acres. Properties are zoned C-2 & E-1 and are not in a flood area.

WERNE DECLARED AN INDIRECT CONFLICT. MUCH DISCUSSION REGARDING THE COMBINING OF LOTS, WITH NO ESTABLISHED LOT-LINES ON THE PLAT. IT APPEARED THE ASSESSORS OFFICE HAD COMBINED LOTS IN THEIR OFFICE IN ORDER TO SEND ONLY 1 TAX NOTICE TO APPLICANT. BUILDING DEPT. REQUIREMENT MUST HAVE INDIVIDUAL LOT LINES ON THE PLAT RATHER THAN "COMBINED" LOT LINES IN ORDER TO ISSUE BLDG. PERMIT. MOTION BY MONTGOMERY TO DEFER 30 DAYS IN ORDER FOR APPLICANT TO GET ALL PERTINENT INFORMATION RELATIVE TO ALL LOT LINES LISTED ON THE PLAT, 2ND BY SCHIPPERS. YES-CAMPBELL, CULLEN, KENNICOTT, SCHIPPERS, WERNE, WRIGHT, MONTGOMERY. 1 ABSENT , 1 VACANCY . MOTION CARRIED TO DEFER 30 DAYS.

DISCUSSION--

KITCHEN REQUIREMENTS . MUCH DISCUSSION REGARDING HAVING A 3RD KITCHEN. WILL BE PUT ON APRIL 2009 AGENDA.

CUL-D-SAC MARCH / APRIL AGENDA.

CHECK-LIST FOR PRELIMINARY PLATS. -MARCH / APRIL AGENDA.

FIRE-HYDRANT - MARCH / APRIL AGENDA.

ADJOURN- MOTION BY MONTGOMERY, 2ND BY SCHIPPERS.

RESPECTFULLY- BRENDA MONTGOMERY-SECRETARY