

**CHEATHAM COUNTY PLANNING & ZONING BOARD**  
**MINUTES JAN. 03, 2008**

**06:00P. Called to order & roll call by Vice-Chair - John Werne**

**Members present**; Werne, Montgomery, Joyner, Schippers, Gray, Wright, Nash, Cullen.

**Members absent**; Campbell

**Quorum declared** by Vice-Chair- Werne

**Approval of minutes**; motion by Nash, 2<sup>nd</sup> by Joyner. (Motion carried by voice vote, 8 yes, 1 Absent-Campbell)

**Approval of agenda**; motion by Nash, 2<sup>nd</sup> by Montgomery, with the addition to discussion items ; Cory Gossett- New Hope Rd.-Grant extension for site plan approval . (Motion carried by voice vote, 8 yes, 1 Absent-Campbell)

**Public Forum**- None

**Agenda Items:**

**#1. Amendments to new subdivision regs.- motion to approve by Montgomery, 2<sup>nd</sup> by Cullen.**

**Questions & discussion by Mr. Wright** relative to the 1,000' cul-de-sac requirement.

Question & discussion by Mr. Schippers relative to inventory of trees in new regs. Mrs. Calon-Community Planner entered discussion for clarification. She explained the regs. could be approved, with the exception of the above items of discussion or approved as presented, with further discussion in the future or not approved at this time.

Motion to approve, - by Montgomery 2<sup>nd</sup> by Cullen, Roll Call vote-- Werne-yes, Montgomery- yes, Joyner -yes, Schippers -yes, Gray -yes, Wright -yes, Nash -yes, Cullen- yes Campbell-absent (motion to approve 8 yes, 1 absent ) (Motion to approve carried)

**#2. M/M Bruce Myers, requesting zone change from Ag. To R1. Reason is to subdivide an 11 acre tract into 2 or more lots to construct single family homes. Property located on 1399 Harris Town Rd., map 26, parcel 46. Property in the 3<sup>rd</sup> civil district, 4<sup>th</sup> voting district & is not in the flood area.**

**Vice-Chair asked applicant if the rezone signs were posted? Applicant stated yes. Mr. Myers stated he only wanted to build 2, possibly 3 houses on the 11 acre tracts . He wasn't sure at this time if he would be tearing down one of the houses presently on the property . His intention was not to put 11 houses if the R1 rezone was granted.**

Several neighbors were in attendance in opposition. Mrs. Brenda Boyte of 1345 Newland Hollow Rd. spoke in opposition. Her concerns were spot zoning, acreage not in the growth area & well water. She & her neighbors are all on well water. Mrs. Boyte had presented a petition in opposition to the planning commission the previous month & was included in the p. & z. commissioners packet. Mrs. Boyte stated that all the land in the area was farm land, some large tracts & some smaller tracts.

Mr. James Jenkins of 1140 Herb Harris Rd., spoke in opposition explaining that his water comes from a spring. He stated that construction & septic tanks can affect his water supply as well as his neighbors. The neighbors residing on New

Hollow are all on the downside of the proposal & any septic or water problems would affect the community.

Much discussion regarding spot zoning & the growth plan. Mr. Werne asked if this could be considered as a RPUD, Mrs. Calon said it would still be spot zoning & not in the growth plan. She explained that to rezone the 11 acres to R1, means 11, 1 acre lots would be created. Discussion regarding the primary & principal use of the area, around the request.

Motion by Montgomery, " to deny", 2nd by Cullen. Roll Call vote to deny --

Werne- yes, Montgomery- yes, Joyner -no, Schippers -no, Gray -yes, Wright -

yes, Nash -yes & declared a conflict & voted in good conscience, stating he was an adjacent property owner, Cullen- yes. Mr. Joyner stated he thought voting no meant to deny & changed his vote to -yes. Campbell-absent ( 7 yes- to deny, 1 no, 1 absent, -- Motion to deny carried)

#3. Mr. Young Hunter request zone change from Ag. To E-1. Reason for request is to obtain building permits for single family homes. Property located on Thomasville Rd., map 27, parcels 6.00, 6.04, 6.05, 6.06 & 6.07 consisting of 25 acres. Property in the 5 civil district, 4th voting district & is not in the floodway.

Mr. Hunter stated this is correcting lot lines due to infractions of the 4 to 1 ratio, & other needed corrections due to death in family .

Discussion regarding ingress & egress, total lots created by this request, water lines & supply.

Several neighbors in the audience with questions regarding any proposed subdivision for this property. This change would create 1 additional lot.

Motion by Nash to approve, 2nd by Schippers

Roll Call - " to approve", Werne- yes, Montgomery- yes, Joyner -yes, Schippers

-yes, Gray -yes, Wright -yes & declared a conflict & voted in good conscience.

Nash -yes, Cullen- yes Campbell-absent (motion to approve 8 yes, 1 absent ) (Motion to approve carried.)

#4. Mr. Jeff Chandler representing Mrs. Darnell Vaughn, request minor plat approval for a three lot subdivision, located on 1065 Ewing Albright Rd., map 29, parcel 10.07 & is zoned Ag, consisting of 41.87 acres. Property is in the 15th civil district, 4th voting district & is not in the flood area.

Several neighbors in audience spoke regarding cemetery on the Vaughn property.

Mrs. Angevine of Neptune Rd. owns land with an easement to the cemetery on Mrs. Vaughn's property. Many questions regarding different deeds as they relate to access to the Bobbitt Cemetery located on the Vaughn property but with access through the Angevine property. Planning & Zoning stated this discussion would be a legal matter.

Mr. Ronnie Hawkins asked if the property would be staying Ag? The answer was yes.

Motion to approve minor plat by Schippers, 2nd by Wright.

Roll Call - "to approve", Werne- yes, Montgomery- yes, Joyner -yes, Schippers

-yes, Gray -yes, Wright -yes , Nash -yes, Cullen- yes Campbell-absent (motion to approve 8 yes, 1 absent ) (Motion to approve carried)

#5. Laurie Cooper representing Kingston Springs - request approval for a

challenge course in Burns Park. Part of the park is in the county , outside Kingstor Springs municipality.

Brandy Miniot representing Laurie Cooper spoke regarding plans for the new course. Several questions asked regarding liability, parking facilities, handicapped facilities, etc.

Motion to approve by Joyner, 2<sup>nd</sup> by Schippers

Roll Call - "to approve", Werne- no, Montgomery- yes, Joyner- yes, Schippers- yes, Gray-yes, Wright-yes, Nash-yes, Cullen- yes Campbell-absent  
(motion to approve 7 yes, 1 no, 1 absent ) (Motion to approve carried)

**DISCUSSION ITEMS:**

a. \*\*\*\*Land Use Plan- Mrs. Caton explained the plan & the need to have it in place by Oct. 2008. She stated other municipalities had already appointed / chosen their committee. She further stated a recommendation to the County Commission was needed for establishing a committee for the unincorporated section of the county.

Motion by Gray, 2<sup>nd</sup> by Montgomery, to recommend to the county commission. (Voice vote for approval - 8 yes, 1 absent- Campbell)

b.\*\*\*\*Mr. Cory Gossett requested of the Planning & Zoning Commission an extension for his site plan. He is now involved in the new overlay zoning at exit 31 off I-24,

Motion to approve an extension by Montgomery, 2<sup>nd</sup> by Cullen  
( approved--Voice vote carried, 7 yes --1 abstain Gray, 1 absent, Campbell)

c. Mrs. Caton announced that Mr. Randall Arendt would be in her office tomorrow Jan. 4, 2008 at 09:30a. & invited all members.

Motion to adjourn by Montgomery, 2<sup>nd</sup> by Joyner  
(motion carried by voice vote 1- absent-Campbell)

Minutes taken by Brenda Montgomery - Secretary

