

CHEATHAM COUNTY PLANNING & ZONING

MINUTES- MARCH 06, 2008

CALL TO ORDER 06:00P-----CHAIRMAN CAMPBELL
BOY SCOUTS OF AMERICA- TROOP 458 PRESENTED THE FLAG & PLEDGE TO ALLEGIENCE.

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

QUORUM DECLARED AT 06:01P- CHAIRMAN CAMPBELL.

APPROVAL OF FEB.07, 2008 MINUTES - MOTION BY NASH 2ND BY CULLEN. -
MOTION CARRIED BY VOICE VOTE - ALL AYES.

APPROVAL OF MARCH 06, 2008 AGENDA- MOTION BY WERNE, 2ND BY SCHIPPERS.
MOTION CARRIED BY VOICE VOTE -ALL AYES.

PUBLIC FORUM- NO ONE SPOKE.

AGENDA ITEM #1. AMANDA BELL -AT HOME REALTY; REPRESENTING WILLIAM SOULES,
REQUEST ZONE CHANE FROM AG. TO C-2, FOR CONVENIENT STORE & RECREATIONAL USE.
PROPERTY LOCATED @ 582 CHAPMANSBORO RD., MAP 48, PARCEL9.01 & IS IN THE "AE"
FLOOD ZONE & THE REGULATORY FLOODWAY.

MR. PHIL BARNHART, & MR. KEITH DAVIDSON SPOKE IN OPPOSITION,
CITING PREVIOUS / & POTENTIAL PROBLEMS WITH A CONVENIENCE STORE LOCATED IN
THIS NEIGHBORHOOD. TRAFFIC, PARKING, LOUD MUSIC, MOTORCYCLES,SELLING OF
PKG'D BEER , DRINKING ETC., HAS BEEN A PROBLEM IN THE PAST. MR. BARNHART
PRESENTED A PETITION FROM THE NEIHBORHOOD, ASKING THAT THIS REQUEST BE DENIED.
PLANNER MRS. CATON ADDRESSED THE MANY ISSUES AS IT RELATES TO THE PROPERTY
BEING VACANT FOR AN EXTENDED PERIOD OF TIME, DOES NOT HAVE NONCONFORMING
STATUS, PROPERTY LOCATED IN A FEMA "AE" FLOODWAY. PROPERTY IS ZONED AG &
CANNOT BE USED FOR COMMERCIAL DEVELOPMENT.

MR. BOBBY HACKETT SPOKE REGARDING THE COST ASSOCIATED WITH MEETING FEMA
REQUIREMENTS.

POTENTIAL NEW OWNER, SPOKE, EXPLAINING HE WAS UNAWARE THE NEIGHBORHOOD
WAS OPPOSED TO THE REZONE. HE FURTHER STATED HE WAS NOT AWARE OF THE MANY
ISSUES REQUIRED BY FEMA.

MRS. MONTGOMERY SPOKE REGARDING A REZONE REQUEST THAT WAS DENIED
PREVIOUSLY FOR THIS PROPERTY.

MOTION TO DENY-MONTGOMERY, 2ND -NASH-

NASH-YES , SCHIPPERS- YES , CULLEN - YES, WERNE -YES, CAMPBELL -YES, MONTGOMERY -
YES. 6 YES , 0 NO,, 3 ABSENT MOTION CARRIED.

ITEM 2. MR. RODNEY HICKS REPRESENTING MR. RANDY HICKS, REQUEST A ZONE CHANGE
FROM AG. TO RPUD, FOR A CONCEPT PLAN APPROVAL. PROPERTY LOCATED AT
BEARWALLOW RD., MAP 51, PARCEL 7.00 & ABERNATHY RD., MAP 51, PARCEL 8.00 & IS
NOT IN THE FLOOD AREA.

MR. HICKS SPOKE REGARDING THE PLAN FOR AN EQUESTRIAN TYPE DEVELOPMENT.
PROPERTY HAS APPROX. 80 ACRES & WILL HAVE APPROX. 47 HOUSES RANGING FROM
\$200,000.00 - \$300,000.00 PRICE RANGE . PLANS ARE FOR 10 HOMES TO BE 1,500 SQ. FT, &

37 HOMES TO BE 2,850 SQ. FT. MR. DANNY COCHRAN, MR. JEFF ORANGE, MR. STANLEY COCHRAN & MR. JAMES RICKENBAKER ALL SPOKE WITH CONCERNS REGARDING SEPTIC SYSTEM PLANS, WATER RUNOFF, DUST ETC.

MR. HICKS ADDRESSED ALL CONCERNS.

MOTION TO REZONE TO AN RPUD BY-WERNE, 2ND BY NASH.

MOTION IS AS FOLLOWS; "MOTION TO APPROVE BASED ON SUCCESSFUL COMPLETION OF RPUD CONTRACT".

NASH -YES, SCHIPPERS-YES, CULLEN -YES, WERNE -YES, CAMPBELL -YES, MONTGOMERY - YES. MOTION CARRIED - 6 YES 0 NO 3 ABSENT.

ITEM- 3.

PLANNER MRS. CATON DISCUSSED THE PROPOSED C-5 ZONING. BOARD MEMBERS ARE TO READ, STUDY & BE PREPARED TO VOTE IN THE APRIL 2008 MEETING. HOPEFULLY THIS NEW C-5 ZONING RECOMMENDATION, WILL BE READY TO BE FORWARDED TO THE COUNTY COMMISSION IN APRIL 2008.

COMMISSIONER ANN JARREAU THANKED MRS. CATON FOR HER HELP & GUIDANCE THROUGH THIS PROCESS.

MRS. JULIE COLE, & MR. J.D. GARITY EXPRESSED APPRECIATION TO MRS. CATON.

DISCUSSION ITEMS:

1. TO CREATE A PLAT CERTIFICATE FOR 911 APPROVALS ON ALL ROADS, STREETS, & OR PRIVATE EASEMENTS, FOR NAMING PURPOSES ONLY.

MRS. CATON PROVIDED AN ALTERNATE PLAN. TO INVITE 911 TO THE TABLE AT THE TIME OF PLAT REVIEWS DURING THE PRELIMINARY PLANS.

MOTION BY NASH, 2ND-CULLEN

NASH -YES, SCHIPPERS-YES, CULLEN -YES, WERNE -YES, CAMPBELL -YES, MONTGOMERY - YES.

MOTION CARRIED ---6 YES, 0 NO, 3 ABSENT.

2. LAND USE PLAN. PLANNER MRS.CATON REVIEWED THE PROCESS & ASKED THAT THIS BOARD BE READY FOR DISCUSSION, TWO CHAPTERS AT A TIME.

3. TRAINING SESSION PLANNED @ 06:00P PRIOR TO THE BOZA MTG. ON MARCH 24, 2008.

MOTION TO ADJOURN-- MONTGOMERY 2ND - CULLEN.

RESPECTFULLY SECRETARY-

BRENDA MONTGOMERY