

CHEATHAM COUNTY PLANNING & ZONING
MINUTES 3-05-09

CALLED TO ORDER @ 06:00P CHAIRMAN CAMPBELL.

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

MEMBERS ABSENT - JOYNER.

1 VACANCY.

APPROVAL MINUTES - JAN. 22, 2009 - MOTION TO APPROVE CULLEN, 2ND - SCHIPPERS.

VOICE VOTE - ALL AYES- MOTION CARRIED

APPROVAL MINUTES - FEB. 05, 2009 - MOTION KENNICOTT, 2ND WERNE - VOICE VOTE - ALL
AYES- MOTION CARRIED.

APPROVAL OF AGENDA 3-05-09 - MOTION BY MONTGOMERY, 2ND WERNE . VOICE VOTE -
ALL AYES, MOTION CARRIED.

PUBLIC FORUM -* MS ROSEMARY STANLEY SPOKE REGARDING PROPERTY HER FATHER
OWNED AT THE END OF MATLOCK RD., THAT IS IN THE FLOODWAY. HER CONCERNS WERE
THE POSSIBILITY OF NOT BEING ABLE TO BUILD IN THE FLOODWAY. CHAIRMAN
CAMPBELL INFORMED MRS STANLEY THAT THE BOARD WOULD NOT BE VOTING ON
ANYTHING RELATIVE TO THE FLOODWAY TONIGHT & ENCOURAGED HER TO STAY IN
CONTACT WITH MRS. KATHY REED - BUILDING COMMISSIONER OFFICE.

*MRS. JOHN HOLDER SPOKE REGARDING THEIR PROPERTY IN THE FLOOD AREA on Hwy.
12 S. MRS. KATHY REED, STATED A RESTUDY WOULD BE CONDUCTED BY F.E.M.A IN THE
HWY. 12 CORRIDOR THAT COULD CHANGE THE FLOOD LINES. CHAIRMAN CAMPBELL
STATED THEIR PROPERTY WAS INSIDE THE CITY LIMITS OF THE TOWN OF ASHLAND CITY,
BUT AGAIN STATED THIS BOARD WOULD NOT BE TAKING ANY ACTION TONIGHT.

MR. JOYNER ARRIVED AT 06:25P.

AGENDA ITEMS:

1. 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. (**deferred from February 5, 2009 meeting.**)

Mr. Werne stated for the record, he had an indirect conflict.

Motion to approve rezone request - Montgomery 2nd - Werne . Roll call, voting yes -
CAMPBELL, CULLEN, JOYNER, KENNICOTT, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT.
1 vacancy. (motion passed)

2. Mr. Ronald Cory Gossett, requesting a Zone Change from R-1 to R-2, reason is to
make this a conforming lot. Property is located at 5566 Hwy 41-A Ashland City,
TN., map 23 parcel 55. The property consists of 1.62 acres in the 2nd voting
district and is not in a flood area.
3. Mr. Ronald Cory Gossett, requesting a Zone Change from R-1 to R-2, reason is to
make this a conforming lot. Property is located at 5940 Hwy 41-A Ashland City,
TN., map 24C parcel 6. The property is in the 2nd voting district and is not in a
flood area.
4. Mr. Ronald Cory Gossett, requesting a Zone Change from R-1 to R-2, reason is to
make this a conforming lot. Property is located at 5946 Hwy 41-A Ashland City,

TN., map 24C parcel 4. The property consists of 1.6 acres in the 2nd voting district and is not in a flood area.

5. Mr. Ronald Cory Gossett, requesting a Zone Change from R-1 to R-2, reason is to make this a conforming lot. Property is located at 5960 Hwy 41-A Ashland City, TN., map 24C parcel 1. The property consists of 2.1 acres in the 2nd voting district and is not in a flood area.
6. Mr. Ronald Cory Gossett, requesting a Zone Change from R-1 to R-2, reason is to make this a conforming lot. Property is located at 2109 Bracey Circle Ashland City, TN., map 39 parcel 146. The property consists of 1.53 acres in the 2nd voting district and is not in a flood area.

Lots of discussion relative to not having the tax maps available for viewing . Reason for request due to refinancing of property.

Motion to approve all 5 request by Wright, 2nd by Schippers. Roll call, voting yes - CAMPBELL, CULLEN, JOYNER, KENNICOTT, MONTGOMERY, SCHIPPERS, WRIGHT. Voting no - Werne
1 vacancy. (motion passed)

7. Precision Field Services, L.L.C, requesting a Zone Change from C-2 to C-1. Property is located at 1771 Hwy 70 Kingston Springs, TN., map 91 parcel 80. The property consists of 1.8 acres in the 6th voting district and is not in a flood area.

Motion to defer 30 days due to not posting of rezone sign as required, by Cullen, 2nd Kennicott.

Roll call, voting yes , to defer - CAMPBELL, CULLEN, JOYNER, KENNICOTT, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT.
1 vacancy. (motion passed)

8. Mr. William T. Hall, requesting a Final plat Review for 62 lots, Maple Hills Subdivision phase II. Property is located off Sweet Home Road Ashland City, TN., map 26 part of 17. The property is in the 3rd voting district zoned RPUD and is not in a flood area.

Motion to approve by Wright, 2nd Schippers. Roll call, voting yes ,CAMPBELL, CULLEN, JOYNER, KENNICOTT, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT.
1 vacancy. (motion passed)

- 1 OLD BUSINESS: Mr. Rod Hicks & Mr. Randy Hicks for Blackberry Farms (Section One) 1000 Abernathy Road, map 51 parcels 7 & 8, Ashland City, TN. They are seeking a final plat approval for section one. They have already been approved for concept plan approval and zone change to RPUD. This is a follow up for development for section 1 (11 lots).

***(THIS WAS PULLED FROM AGENDA BY MR. HICKS.)

2 Land use plan Chapter 6-

Motion to approve by Werne, 2nd - Montgomery . Roll call vote. voting yes ,CAMPBELL, CULLEN, JOYNER, KENNICOTT, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT.
1 vacancy. (motion passed)

Discussion Item:

- 1 Revision to floodplain ordinance in zoning book Chairman Campbell stated hopefully a professional staff would be working with Planning & Zoning beginning in April 2009. He further stated he was not comfortable making decisions without a certified planner.
- 2 Cul-de-sac length. Discussion relative to the boards workshop, vote & discussion regarding this subject. Mrs. Kennicott to research other counties . & bring information to next meeting.
- 3 Additional discussion, Mr. Werne stated Mt. Zion Church had prior approval from this board for enhancements to the church & needed an extension . Chairman Campbell instructed Mr. Werne to notify church to get with Mrs. Reeds office to be placed on the April 2009 agenda.

Motion to adjourn- Schippers, 2nd- Wright. Voice vote -all ayes , motion carried.

Respectfully Secretary- Brenda Montgomery