

## CHEATHAM COUNTY PLANNING & ZONING MINUTES

MAY 1, 2008

CALL TO ORDER @ 06:00P BY CHAIRMAN CAMPBELL

ROLL CALL---- BY MIKE ARMSRTONG

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

MEMBERS ABSENT - NASH

VACANCY -1

MOTION TO APPROVE MINUTES--BY CULLEN, 2<sup>ND</sup> BY WRIGHT---ALL IN FAVOR BY VOICE VOTE- 7 YES , 1 ABSENT, 1 VACANCY. (Minutes Approved)

MOTION TO APPROVE AGENDA-

\* COMMUNITY PLANNER MRS. CATON ASKED TO ADD SKETCH PLAT / CONCEPT PLAN , DISCUSSION FOR PROPOSED SUBDIVISION ON BEARWALLOW & CAGLE RD.

MOTION TO ACCEPT AGENDA WITH ADDITIONAL DISCUSSION REGARDING PROPOSED SUBDIVISION AT BEARWALLOW & CAGLE RD.; AS AMENDED, BY CULLEN , 2<sup>ND</sup> BY WRIGHT. ALL IN FAVOR BY VOICE VOTE- 7 YES , 1 ABSENT, 1 VACANCY.

\*REQUEST TO ADD FLOOD PRONE AREA'S DISCUSSION -BY WRIGHT. (NO OBJECTIONS)

MOTION TO ACCEPT AGENDA WITH ABOVE AMENDMENTS, BY MONTGOMERY 2<sup>ND</sup> BY JOYNER.

ALL IN FAVOR BY VOICE VOTE- 7 YES , 1 ABSENT, 1 VACANCY.

PUBLIC FORUM- ITEMS NOT ON THE AGENDA.

MR. STEVEN ROPPELL FROM 1100 OLD CHARLOTTE RD. SPOKE REGARDING COMM'L PROPERTY IN HIS RESIDENTIAL NEIGHBORHOOD ,THAT HAS A CABINET SHOP ON PREMISE. A SECOND BUSINESS HAS LOCATED ON THE PROPERTY BRINGING LARGE TRUCKS THROUGH THE RESIDENTIAL NEIGHBORHOOD.

MRS. CATON STATED THE COMM'L PROPERTY WAS ZONED AS C2 , FOR ONE BUSINESS & THE BLDG. COMMISSIONERS OFFICE WOULD INVESTIGATE.

AGENDA ITEMS:

#1 MR. KEVIN STOKES ON BEHALF OF MR./MRS. JOHN BORUM, REQUEST A ZONE CHANGE FROM C-1 TO C-2 IN ORDER TO OPEN A RETAIL LANDSCAPE NURSERY. PROPERTY LOCATED @ 1799 HWY 49, PLEASANT VIEW, TN., MAP 26,PARCEL 35.01 & IS NOT IN THE FLOOD AREA. MOTION TO APPROVE BY WRIGHT, 2<sup>ND</sup> BY MONTGOMERY. VOTING YES WERE, CAMPBELL, CULLEN, JOYNER, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT. 7 YES , 1 ABSENT, 1 VACANCY. MOTION CARRIED TO REZONE.

#2. MR. WALLACE L. FREEMAN REQUEST FINAL PLAT REVIEW FOR 3 LOTS. PROPERTY LOCATED ON HWY. 70, PEGRAM TN., MAP 91-PARCEL 42 & IS NOT IN THE FLOOD AREA. MOTION TO APPROVE BY WRIGHT, 2<sup>ND</sup> BY JOYNER. VOTING YES WERE; CAMPBELL, CULLEN, JOYNER, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT. 7 YES , 1 ABSENT, 1 VACANCY. MOTION CARRIED TO APPROVE.

DISCUSSION ITEMS:

DISCUSSION ON THE NEW C-5 MIXED USE ZONING, APPLYING SOLELY TO THE COMMERCIAL ZONING AREAS ADJACENT TO I-24 EXIT 31 & OTHER AREAS APPROVED FOR

C-5 ZONING DESIGNATIONS BY THE PLANNING COMMISSION & APPROVED BY THE COUNTY COMMISSION.

\*\*DISCUSSION RELATIVE TO 111. (1) OFF-STREET PARKING, MOTION BY CAMPBELL 2<sup>ND</sup> BY JOYNER TO REMOVE 8' X 19' FROM SECOND SENTENCE. VOTING YES WERE; CAMPBELL, CULLEN, JOYNER, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT. 7 YES , 1 ABSENT, 1 VACANCY. MOTION CARRIED TO APPROVE.

\*\*MOTION BY WERNE, 2<sup>ND</sup> BY SCHIPPERS TO CHNG. 1.06 ITEM (1) FROM FLOOR-TO-CEILING HEIGHT, TO , FLOOR-TO-FLOOR HEIGHT OF 11 FEET. VOTING YES WERE; CAMPBELL, CULLEN, JOYNER, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT. 7 YES , 1 ABSENT, 1 VACANCY. MOTION CARRIED TO APPROVE.

\*\*MOTION BY WERNE, 2<sup>ND</sup> BY MONTGOMERY TO ADD SENTENCE STATING; BUILDINGS LESS THAN 3,000 SQ. FT., SHALL BE SUBJECT TO 3.090 OF THE CHEATHAM COUNTY ZONING REGULATIONS. VOTING YES WERE; CAMPBELL, CULLEN, JOYNER, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT. 7 YES , 1 ABSENT, 1 VACANCY. MOTION CARRIED TO APPROVE.

\*\*MOTION BY WERNE , 2<sup>ND</sup> BY WRIGHT TO SEND NEW C-5 ZONING TO CHEATHAM COUNTY COMMISSION. VOTING YES WERE; CAMPBELL, CULLEN, JOYNER, MONTGOMERY, SCHIPPERS, WERNE, WRIGHT. 7 YES , 1 ABSENT, 1 VACANCY. MOTION CARRIED

\*\*DISCUSSION OF PROPOSED SUBDIVISION AT BEARWALLOW & CAGLE. ORIGINAL PRESENTATION WAS FOR 99 LOTS. NEW PROPOSAL FOR 145 LOTS, ON APPROX. 467 ACRES. MR. WILLIAMS STATED PLEASANT VIEW UTILITY DISCUSSING AN 8" WATER LINE. WATER SUPPRESSION SHOULD NOT BE A PROBLEM WITH SPRINKLERS. TRAFFIC INGRESS & EGRESS WAS A MAJOR CONCERN FOR COMMISSION MEMBERS. HOUSES TO BE IN THE \$400,000.00 PRICE RANGE WITH 4 /5 QUALITY BUILDERS. PROPERTY IS PRESENTLY ZONED AG, WOULD HAVE TO BE RPUD. LOTS WOULD BE 20,000 SQ. FT. WITH 100 ' OF RD. FRONTAGE. PLANNING & ZONING MEMBERS TO MEET AT THE PROPERTY AT 4:30 P. PRIOR TO THE JUNE 08 MEETING.

\*\*DISCUSSION BY MR. WRIGHT REGARDING FLOODWAY ISSUES , STATING A "STANDARD" NO-RISE IS NEEDED. VELOCITY, WIDTH, ETC., WERE DISCUSSED.

HAVING NO FURTHER BUSINESS, MOTION TO ADJOURN BY WRIGHT, 2<sup>ND</sup> BY JOYNER. VOICE VOTE- ALL AYES.

MINUTES BY SECRETARY-BRENDA MONTGOMERY