

Cheatham County Planning & Zoning Minutes  
Oct. 2, 2008

Called To Order @ 06:01p.---Chairman Campbell

Members Present--Campbell, Cullen, Montgomery, Schippers, Werne, Wright.

Members Absent---Joyner, Nash.

Vacancy -One

Approval of Minutes- Motion to amend pg.1, item 2, to state, site plan for M/M Steve Hutchinson, was approved ,contingent upon Dickson Electric Co., “approval”, to move overhead lines. Motion by Wright, 2<sup>nd</sup> by Cullen as amended. Voice Vote --All in favor as amended.

Approval of Agenda- Request for additional agenda items by Mrs. Caton. Items are ; Discussion of proposed amendment to Ag. Zoning to allow recycling co-location on sites with existing legal landfill, discussion of the addition to all zones, the capability to allow catering-kitchens, & revised subdivision plans for Old Charlotte Pk., under old business. Motion by Montgomery, 2<sup>nd</sup> by Wright. Voice Vote --All in favor as amended.

Public Forum--opened at 06:07p - No one spoke. - Closed at 06:07p.

Agenda Item #1. American Tower Corp., representing M/M Jerry Adcock, request Site Plan review, for expansion of use on cell tower. Property located 1818 Hwy. 12n., Ashland City, Tn., map 44 parcel 80, located 4<sup>th</sup> district & is not in a flood area.

Mrs. Nell Dowlen asked if a “bldg” would be erected. American Tower spokesman stated no, they were only adding an array. Discussion relating to the recent sale of the property. American Tower & Mrs. Caton stated that the lease would go with the “land”.

Motion to approve by Werne, 2<sup>nd</sup> by Schippers. Yes- Campbell, Cullen, Montgomery, Schippers, Werne, Wright. Absent- Joyner, Nash. 1 vacancy. Motion carried.

Old Business- Ms Leighann Richards representing Julianne Drennon, requesting final plat approval for 8 lot subdivision on Old Charlotte Pk., Pegram Tn., map 86, parcels 147.02, & 33.02 & zoned E-1.

Mrs. Richards had appeared in the Aug. 2008, P& Z meeting. Final plat

approval was denied at that time, citing concerns regarding safety, water pressure, traffic, perk testing, # of driveways, lot width & depth.

Ms Richards stated the number of driveways had been reduced( see \*notes on plat), water had been addressed, lot lines had been adjusted, etc. She further stated the lot slopes in the back, exceeded 30 % & could not be build on in the future. Mrs. Montgomery asked if this needed to be advertised . Ms Caton stated it was advertised before the Aug. 2008, P & Z meeting . The P & Z Bd. asked Ms Richards to bring back, after revising & this is the revised plan. Ms Caton made available an overview of the surrounding properties in the neighborhood.

Mr. Werne stated the fire-hydrant needed to be shown on the plat. Discussion regarding surfacing materials for driveways were discussed.

Motion to approve by Werne, 2<sup>nd</sup> by Wright. Yes -Campbell, Cullen, , Schippers, Werne, Wright. No- Montgomery Members Absent---Joyner, Nash. Vacancy -One

Motion to approve carried.

Amended Agenda .\*\*Proposed Amendment to Ag zone to allow recycling to co-locate with existing legal landfill.

Mr. Dean Banks with Excel, based in Gallatin Tn., wishes to locate in Cheatham County, Tn., a C & D recycling center, at the present Cheatham County landfill located on Sams Creek Rd. Much discussion regarding, traffic, debris, savings to the County, hours of operation, maintenance of roads, etc.

Motion by Werne, 2<sup>nd</sup> by Cullen, to send to County Commission , Yes- Campbell, Cullen, Montgomery, Schippers, Werne, Wright. Members Absent---Joyner, Nash. Vacancy -One Motion to allow co-location of C&D on existing landfill carried.

\*\*Amend all Zones to allow catering-cooking in home as home occupation.

Mrs. Mary Jensen of 1740 Carney Winters Rd., Ashland City Tn., request to be allowed to have commercial -cooking in her home. She does not wish to serve customers, sell to customers or have pick-up & delivery from her home.

Ms Caton stated there were no provisions for cooking, as a home occupation in any zones. She explained the space could not exceed 25%, Fire department & Health dept. would be involved. Commercial stoves, sink, & refrigerator would be allowed.

Motion by Werne to approve the allowance of catering-kitchen as a home occupation in all zones, 2<sup>nd</sup> by Wright. & to send to County Commission , Yes- Campbell, Cullen, Montgomery, Schippers, Werne, Wright. Members Absent---Joyner, Nash. Vacancy -One Motion to approve carried.

\*\*Discussion - Placement of fences on property line.

Mrs. Montgomery asked if this was legal & proper. Discussion followed .

Answer was yes.

\*\*Land-use - Chapter 6 & 7. "Mr. Cullen's document"

Ms. Caton stated her office would provide printed copies to those board members who could not open the document, but the board must be ready in Nov. for discussion .

\*\*Question relative to Mr. Danny McCarroll's subdivision at Eastland Farms. Question was should he proceed under the old regs or the new regs.? Mr. McCarroll has completed all but the last phase of the development. He is donating 10-12 acres for openspace / greenspace to Cheatham County, & will have to provide stub out to adjacent property at the end of the culdesac. Motion to continue under old regs. by Werne, 2nd by Montgomery.

Yes- Campbell, Cullen, Montgomery, Schippers, Werne, Wright. Absent- Joyner, Nash. 1 vacancy.

Motion carried.

Submitted by Brenda Montgomery-Sect.