



**CHEATHAM  
COUNTY**

*A great place  
to raise a family*

**CHEATHAM COUNTY PLANNING COMMISSION**

Building Department  
Codes Administration  
(615) 792-7915

**MINUTES FOR JANUARY 7, 2016**

Meeting was called to order at 6:00 p.m. by Chairperson Mark Jarrell.

Chairperson Mark Jarrell called for the roll to be taken and called the roll.

Members Present: Roger Hamiter, Chester Hannah, Brian McCain, Mark Jarrell, John F. Werne III, David Bibee, James Atkins

Members Absent: Tonnie Trotter, Jordon Tupper

Chairperson Mark Jarrell declared a quorum present.

Others Present: Cheatham County Building Commissioner Franklin Wilkinson, Cheatham County Planner Brett Smith, Cheatham County Attorney Michael Bligh, Ann Jarreau, Dave Ferlisi, Mike Patenaude, Mark Chambliss, Gary Chance, Raymond Osborne, Robert McKinnon, Betty Batey, Brenda Montgomery, Bobby Waynick, Betty Batey, Deana Ripy, Martha Waynick

**Approval of Minutes and Agenda:**

Chairperson Mark Jarrell stated that everyone should have received their meeting packets and a copy of the minutes from the December 3, 2015 Planning Commission meeting. He asked if there were any comments or corrections. Hearing none, Chairperson Mark Jarrell asked for a motion to approve the minutes from the December 3, 2015 Planning Commission meeting. **\*\*MOTION\*\*** made by James Atkins to approve the minutes as presented and circulated; second by Roger Hamiter. Chairperson Mark Jarrell called for a voice vote. The motion to approve the minutes passed by a unanimous "aye" voice vote.

Chairperson Mark Jarrell stated that the agenda for this meeting has been presented and circulated and asked if there were any corrections or changes. **\*\*MOTION\*\*** to approve the agenda was made by Roger Hamiter; second by Chester Hannah. The motion to approve passed by a unanimous "aye" voice vote.

Chairperson Mark Jarrell opened the floor for Public Forum at 6:03 PM. There being no one to speak, Chairperson Mark Jarrell closed the floor for Public Forum at 6:03 PM.

**ITEM #1**

Election of Officers for the Cheatham County Planning Commission

- A. Chairperson
- B. Vice- Chairperson
- C. Secretary

Chairperson Mark Jarrell opened the floor for nominations. A **\*\*MOTION\*\*** to proceed with the year 2016 with Mark Jarrell as Chairman, John Werne as Vice Chairman, and James Atkins as Secretary, was made by David Bibee; second by Roger Hamiter. Chairman Mark Jarrell declared the nominations closed and called for a roll call vote. Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes. **\*\*MOTION\*\*** passed to elect Mark Jarrell as Chairperson, John Weren as Vice Chairperson, and James Atkins as Secretary for the 2016 Cheatham County Regional Planning Commission

**ITEM #2**

Chairperson Mark Jarrell read the item into the record. David Ferlisi and/or representative of Turner & Associates Realty, representing the Estate of Robert Guye Sr. is requesting a waiver per section 3.110 C. 3 of the Landscaping and Buffer Strip requirements for the proposed 9,100 Square Foot retail building for use by Dollar General. Property is located at 1046 Neptune Rd., Ashland City, TN; map 28 parcel 5.02 consisting of 5.62 acres. Property is in the 4<sup>th</sup> voting district and is not in a Special Hazard Flood area. **(Differ from December 3, 2015 meeting).**

Brett Smith stated that the applicant has address buffering along Neptune Rd. and along the back of the site. After further discussion a **\*\*MOTION\*\*** to approve the landscape plan was made by James Atkins; second by David Bibee. **\*\*MOTION\*\*** to approve the landscape plan passed by roll call vote. Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

Chairman Mark Jarrell stated that the next five items are exactly the same request for each parcel. These are five adjoining properties with residential and agricultural uses and are zoned I-1 Light Industrial. Franklin Wilkinson stated that he was contacted by the property owners and Ann Jarreau requesting the rezone. Further review indicated that all the adjoining parcels consisted of agricultural and residential uses. There were no industrial uses on any of the parcels. Gary Chance stated that he was in the process of refinancing his property and was denied by the lender based on the Industrial zoning and was told by the insurance company that if his house was destroyed he could not rebuild a residential structure based on the existing legally nonconforming status. Adjacent property owners were notified of the Industrial zoning and each property owner requested to be zoned Agricultural. Michael Bligh stated that if the residential structure was destroyed he would have six months to rebuild. After further discussion a **\*\*MOTION\*\*** to rezone the maps and parcels as listed in ITEM #3, #4, 5#, 6#, 7#, of the agenda, from I1 Light Industrial to Agricultural was made by John Werne; second by James Atkins. The motion to rezone from I1 Light Industrial to Agricultural passed by roll call vote. Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

**ITEM #3**

Raymond Osborne requesting a zone change from I1 General Industrial District to Agriculture. Property is located at 1100 Cotton Harris Rd. Joelton, TN; map 23 parcel 64.01, consisting of 24 acres. Property is in the 2<sup>nd</sup> voting district and not in a Special Flood Hazard area.

The motion to rezone from I1 Light Industrial to Agricultural passed by roll call vote. Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

**ITEM #4**

James & Myra Chambliss requesting a zone change from I1 General Industrial District to Agriculture. Property is located at 1140 Cotton Harris Rd. Joelton, TN; map 23 parcel 67.00, consisting of 208 acres. Property is in the 2<sup>nd</sup> voting district and not in a Special Flood Hazard area.

The motion to rezone from I1 Light Industrial to Agricultural passed by roll call vote. Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

**ITEM #5**

Gary Chance requesting a zone change from I1 General Industrial District to Agriculture. Property is located off Knight Rd. Joelton, TN; map 39 parcel 72.01, consisting of 15.49 acres. Property is in the 2<sup>nd</sup> voting district and not in a Special Flood Hazard area.

The motion to rezone from I1 Light Industrial to Agricultural passed by roll call vote. Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

**ITEM #6**

Gary Chance and Robert Mckinnon requesting a zone change from I1 General Industrial District to Agriculture. Property is located at 1099 Knight Rd. Joelton, TN; map 23 parcel 89.00, consisting of 15.30 acres. Property is in the 2<sup>nd</sup> voting district and not in a Special Flood Hazard area.

The motion to rezone from I1 Light Industrial to Agricultural passed by roll call vote. Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

**ITEM #7**

John & Peggy Chambliss requesting a zone change from I1 General Industrial District to Agriculture. Property is located off Milliken Rd. Joelton, TN; map 39 parcel 73.00, consisting of 23.90 acres. Property is in the 2<sup>nd</sup> voting district and not in a Special Flood Hazard area.

The motion to rezone from I1 Light Industrial to Agricultural passed by roll call vote. Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

**ITEM #8**

Chairperson Mark Jarrell read the item into the record. Amend Zoning Resolution Section 3.110 Landscaping and Buffer Strips. Brett Smith presented a graphic and text of the landscape revision as direct from previous meeting. The revised plan represents more of the ANSI standards which are more of an industry standard. After further discussion a **\*\*MOTION\*\*** to

approve the revisions to the landscaping and buffer strip requirements was made by John Werne; second by Roger Hamiter. The **\*\*MOTION\*\*** to approve the revisions passed by roll call vote; Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

**ITEM #9**

Chairperson Mark Jarrell read the item into the record. Discussion of Section 8.070 H 3. Commercial Camp Grounds and Recreational Vehicle Parks. Franklin Wilkinson stated that someone came into his office and asked if the Planning Commission would consider amending the resolution to allow a recreational vehicle park at 115 New Hope Valley Rd., Joelton, Map 23, parcel 71 consisting of approximately 2.67 acres. Chairperson Mark Jarrell stated that without the applicant present it is difficult to discuss the details of how the site would be structured. After further discussion the Planning Commission collectively decided to take an informal roll call vote to give Franklin Wilkinson some direction as to how he would proceed with the applicant. Chairperson Mark Jarrell requested an informal roll call vote asking who would be will to consider allowing a recreational vehicle park at this particular location. Roger Hamiter-no, Chester Hannah-no, Brian McCain-no, Mark Jarrell-no, John F. Werne III-no, David Bibee-no, James Atkins-maybe.

**OTHER BUSINESS:** None

Having no further business, **\*\*MOTION\*\*** was made to adjourn the meeting by Chester Hannah; second by Roger Hamiter. Voice vote carried unanimously by all present. Meeting Adjourn at 6:41 PM.

**JAMES ATKINS – SECRETARY  
CHEATHAM COUNTY PLANNING COMMISSION**

approve the revisions to the landscaping and buffer strip requirements was made by John Werne; second by Roger Hamiter. The **\*\*MOTION\*\*** to approve the revisions passed by roll call vote; Roger Hamiter -yes, Chester Hannah-yes, Brian McCain-yes, Mark Jarrell-yes, John F. Werne III-yes, David Bibee-yes, James Atkins-yes.

**ITEM #9**

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**OTHER BUSINESS:** None

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