



**CHEATHAM COUNTY PLANNING COMMISSION  
MINUTES FOR FEBRUARY 2, 2012**

Meeting was called to order at 6:00 p.m. by Chairman Pro Tem Mr. Werne.  
(Chairman Pro Tem Werne will be chairing this meeting in the absence of Chairman Mark Jarrell.)

**Roll Call\***

Mr. Werne called for the roll to be taken.

Members Present: Chester Hannah, John F. Werne III, James Atkins, Roger Hamiter, Tom Cullen, Tonnie Trotter and Perry Keenan

Members Absent: Buddy Wright and Mark Jarrell

Mr. Werne declared a quorum present.

Others Present: Brett Smith with Ragan-Smith-Associates, Inc., Cheatham County Attorney Bill Herbert, Building Department Director Chris Atkins, James Hedgepath, Andrea Hand, William Street, Georgia Street and Pete Hand

**Approval of Minutes from Last Meeting and Agenda for this Meeting:**

**\*Motion made by Ms. Trotter to approve the Minutes for the January 5, 2012 Planning Commission meeting as presented and circulated with no changes; second by Mr. Hamiter. Voice vote carried unanimously by all members present. Motion Passed and the Minutes for the January 5, 2012 Planning Commission meeting were approved with no changes.**

Mr. Werne read the advertised agenda for this meeting into the record.

**\*Motion made by Mr. Keenan to approve the Agenda for this meeting as presented and circulated with no changes; second by Mr. Cullen. Voice vote carried unanimously by all members present. Motion Passed. The Agenda for this meeting was approved with no changes.**

Public Forum – Mr. Werne opened the meeting to public input and gave direction to such. County Commissioner Jimmy Hedgepath spoke concerning a possible gun range being presented to the Planning Commission. Mr. Hedgepath stated that it is supposedly to be located off Highway 70 in Kingston Springs. He stated that the Planning Commission members probably don't have any information on it yet. Director Atkins stated that it has just been turned in that afternoon. Mr. Hedgepath asked that all the Planning Commission members visit the site and look at it from the perspective of the people in the possible line of fire. Mr. Hedgepath asked that they consider the possible safety issues. He stated that the approximate proximity of neighboring homes. He stated he didn't want anyone to get arrested for trespassing on his behalf due to the property owner having posted the site. Mr. Hedgepath said that he would be happy to take any of the members around the area. He stated that Ms. Butts is in direct line of fire of this possible item. Mr. Cullen asked for her

location clarification. Mr. Keenan asked for her address. Mr. Hedgepath said that it was 1199 Street Road. Ms. Andrea Hand spoke and introduced herself. She said that she and her husband live next door to the possible gun range. She said that she understood the property's zoning to be I-2. She said she had never had a problem with the existing industrial type businesses there before. She said that they were not in the direct line of fire, but that they would be unable to enjoy their property when and if they start firing high caliber weapons. She stated that per the National Rifle Association's website, it is recommended that a gun range fires into a hillside and that it should not be located next to a natural body of water. She stated this would shoot off a bluff and over the Harpeth River. She summarized that there are also contamination issues with the spent rounds. She said they have grave concerns. She stated she wouldn't have a problem with an indoor range. Mr. Street spoke. He said he needs to protect his family on Street Road. Mr. Werne asked about this item's condition. Director Atkins stated that the submittal has been turned in on time and will be considered at the March 1, 2012 meeting of the Planning Commission. Mr. Werne closed the public forum.

Agenda Items To Be Heard:

1. Cheatham County Building Department at the direction of the Cheatham County Planning Commission requesting a Zone Change from Agriculture to C-2. This has been initiated in order to balance out the existing block of commercially zoned properties in the Town of Ashland City and the County up to the Old Hydes Ferry Pike Intersection. Subject property is located at 1199 Old Hydes Ferry Pike, Ashland City, TN, map 62A, parcel 16. It is in the 1<sup>st</sup> voting district and is not located in a flood area.
2. Consideration of changes to the buffer standards of development in the Cheatham County Zoning Ordinance.
3. Discussion of Plans for Community Meeting at East Cheatham Elementary School Cafeteria at 6:00 p.m. on Thursday, February 23, 2012 concerning possible zone changes for the area of the Jackson Felts Road corridor/New Hope Road interstate exit area and modification of the county's zoning classifications.

**Note: This will serve as public notice to all adjoining property owners of the above requests:**

**Item (1) – David C. Stringfield Trustee, Steve Mayberry**

ITEM #1:

Director Atkins read the item's description into the record. Mr. Brett Smith of Ragan-Smith-Associates read his planning findings to the Planning Commission. He summarized the Planning Commission's reasons for initiating the rezone request (Please see the attached Ragan-Smith-

Associates' review sheet for this item and the minutes from the November 3, 2011 Planning Commission meeting concerning the Mayberry rezone item.). Director Atkins summarized that there is an active litter complaint case on this property. He further stated that he mailed a letter to the property owner and heard no response from him (Extra Info.: Since this meeting, Director Atkins received a telephone call from the property owner and he said that he has no problems with the rezone at all.). Mr. Smith stated that a rezone to its highest and best use would improve the property over time. Director Atkins said that a rezone to C-2 would not preclude enforcement of the litter regulations on this property.

**\*Motion made by Mr. Keenan to recommend approval of the rezone of the subject property from Agriculture to C-2 to the County Commission for consideration; second by Member Atkins. Roll Call vote called for by Mr. Werne. Members voting Yes: Chester Hannah, James Atkins, Roger Hamiter, Tom Cullen, Tonnie Trotter and Perry Keenan. Voting No: None. Voting to Abstain: John Werne. Members Absent: Buddy Wright and Mark Jarrell. Motion Passed. Approval recommended to the County Commission.**

**ITEM #2:**

Brett Smith summarized the changes to the buffer standards as presented at this meeting. He also explained the changes recommended by Mr. Cullen and Mr. Wright in previous meetings. He stated that the intent is to get more in line with other jurisdictions' ordinances in this respect. He further stated that this change would minimize the need to grant landscaping waivers as often. He said that these changes would help. Given the presence of County Commissioner Hedgepath in the audience, Mr. Smith explained the history of the development of these changes. A couple of minor changes were made to the document by members present at this meeting, were noted and included.

**\*Motion made by Mr. Keenan to recommend approval of the changes to the buffer standards with changes added in this meeting to the County Commission for consideration; second by Mr. Cullen. Roll Call vote called for by Mr. Werne. Members voting Yes: Chester Hannah, John Werne, James Atkins, Roger Hamiter, Tom Cullen, Tonnie Trotter and Perry Keenan. Voting No: None. Voting to Abstain: None. Members Absent: Buddy Wright and Mark Jarrell.**

**Motion Passed. Approval recommended to the County Commission with changes added in this meeting.**

**ITEM #3:**

The areas to be considered were discussed and reviewed. The maps to be shown and used at the meeting were discussed. Questions were raised concerning the existing and proposed utilities to serve this area and if said utilities would be adequate and eminent. Discussion took place concerning how any new utilities would be funded. Accommodations for the meeting was discussed. (See tape for further details.)

Having no further business, **\*\*motion** was made to adjourn by Mr. Keenan; second by Ms. Trotter. **Voice vote carried unanimously by all members present. Meeting adjourned.**

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