



**CHEATHAM COUNTY PLANNING COMMISSION  
MINUTES FOR JUNE 6, 2013**

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

Chairman Jarrell called the roll of members.

Members Present: Roger Hamiter, Chester Hannah, Tom Cullen, Mark Jarrell, John F. Werne III, David Bibee, James Atkins and Perry Keenan

Members Absent: Tonnie Crotzer

Chairman Jarrell declared a quorum present.

Others Present: Building Director Chris Atkins, Planner Brett Smith, Cheatham County Attorney Michael Bligh, Benny Weakley, Yvonne Collier, Jerry Collier, Tommy Rogers, Lee Batson, Denver Krantz, Steve Denny, Charley Hooks and Shayne Bell

**Approval of Minutes and Agenda:**

Chairman Jarrell stated that everyone should have a copy of the minutes circulated for the May 2, 2013 Planning Commission meeting. He asked if there were any proposed corrections. Hearing no changes proposed, Chairman Jarrell asked if there was a motion to approve the minutes as is. **\*\*Motion\*\*** made by Mr. Cullen to approve the minutes for the May 2, 2013 Planning Commission meeting as presented and circulated; second by Mr. Hannah. Voice Vote Taken; Motion carried unanimously by all members present; Motion Passed; Minutes for the May 2, 2013 Planning Commission meeting approved as presented and circulated.

Chairman Jarrell stated that everyone should have a copy of the circulated agenda for this meeting. He asked if there were any corrections to the agenda for this meeting. Hearing none, he asked if there was a motion to approve the agenda for this meeting as presented and circulated. **\*\*Motion\*\*** made by Mr. Keenan to approve the agenda for this meeting as presented and circulated; second by Mr. Hamiter. Voice Vote Taken; Motion carried unanimously by all members present; Motion Passed; Agenda for this meeting approved as presented and circulated.

**Agenda Items To Be Heard:**

1. Mr. & Mrs. Jerry F. and Yvonne C. Collier requesting a Zone Change from R-2 to Agriculture for their property in order to utilize it as a farm. Property is located on Sweet Home Road, Ashland City, TN; map 26, parcel 26 and is zoned R-2. Property is in the 4<sup>th</sup> voting district and part of the property is in the A flood area.
2. Mr. Tommy Rogers requesting approval of a Final Plat for a three (3) lot subdivision. Property is located at 6105 River Trace, Ashland City, TN; map 64, parcel 6 and is zoned AG. Property is in the 1<sup>st</sup> voting district and is in the AE flood area.

**Agenda Items To Be Heard (cont.):**

3. Weakley Brothers Engineering, representing Community Bank and Trust, requesting a Zone Change and modification to the approved Residential Planned Unit Development (R-PUD) for the Maple Hills Subdivision. A portion of Tract 2, owned by Community Bank and Trust, is requesting to be removed from R-PUD to Agriculture; leaving the remaining portion of Tract 2 with the infrastructure already completed in the R-PUD as presented. This item is being considered upon applicant's request for deferment for thirty days at previous Planning Commission Meeting. Property is located on Norman Harris Rd., Ashland City, TN; map 26, parcel 17 and is zoned R-PUD. Property is in the 3<sup>rd</sup> voting district and is not in a flood area.

**PUBLIC FORUM:** Chairman Jarrell opened the floor for Public Forum at 6:04 p.m.. There being no one to speak, Chairman Jarrell closed Public Forum at 6:05 p.m..

**ITEM #1:** Chairman Jarrell read the item as advertised into the record. Planner Brett Smith read his planning review into the record as attached in the file. Mr. Smith stated with agriculturally zoned properties surrounding this property and no R-2 zoned property in the immediate vicinity of this property, rezoning this property to Agriculture would correct an apparent spot zone. Chairman Jarrell asked if there were any questions. Chairman Jarrell asked the applicant to speak. The applicant stated that they wished to change the property to an Agricultural zone in order to use it as a farm. **\*\*Motion\*\* made by Mr. Werne to recommend approval of the Zone Change as presented from R-2 to Agriculture to the Cheatham County Commission for consideration; second by Mr. Keenan; Roll Call Vote taken by Chairman Jarrell; Voting Yes – Roger Hamiter, Chester Hannah, Tom Cullen, Mark Jarrell, John Werne III, David Bibee, James Atkins and Perry Keenan; Voting No – None; Absent – Tonnie Crotzer; 8 – Yes, 0 – No, 1 – Absent; Motion Passed; Recommended Approval of the Zone Change as Presented to the Cheatham County Commission.**

**ITEM #2:** Chairman Jarrell read the item as advertised into the record. Planner Brett Smith read his planning review into the record as attached in the file. Discussion was had concerning the existing access entrance. Comment was made to eliminate the Right-of-Way set-a-side on the final plat. Building Director Atkins stated that it is not in the urban growth boundary of Ashland City and is, therefore, governed by rural land policy. Discussion was had concerning fire protection and fire hydrants. Building Director Atkins stated that the property's current water service is from Metro Nashville. Clarification was given to Mr. Werne by Building Director Atkins concerning the final plat as presented does not depict the comments from Planning due to the applicant not having enough time to address them before this meeting and any approval tonight would have to be a conditional approval. Mr. Werne asked if the applicant would consider withdrawal or defer for 30 days until he could address the planning and building department comments. Discussion was had concerning the flag lots being eliminated or diminished as much as possible in order to facilitate approval of a waiver by the Planning

Commission. Discussion was had concerning conflicts between the proposed private drive extension and the proposed septic drain field areas. Mr. Rogers stated that he would wish to defer the item for 30 days in order to address the necessary comments. Discussion was had concerning floodplain effect and regulatory issues on the property. **\*\*Action\*\* item deferred for 30 days at the request of the applicant.**

**ITEM #3:** Chairman Jarrell read the item as advertised into the record. Planner Brett Smith read his planning review into the record as attached in the file. Brett Smith explained that this proposal basically keeps the original approved R-PUD preliminary master development plan the same except for removing Tracts One and Three from the R-PUD and, in the northeast corner of the new plan, there is open space now where there had be lots proposed originally. He continued by saying that temporary cul-de-sacs will be required on two of the current stub streets that would be addressed at the final plat stage. Mr. Cullen questioned the presence of an easement proposed to connect the existing stub roads for emergency vehicle access discussed at the last meeting. Brett Smith stated such was discussed on the floor last month, but it is a moot issue due to revising the R-PUD as currently presented. Discussion was had concerning the temporary turn-a-rounds for the stub roads on the forthcoming final plat. Brett Smith stated that two of the stub roads exceed 300 linear feet and will require turn-a-rounds as is. Discussion was had to clarify exactly what is being considered tonight relative to what was previously presented. It was determined, even though no zone change is involved on this tract under this scenario, it would still have to go before the Cheatham County Commission for final approval of this modification due to the fact that such a significant modification as this is requires such since a PUD's zoning use is governed by its approved preliminary master development plan. **\*\*Motion\*\* made by Mr. Werne to recommend approval to the Cheatham County Commission of the R-PUD's revised preliminary master development plan for the Maple Hills Subdivision as modified and presented to include all of Tract Two but exclude Tracts One and Three as they have been removed from the R-PUD previously; second by Mr. Keenan; Roll Call Vote taken by Chairman Jarrell; Voting Yes – Roger Hamiter, Chester Hannah, Tom Cullen, Mark Jarrell, John Werne III, David Bibee, James Atkins and Perry Keenan; Voting No - None; Absent – Tonnie Crotzer; 8 – Yes, 0 – No, 1 – Absent; Motion Passed; Recommended Approval to the Cheatham County Commission of the Revised Preliminary Master Development Plan.**

**OTHER BUSINESS:** A memo from Alan Johnson was handed out to the members by Building Director Atkins. Building Director Atkins handed out copies of the up-to-date meeting schedule for 2013 to the members. Building Director Atkins stated that this body needs to elect officers for 2013, belatedly though it may be. **\*\*Motion\*\* made by Mr. Keenan to keep the slate of officers for 2013 the same as last year; second by Mr. Cullen; Voice Vote Taken; Motion carried unanimously by all members present; Motion Passed; Officers for 2013 remains the same as last year**

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

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