



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

Meeting was called to order at 6:01 p.m. by Chairman Mark Jarrell.

Chairman Jarrell called for the roll to be taken and called the roll.

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

Members Absent: Tonnie Trotter

Chairman Jarrell declared a quorum present.

Others Present: Cheatham County Attorney Alan Johnson, Cheatham County Planner Brett Smith, Ronnie and Amy Gentry, Merle and Joann Mayo, David and Lynn Simmons, Shaun and Kadie VanBergen, Gloria Clark, Richard Blackwell, Terry Hamilton and Joshua J. Clark

Approval of Minutes and Agenda:

****Motion** made by Mr. Keenan to approve the Minutes for the July 5, 2012 Planning Commission meeting as presented and circulated; second by Mr. Cullen. Voice Vote Taken. All members present voted yes. Voting Yes – Bobby Hackett, Chester Hannah, John F. Werne III, James Atkins, Roger Hamiter, Mark Jarrell, Tom Cullen and Perry Keenan; Voting No – None; Absent – Tonnie Trotter. Motion Passed; July 5, 2012 Planning Commission Meeting Minutes Approved as Presented and Circulated.**

***Chairman Jarrell stated that the agenda for this meeting has been presented and circulated and asked if there were any changes. Having heard none, Chairman Jarrell asked if there was a motion to approve the agenda for this meeting. **Motion** made by Mr. Cullen to approve the Agenda for Tonight's Meeting as Presented and Circulated; second by Mr. Hackett. Voice Vote Taken. All members present voted yes. Voting Yes – Bobby Hackett, Chester Hannah, John F. Werne III, James Atkins, Roger Hamiter, Mark Jarrell, Tom Cullen and Perry Keenan; Voting No – None; Absent – Tonnie Trotter. Motion Passed; Agenda for Tonight's Meeting Approved as Presented and Circulated.**

Agenda Item To Be Heard:

1. Ms. Joann Mayo, requesting a Zone Change of R-1 to C-2 to be able to place mini-storage units. Property is located at 1926 Bearwallow Road, Ashland City, TN; map 50, parcel 27.00. Property is in the 1st voting district and is not in a flood area.

ITEM #1: Chairman Jarrell read the item into the record. Mr. Smith presented his planning determinations and findings concerning this item. Chairman Jarrell opened the floor up to Public Forum. The Mayo family (i.e. applicant) had no comments. Several citizens spoke against the change. Those in opposition live in the neighborhood. The various reasons cited included the placement of a storage facility would be an eye-sore, the zone change would be a gateway to future commercial development, property values would go down, storage facilities tend to attract crime and it is not in keeping with the current zone to allow C-2 zone of a parcel. Chairman Jarrell closed the Public Forum.

The members of the Planning Commission raised several issues. First, it was clarified that the only issue was whether to change the zone of approximately 1 acre on the existing 9 acre parcel and the particular use after the change was not before this body.

Mr. Werne raised the question as to whether the Mayos could use the 1 acre portion of the parcel for a storage facility if the zone was changed. Mr. Smith stated that they would have to come back before this body with a site plan and he could not say if it would meet the necessary requirements at this time.

Mr. Keenan asked the Mayos if they would like to defer or withdraw their request and come back with a request to rezone a different portion of the 9 acre parcel. The Mayos stated they would not. Discussion was had as to whether the zoning resolution allows for placement of a C-2 zone in this existing R-1 zone. Mr. Smith read the permitted zone changes allowed in R-1 and noted that the zoning resolution allows for C-3 but is silent as to whether C-2 is permitted or not.

Mr. Hamiter asked Mr. Johnson what his opinion was as to allowing C-2 in this R-1 zone. Mr. Johnson responded that it appears the zoning resolution does not allow it in this case.

****Motion** made by Mr. Werne to recommend denial of the zone change request to the County Commission; second by Mr. Hackett.** Some additional discussion took place before the vote was taken and, again, Mr. Keenan asked the Mayos if they wanted to withdraw their request and come back later. The Mayos responded no. **Roll Call Vote Taken. Voting Yes – Bobby Hackett, Chester Hannah, John F. Werne III, Roger Hamiter, Mark Jarrell, Tom Cullen and Perry Keenan; Voting No – James Atkins; Absent – Tonnie Trotter. Motion Passed; Recommended denial of the zone change request to the County Commission by a vote of 7-yes, 1-no, 1-absent.**

Having no further business, ****motion**** motion was made to adjourn the meeting by Mr. Keenan; second by Mr. Atkins. Voice vote carried unanimously by all present.

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