



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JANUARY 2, 2014**

Chairman Jarrell called the meeting to order at 6:03 p.m.

Chairman Jarrell called the roll of members

Members Present: David Bibee, John Werne III, James Atkins, Roger Hamiter, Mark Jarrell and Tom Cullen

Members Absent: Chester Hannah, Tonnie Trotter and Perry Keenan

Chairman Jarrell declared a quorum present

Approval of Minutes

Chairman Jarrell stated that the minutes from the last meeting (i.e. December 5, 2013) have been circulated. He asked if there was a motion to approve. ****Motion** made by Mr. Hamiter to approve the minutes for the December 5, 2013 Planning Commission meeting as presented and circulated; second by Mr. Bibee; Voice Vote Taken; Motion carried unanimously by all members present; Motion Passed; Minutes Approved**

The local Boy Scout group was acknowledged by Chairman Jarrell as present in the audience

Mr. David Mixon spoke to voice concerns over allowing campers to be utilized on the area properties (see letter in meeting file).

Mr. Billy Odom spoke to express concern about the effect of enforcement actions on his neighbor who lives in a FEMA trailer. He also expressed concern over building more large homes that put more strain on septic systems in the area.

Director Atkins interjected that the purpose of this meeting is not to change the requirements of construction in the floodplain, but simply the utilization of camper trailers in the Chapmansboro Road area.

Mr. Odom asked that the board take into account all possible effects of what it decides into consideration.

Mr. Cullen spoke to explain the history of the last review of the floodplain ordinance and what changes were proposed at that time. He explained that such changes were never given final approval by the County Commission. He stated that such changes would have addressed much of the concerns being expressed.

Director Atkins stated he had confirmed that the Sycamore Harbor area is zoned R-2.

County Commission Chairman Haines spoke to say we need to define the area we are going to affect. He asked if we can examine each case on a case by case basis to get each into compliance.

County Commissioner Doris Sanders spoke to say that much of the issues may be resolved by addressing the litter complaints.

Mr. Odom asked if there could be an overlay for one side of Sycamore Creek and another for the other side of Sycamore Creek.

Mr. Atkins stated that his problem is that the Sycamore Harbor area was originally established as a campground and anyone who has moved in and built a home in this area should have realized as such.

Ms. Mixon spoke to express concern over allowing campers in the area and requiring violators to go before the Board of Zoning Appeals to appeal.

Discussion was had concerning the different dynamics between land on the opposite sides of Sycamore Creek.

Discussion was had concerning those lots which appear to be too small to construct a home upon them. Mr. Binkley spoke concerning possible options for the use of campers and some rezoning possibilities. Mr. Linsell spoke about his Chancery Court case and its final judgment.

The Planning Commission decided to establish a special task force charged with developing and presenting options for addressing these issues. The members who were placed on such special task force were County Commission Chairman John Haines, County Commissioner Donnie Jordan, County Commissioner Doris Sanders, County Commissioner Betty Ramsey, David Bibee, James Atkins, John Werne, Tom Cullen, Chris Atkins, Michael Bligh and Brett Smith. It was decided that such special task force would meet on January 30, 2014 at 6:00 p.m. in the General Sessions Courtroom of the Cheatham County Courthouse and such meeting would be advertised.

There being no further business, **motion** was made to adjourn the meeting by Mr. Atkins and seconded by Mr. Bibee. A voice vote was taken on such motion and carried unanimously by all members present. The motion passed and the meeting was adjourned.

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