



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JANUARY 8, 2015**

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

Chairman Jarrell read the roll of members.

Members Present: David Bibee, Chester Hannah, James Atkins, Roger Hamiter, Mark Jarrell and Tom Cullen

Members Absent: John F. Werne III, Tonnie Trotter and Jordan Tupper

Chairman Jarrell declared a quorum present.

Others Present: Planner Brett Smith, Cheatham County Attorney Michael Bligh, Gary Lee, Cathy Rediker Barton, Teresa A. Lee, Mary Atkins, Joe Wiggins, Leon Knight, Barbara Pursley, Bonnie Knight, Annette Jones, Gloria Chambliss, Carl Chambliss, Dottie Lee and Gary Binkley

Approval of Minutes and Agenda:

Chairman Jarrell stated that the minutes for the December 4, 2014 meeting have been circulated. He asked if there were any corrections to be made to the minutes as presented. Hearing none, he asked if there was a motion to approve. ****Motion**** made by Mr. Cullen to approve the minutes for the December 4, 2014 Planning Commission meeting as presented and circulated; second by Mr. Hamiter; Voice Vote Taken; Motion carried unanimously by all members present; Motion Passed; Minutes for the December 4, 2014 Planning Commission meeting approved as presented and circulated.

Chairman Jarrell stated that the agenda has been circulated for this meeting. He asked if there were any changes to be made to the agenda as presented. Hearing none, he asked if there was a motion to approve the agenda for this meeting as presented and circulated. ****Motion**** made by Mr. Atkins to approve the agenda for this meeting as presented and circulated; second by Mr. Cullen; Voice Vote Taken; Motion carried unanimously by all members present; Motion Passed; Agenda for this meeting approved as presented and circulated.

PUBLIC FORUM: Chairman Jarrell opened the floor for Public Forum at 6:03 p.m.. When no one spoke, Chairman Jarrell closed Public Forum at 6:04 p.m..

Agenda Items To Be Heard:

1. Mr. & Mrs. Tanner & Jessica Walker, authorized applicants for Mr. James L. Mylcraine, owner, requesting a Zone Change from Agriculture to R-1 for a 2.19 acre parcel of land. Subject property is located at 1000 Lakeside Drive, Ashland City, TN, 37015 and more particularly identified as Tax Map 65, Parcel 12.00. Subject property is located in the 5th voting district and part of the property is located in an AE Flood Zone.
2. Ms. Cathy Rediker Barton, owner/applicant, requesting a Zone Change from C-5 to C-1 for a 5.12 acre parcel of land. Subject property is located on Milliken Road, Joelton, TN, 37080 and more particularly identified as Tax Map 39, Parcel 156.00. Subject property is located in the 2nd voting district and is not in a flood area.
3. Mr. Gary D. Lee, owner/applicant, requesting a Zone Change from C-5 to C-1 for a 5.20 acre parcel of land. Subject property is located at the corner of Highway 41-A and Milliken Road, Joelton, TN, 37080 and more particularly identified as Tax Map 39, Parcel 158.00. Subject property is located in the 2nd voting district and is not in a flood area.

ITEM #1: Chairman Jarrell read the item into the record as advertised. Planner Smith presented his Planning review (see document in Meeting File). Mr. Smith explained that there were existing R-1 zoned properties to the West of the property already and smaller non-conforming Agriculture zoned properties nearby as well. Some discussion was had concerning the non-conforming lots surrounding the property. ****Motion** made by Mr. Cullen to approve the zone change as presented from Agriculture to R-1; second by Mr. Bibee; Roll Call Taken; Voting Yes- David Bibee, Chester Hannah, James Atkins, Roger Hamiter, Mark Jarrell and Tom Cullen; Absent- John Werne, Tonnie Trotter and Jordan Tupper; Yes- 6, Absent- 3; Motion Passed; Zone Change recommended for approval to County Commission.**

ITEMS #2 AND #3: Chairman Jarrell decided to read both items together as advertised since the properties were being considered under the same circumstances. Planner Smith presented his planning reviews (see document in Meeting File). Mr. Smith stated that the Planning Commission may wish to consider the entire block of properties as a whole. Discussion was had concerning if there were other property owners interested in such a change as well. Mr. Smith explained the type of land-use zone C-5 is. He stated that, in his opinion, it is a zone suited for an urban area like downtown Ashland City. Discussion was had concerning the suitability of a C-5 land-use zone in this subject area. Ms. Dottie Lee spoke to ask

what type of development is being contemplated. Mr. Gary Lee explained that he has no specific plans, but wished to increase the potential to attract a buyer by this zone change. Ms. Dottie Lee expressed concern for traffic on Milliken Road. Mr. Wiggins spoke to say that his concern for the area and believed the intend of C-5 zoning was to promote and control exactly what goes in the area. Mr. Hannah asked about considering all the properties in the general area of the properties being considered. Mr. Cullen left before the vote. Mr. Hannah expressed concern in voting to change these two properties without considering the whole general area.

****Motion** made by Mr. Bibee to recommend Approval of the zone changes as presented for Items #2 and #3 to the County Commission for consideration; second by Chairman Jarrell; Voice Vote Taken; Voting Yes- David Bibee, James Atkins, Roger Hamiter and Mark Jarrell; Voting No- Chester Hannah; Absent- John Werne, Tom Cullen, Tonnie Trotter and Jordan Tupper; Yes- 4, No- 1, Absent- 4; Motion Failed for Items #2 and #3 for Zone Change of C-5 to C-1.**

OTHER BUSINESS: Discussion took place concerning a resolution to be sent to County Commission asking a study be funded to update the Zoning Resolution. This was differed until next meeting.

Having no further business, Chairman Jarrell asked if there was a motion to adjourn the meeting. ****Motion** was made to adjourn this meeting by Mr. Bibee; second by Mr. Atkins; Voice vote carried unanimously by all members present.**

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