



**CHEATHAM COUNTY PLANNING COMMISSION  
MINUTES FOR DECEMBER 3, 2015**

Meeting was called to order at 6:04 p.m. by Chairperson Mark Jarrell.  
Chairperson Mark Jarrell called for the roll to be taken and called the roll.  
Members Present: Roger Hamiter, Chester Hannah, John F. Werne III, James Atkins, Brian McCain, Mark Jarrell  
Members Absent: David Bibee, Tonnie Trotter, Jordon Tupper  
Chairperson Mark Jarrell declared a quorum present.  
Others Present: Cheatham County Building Director Franklin Wilkinson, Cheatham County Planner Brett Smith, Cheatham County Attorney Michael Bligh, Brenda Montgomery, Bobby Waynick, Betty Batey, Deana Ripy, Martha Waynick

**Approval of Minutes and Agenda:**

Chairperson Mark Jarrell stated that everyone should have received their meeting packets and a copy of the minutes from the November 5, 2015 Planning Commission meeting. He asked if there were any comments or corrections. Hearing none, Chairperson Mark Jarrell asked for a motion to approve the minutes from the November 5, 2015 Planning Commission meeting. **\*\*MOTION\*\*** made by Chester Hannah to approve the minutes as presented and circulated; second by Chairperson Mark Jarrell. Chairperson Mark Jarrell called for a voice vote. The motion to approve the minutes passed by a unanimous "aye" voice vote.

Chairperson Mark Jarrell stated that the agenda for this meeting has been presented and circulated and asked if there were any corrections or changes. Brett Smith requested hearing Item #2 first. The Planning Commission agreed. Chairperson Mark Jarrell called for a motion to approve the agenda. **\*\*MOTION\*\*** to approve the agenda was made by John Werne; second by James Atkins. The motion to approve passed by a unanimous "aye" voice vote.

Chairperson Mark Jarrell opened the floor for Public Forum at 6:07 PM. There being no one to speak, Chairperson Mark Jarrell closed the floor for Public Forum at 6:08 PM.

**ITEM #2**

Chairperson Mark Jarrell read the item into the record. Amend Zoning Resolution Section 3.110 Landscaping and Buffer Strips. Brett Smith presented a draft of the proposed changes to the landscaping and buffer strip requirements. This proposal reflects a reduction in install size and spacing requirements. The Commission decided to further amend the requirements and review the draft at the next scheduled Planning Commission meeting.

**ITEM #1**

David Ferlisi and/or representative of Turner & Associates Realty, representing the Estate of Robert Guye Sr. is requesting a waiver per section 3.110 C. 3 of the Landscaping and Buffer

Strip requirements for the proposed 9,100 Square Foot retail building for use by Dollar General. Property is located at 1046 Neptune Rd., Ashland City, TN; map 28 parcel 5.02 consisting of 5.62 acres. Property is in the 4<sup>th</sup> voting district and is not in a Special Hazard Flood area. **(Differ from November 5, 2015 meeting)**. Brett Smith addressed the Commission and presented the approved site plan and landscape plan. After further discussion, Brenda Montgomery and Betty Batey addressed the Commission and voiced their concern over the lack of buffer screening between the commercial site and the residential use to the north of the site. After a review of the proposed landscape plan the Commission decided that additional plant materials should added to the north of the site. The applicant will return to the next scheduled Planning Commission meeting and present a revised landscape plan.

**OTHER BUSINESS:** None

Having no further business, **\*\*MOTION\*\*** was made to adjourn the meeting by Chester Hannah; second by Brian McCain. Voice vote carried unanimously by all present. Meeting Adjourn at 6:41 PM.

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