



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR DECEMBER 4, 2014**

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

Chairman Jarrell read the roll of members.

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

Members Absent: Tonnie Trotter and Jordan Tupper

Chairman Jarrell declared a quorum present.

Others Present: Building Commissioner Chris Atkins, Planner Brett Smith, Cheatham County Attorney Michael Bligh, Cheatham County Board of Zoning Appeals Chairman Larry Nash, Glendon Williams and Todd Williams

Approval of Minutes and Agenda:

Chairman Jarrell stated that everyone should have a copy of the minutes circulated for the October 2, 2014 Planning Commission meeting. He asked if there were any changes to the minutes as presented. Hearing none, Jarrell asked if there was a motion for approval.

****Motion**** made by Mr. Cullen to approve the minutes for the October 2, 2014 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 October 2, 2014 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 changes 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. Hamiter to approve the agenda for this meeting as presented and circulated; second by Mr. Jarrell; 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.. Chairman Jarrell acknowledged Board of Zoning Appeals Chairman Larry Nash to speak. Nash spoke to thank the Building Commission's staff for their work recompiling the Zoning Resolution. He encouraged the Planning Commission to build upon such by modernizing the Zoning Resolution further to meet current standards of other jurisdictions. He said that he has written a letter to the County Commission asking such as well. Discussion was had concerning the need to do such and how to accomplish it. Continuing education was scheduled for December 10, 2014 for the Planning Commission and the Board of Zoning Appeals at 6:00p.m.. There being no one else to speak, Chairman Jarrell closed Public Forum at 6:12 p.m..

Agenda Items To Be Heard:

1. Mr. Glendon Williams, owner/applicant, requesting approval of a final plat for a proposed three (3) lot subdivision or approval to vacate the entire subject parcel of land from the existing recorded subdivision plat. This is in reference to the Cheatham County Subdivision Regulations Article II and Section 1-110.0. The existing subdivision plat being affected is titled "Lillard Williams Estates" and located in Plat Book 2, Page 69 of the Register of Deeds Office of Cheatham County, TN. Property is located on Lillard Williams Road, Chapmansboro, TN, Map 34 Parcel 23.03 and consists of 28.22 acres. Property is zoned Agriculture, is in the 4th voting district and is not in a flood area.
2. Consideration of Readoption of the Cheatham County Zoning Resolution for Compilation of Approved Amendments.

ITEM #1: Chairman Jarrell read the item into the record as advertised. Building Commissioner Atkins presented the background to the Planning Commission members. He explained that the parcel in question is currently in a recorded subdivision. He further explained that the options are to either vacate the parcel from said subdivision and then the division of land as shown may be accomplished by deed and not plat or that the division is a resubdivision and must be done by subdivision plat amendment. Discussion was had on how to vacate the parcel from the subdivision. ****Motion** was made by Mr. Cullen to vacate and void the tract of land identified as Map 34, Parcel 23.03 from the subdivision titled "Lillard Williams Estates" recorded in Plat Book 2, Plat Book Page 69 of the Register of Deeds Office of Cheatham County, TN and contingent upon a proper plat amendment; second by Mr. Atkins; Roll Call Vote Taken; Voting Yes – Roger Hamiter, Chester Hannah, Tom Cullen, Mark Jarrell, John F. Werne III, James Atkins and David Bibee; Voting No – None; Absent – Tonnie Trotter and Jordan Tupper; Yes – 7, No – 0, Absent – 2; Motion Passed; Parcel Vacated from Subdivision**

ITEM #2: Chairman Jarrell read the item into the record as advertised. Planner Smith and Building Commissioner Atkins explained the process performed to recompile the Zoning Resolution. Several contingencies were discussed and placed upon approval. Attorney Michael Bligh made a couple of recommendations for conditional approval. ****Motion** made by Chairman Jarrell to recommend Approval of the Zoning Resolution as presented and circulated to the County Commission for consideration and approval contingent upon the following: 1. Insert adoption date on first page and at bottom of each page thereafter as a footer. 2. Delete reference to economic and community development office on first page. 3. Move the pages listing all the previously approved amendments to an Appendix to be established at the rear of the Zoning Resolution. 4. Give the Building Commission Office discretion to address all remaining formatting issues with the Zoning Resolution. 5. If any legal issues are found with the Zoning Resolution prior to its consideration by the County Commission, it will come back to the Planning Commission for reconsideration before being considered by the County Commission.; second by Mr. Hamiter; Roll Call Vote Taken; Voting Yes – Roger Hamiter, Chester Hannah, Tom Cullen, Mark Jarrell, John F. Werne III, James Atkins and David Bibee; Voting No - None; Absent – Tonnie Trotter and Jordan Tupper; Yes –**

7, No – 0, Absent – 2; Motion Passed; Recommended Approval of Zoning Resolution with Contingencies to the County Commission for Consideration

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. Werne; second by Chairman Jarrell; Voice vote carried unanimously by all members present; Meeting Adjourned at 6:35 p.m..**

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