



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR FEBRUARY 6, 2014**

Chairman Pro-Tem John Werne conducted the meeting in the absence of Chairman Mark Jarrell.

Chairman Pro-Tem Werne called the meeting to order at 6:05 p.m..

Chairman Pro-Tem Werne asked Building Director Atkins to call the roll of members.

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

Members Absent: Mark Jarrell and Tonnie Trotter

Chairman Pro-Tem Werne declared a quorum to conduct business.

Approval of Minutes:

Chairman Pro-Tem Werne asked if anyone had any comments or corrections to the minutes from last month (i.e. January 2, 2014). Hearing none, he asked if there was a motion to approve. ****Motion** made by Member Atkins to approve the minutes for the January 2, 2014 Planning Commission meeting as presented and circulated; second by Mr. Cullen; Voice Vote Taken; Motion carried unanimously by all members present; Motion passed; Minutes for the January 2, 2014 Planning Commission meeting approved as presented and circulated**

Approval of Agenda:

Chairman Pro-Tem Werne stated that the agenda has been circulated and asked if there were any changes to be made. Hearing none, he asked if there was a motion for approval. ****Motion** made by Mr. Cullen to approve the agenda for tonight's meeting as presented and circulated; second by Mr. Keenan; Voice Vote Taken; Motion carried unanimously by all members present; Motion passed; Agenda for tonight's meeting approved as presented and circulated**

PUBLIC FORUM:

Chairman Pro-Tem Werne opened the floor to public forum at 6:08 p.m.. There being no one to speak, he closed public forum at 6:09 p.m..

Agenda Items to be Heard:

1. Mr. Eric Lockert, Esq., representing Mr. & Mrs. Joe B. Blaylock, owners, requesting a Zone Change from Agriculture to R-1 for 2.27 +/- acres of the total existing parcel area of 10.16 +/- acres as shown on the proposed preliminary plat. Property is located on Anderson Ln., Joelton, TN, map 24 parcel 53.01. Property is in the 2nd voting district and is not in a flood area.
2. Mr. Eric Lockert, Esq., representing Mr. & Mrs. Joe B. Blaylock, owners, requesting a Zone Change from Agriculture to R-1 for 2.40 +/- acres of the total existing parcel area of 4.60 +/- acres as shown on the proposed preliminary plat. Property is located at 105 Tabb Drive, Joelton, TN, map 24 parcel 51.05. Property is in the 2nd voting district and is not in a flood area.
3. Consideration of Readoption of the Cheatham County Zoning Resolution for compilation of approved amendments.

Agenda Items to be Heard (cont.):

4. Possible changes to the Cheatham County Zoning Resolution concerning properties located in FEMA designated flood zones and/or with topographic characteristics conducive to recreational uses. Specifically, issues involving the use of campers and recreational vehicles as temporary and/or permanent dwellings in the flood areas and the results of the task force meeting held on January 30, 2014 will be discussed.

ITEM #1

Chairman Pro-Tem Werne read the item into the record as advertised. Planner Brett Smith presented his planning review comments on both items #1 and #2 (hard-copy in meeting file) since they were for properties side by side and owned by the same individuals. Mr. Eric Lockert presented the causes for the two requests before this body. He explained that the Blaylocks were wishing to sell the home in which a family member currently resides, who is moving across the road soon. At the same time, they wish to maintain as much undeveloped property in their ownership as an undeveloped buffer between their home and the existing homes on these two parcels. Planner Smith explained that the two plats would be handled at staff level since they are simple partitions. ****Motion** made by Mr. Keenan to recommend approval of the Zone Change for item #1 as presented to the County Commission; second by Mr. Hannah; Roll Call Vote Taken; Voting Yes – David Bibee, Chester Hannah, John Werne, James Atkins, Roger Hamiter, Tom Cullen and Perry Keenan; Voting No – None; Absent – Mark Jarrell and Tonnie Trotter; 7 – Yes, 0 – No, 2 – Absent; Motion Passed; Zone Change recommended for approval to the County Commission**

ITEM #2

Discussion having already taken place for item #2 under item #1, ****motion** made by Mr. Keenan to recommend approval of the Zone Change for item #2 as presented to the County Commission; second by Mr. Hannah; Roll Call Vote Taken; Voting Yes – David Bibee, Chester Hannah, John Werne, James Atkins, Roger Hamiter, Tom Cullen and Perry Keenan; Voting No – None; Absent – Mark Jarrell and Tonnie Trotter; 7 – Yes, 0 – No, 2 – Absent; Motion Passed; Zone Change recommended for approval to the County Commission**

ITEM #3

Chairman Pro-Tem Werne read the item into the record as advertised. Discussion was had about the need to readopt the Zoning Resolution with all known amendments compiled into it. It was established that a formal readoption of the Zoning Resolution was necessary due to the legal ramifications of simply attempting to incorporate into the Zoning Resolution all known amendments at this time. It was decided that, because it is impossible to establish with certainty that all approved amendments over the last twenty plus years will be located to be compiled into the Zoning Resolution, a formal readoption of the Zoning Resolution with all known approved amendments included would be necessary. It was determined that Building Director Atkins would work on and have it for the body to consider at the next meeting.

ITEM #4

Chairman Pro-Tem Werne read the item into the record as advertised. Mr. Bibee stated he had a conflict of interest. After significant discussion took place between the board members and the audience and about the results from the special workshop meeting that took place on January 30th, two motions emerged. ****Motion** was made by Mr. Keenan to request Brett Smith, Michael Bligh and Chris Atkins to draft some type of disaster provision allowing campers to be used as a**

temporary dwellings via a Special Exception for up to 180 days in the case of future natural disasters in the Chapmansboro Road area between Highway 12 and Eagles Pass for consideration; second by Mr. Cullen; Roll Call Vote Taken; Voting Yes – Tom Cullen, John Werne and Perry Keenan; Voting No – Roger Hamiter, Chester Hannah, David Bibee and James Atkins; Absent – Mark Jarrell and Tonnie Trotter; Yes – 3, No – 4, Absent – 2; Motion Failed

****Motion** made by Mr. Bibee to recommend to the Cheatham County Commission that we enforce the Zoning Resolution as it is currently constituted; second by Mr. Cullen; Roll Call Vote Taken; Voting Yes – Roger Hamiter, Chester Hannah, Tom Cullen, David Bibee, James Atkins and Perry Keenan; Voting No – None; Abstain – John Werne; Absent – Mark Jarrell and Tonnie Trotter; Yes – 6, No – 0, Abstain – 1, Absent – 2; Motion Passed; Recommended to Cheatham County Commission that Zoning Resolution be enforced as constituted.**

There being no further business, motion was made to adjourn the meeting by Member Atkins with a second by Mr. Keenan. Motion carried unanimously by voice vote by all members present. Meeting adjourned.

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