



**CHEATHAM COUNTY PLANNING COMMISSION  
MINUTES FOR APRIL 2, 2015**

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

Chairman Jarrell called for the roll to be taken and called the roll.

Members Present: Roger Hamiter, Tom Cullen, Mark Jarrell, John F. Werne III, David Bibee, James Atkins, Jordon Tupper

Members Absent: Chester Hannah, Tonnie Trotter

Chairman Jarrell declared a quorum present.

Others Present: Cheatham County Building Director Franklin Wilkinson, Cheatham County Planner Brett Smith, Cheatham County Attorney Michael Bligh, Josh Lyon, Patty Kennedy, Eric Lockert, Floyd B Ezzell, Laura Ezzell, George M. Carney, Keith Slack, Mitchell Butler, Stephanie Butler, James Jarrell, Molly Jarrell

**Approval of Minutes and Agenda:**

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

Chairman Jarrell stated that the agenda for this meeting has been presented and circulated and asked if there were any corrections or changes. Franklin Wilkinson stated that **Item #1** "Jeremy & Tracy Baker, requesting a Zone Change from R-1 to R-2" is being deferred due to the applicant not being able to attend tonight's meeting. Chairman Jarrell confirmed that item #1 will be de deferred. Chairman Jarrell called for a motion to approve the agenda. **\*\*MOTION\*\*** to approve the agenda with item #1 deferred was made by Roger Hamiter and second by Tom Cullen. The motion to approve passed by a unanimous "aye" voice vote.

Chairman Jarrell open the floor for Public Forum at 6:03 PM. There being no one to speak, Chairman Jarrell closed Public Forum at 6:03PM.

**Agenda Item To Be Heard**

**Item # 2.** Mr. and Mrs. Barry and Natalie Mayo, Owner/Applicant, requesting a Zone Change from Agriculture to R-1 for 1 acre of the 43.70 acres with the existing residence, leaving the remaining 42.70 acres as Agriculture. Property is located at 4849 Thomasville Rd., Chapmansboro TN.; map 3 parcel 62.02. Property is in the 3<sup>rd</sup> voting district and is not in the flood area.

Chairman Jarrell read the item into the record as advertised. Brett Smith addressed the Commission and read his comments into the record. Applicant wishes to subdivide 1 acre of a 43.70 acre tract along existing frontage of Thomasville Road from Agriculture to R-1, while leaving the remaining 42.70 acres as Agriculture. The subject parcel is within an area completely dominated by Agricultural zoning. To the north, there is one small area of R-1 along Thomasville Road (close to 41-A), and also another small area along Oaks Road. It should be noted there are parcels along Thomasville Road, just to the south - on the same side, that appear to be less than the Agricultural minimum lot size.

For the purposes of accommodating a single family residence, a 4 acre (at minimum lot size) could be created if public water is available, or a 5 acre lot size if not (which then would not require a subdivision plat per state law).

Chairman Jarrell asked if the applicant IS present? The applicant, nor a representative is present to represent Mr. and Mrs. Barry and Natalie Mayo in the rezoning. Chairman Jarrell asked if this would be considered a sport zoning. Michael Bligh stated that it would not because the use is not out of character with the surrounding zoning.

Brett Smith stated that the County Commission has legislative authority over the rezones presented and recommended the zoning changes to the Planning Commission. After further discussion, and **\*\*MOTION\*\*** was made by Chairman Jarrell to defer the request to rezone based on the absence of the applicant or a representative; second by John Werne. The motion to defer passed by roll call vote. Roger Hamiter - yes, Tom Cullen - yes, Mark Jarrell - yes, John F. Werne III - yes, David Bibee - yes, James Atkins - yes, Jordon Tupper – yes.

**Item #3.** Mr. and Mrs. Dennis and Sherri Beckner, Owner/Applicant, requesting a Site Plan Review to construct a mini storage facility on property. Property is located at 5730 Hwy 41-A, Joelton, TN.; map 24 parcel 21.06 consisting of 1 acre. Property is in the 2<sup>nd</sup> voting district and is not in a the flood area.

Chairman Jarrell read the item into the record as advertised. Brett Smith addressed the Commission and read the first paragraph of his comments into the record. The applicant wishes to construct a mini-storage facility on a C-2 zoned parcel. Site plans must comply with the Zoning Ordinance and with the 5.052 C-2 Neighborhood Commercial Self Storage provision. This site is on a 1.00 acre lot that was created by plat (which also established the set-backs).

Brett Smith stated that staff is still reviewing landscaping and drainage calculations that may be contingencies regarding the site plan. There was a conversation with the applicant regarding a Type 1 buffer along the side street. John Werne disclosed that he has a professional acquaintance with the applicants engineer but will be voting his conscience. Josh Lyon, Klobber Engineering, addressed the Planning Commission and stated that he will be working to resolve any outstanding landscaping and engineering issues. Josh Lyon requested that the buffer screening include deciduous trees instead of evergreens and would like for the Planning

Commission to clarify if the fence needs to be solid or opaque. Along the west and north side the adjacent properties are zoned commercial and the question is, does the applicant need to do a solid or opaque fence along the west and north side of the site. There will be an eight foot fence for security purposes. Section 5.052 B 4. G. states "The storage facilities' complex shall be surrounded by a solid fence at least eight (8) feet in height and/or a landscape buffer of sufficient width and height to screen the facility from residential view." After further discussion, a **\*\*MOTION\*\*** was made by David Bibee to approve the site plan contingent on landscaping, buffering, acceptable drainage calculations, and screening to be approved by the Building Commissioner; second by Tom Cullen. Motion passed by roll call vote. Roger Hamiter - yes, Tom Cullen - yes, Mark Jarrell - yes, John F. Werne III - yes, David Bibee - yes, James Atkins - yes, Jordon Tupper – yes.

**Item #4** Attorney Eric Lockert, representing Elvis Perry, Owner/Applicant, requesting a Zone Change from C-1 to R-1 to sale the property with newly constructed residential home. Property is located at 2631 Bearwallow Rd., Ashland City TN.; map 41 parcel 15.01. Property is located in the 2<sup>nd</sup> voting district and is not in the flood area.

Chairman Jarrell read the item into the record as advertised. Brett Smith addressed the Planning Commission and presented his comments. Applicant wishes to "down zone" property on 2631 Bearwallow Road from C-1 to R-1. The subject parcel is the only commercially zoned parcel in an area surrounded by R-1. Rezoning to R-1 would make this parcel contiguous and the same as the larger immediately zoned area of R-1. (This could be considered a "housekeeping" item and for the sake of continuity and consistency.) Eric Lockert addressed the Planning Commission and stated that the applicant, Elvis Perry, has lived in the house on the property for many years. In the process of selling the house the mortgage company discovered the Commercial zoning and required the zoning to be converted back to residential before completing the financing for the closing of the sale. Brett Smith confirmed that the all surrounding zoning is R-1. After further discussion a **\*\*MOTION\*\*** to rezone the property from C-1 to R-1 was made by John Werne; second by David Bibee. Motion passed by roll call vote. Roger Hamiter - yes, Tom Cullen - yes, Mark Jarrell - yes, John F. Werne III - yes, David Bibee - yes, James Atkins - yes, Jordon Tupper – yes.

**Item #5** Mr. and Mrs. George and Sandra Carney, Owner/ Applicant, requesting a Zone Change from C-5 to C-1to increase the sale of opportunity. Property is located on Old New Hope Rd., Joelton, TN.; map 23 parcel 51.09 consisting of 4 acres. Property is in the 2<sup>nd</sup> voting district and is not in a Flood Area.

Chairman Jarrell read the item into the record as advertised. Brett Smith addressed the Planning Commission and presented his comments. Applicant wishes to rezone a 4 acre parcel from existing C-5 (Commercial) to C-1 (Commercial). This parcel is located on Old New Hope Road in Joelton. This parcel is on the north side of the 1-24 interchange. Across Old New Hope Road (west) is Agriculture zone, the south is 1-24 R.O.W., and to the east is larger, contiguous

C-5 zoning. Most recently, on the southeast section of this interchange, the Barton and Lee properties were approved (by Planning Commission and County Commission) with the same request (C-5 to C-1). The Planning Commission may want to consider studying this area, in its entirety, at some point in the future. Bret Smith stated that the most recent rezones from C-5 to C-1 have been updated to the zoning map. Georg Carney addressed the Planning Commission and stated that he owns the property and would like to sell it. From previous inquiries regarding the zoning he thinks that the C-5 zoning is too restrictive for the area and would like to rezone it to C-1 for a better chance of selling the property. After further discussion, a **\*\*MOTION\*\*** to rezone the property from C-5 to C-1 was made by David Bibee; second by John Werne. Motion passed by roll call vote. Roger Hamiter - yes, Tom Cullen - abstain, Mark Jarrell - yes, John F. Werne III - yes, David Bibee - yes, James Atkins - yes, Jordon Tupper – yes.

#### **Other Business**

Chairman Mark Jarrell announced that this meeting is member Tom Cullen's last meeting, as he will be resigning from serving as a Planning Commission member. Chairman Jarrell expressed that it personally has been a pleasure to serve with Mr. Cullen, and speaks for the rest of the Planning Commission in stating that, he will be missed, and has always valued his opinion and input to the Planning Commission. Tom Cullen thanked the Planning Commission for allowing him the opportunity to serve and has done so for nine years. Chairman Jarrell welcomed Franklin Wilkinson as the new Building Commissioner. The Planning Commission decided to review the C-5 zoning district in the New Hope Road area and to draft a plan to change the zoning to better accommodate the potential for future commercial growth in the area. Brett Smith suggested placing the zoning changes on the agenda for public discussion at a future meeting and then forming the motion at or after that meeting. Brett Smith stated that the uses are well presented in the existing C-5 zoning, it is mainly the bulk standards that are somewhat limiting. Chairman Jarrell requested for Brett Smith to start a draft of zoning regulation recommendations for that area.

Having no further business, **\*\*MOTION\*\*** was made to adjourn the meeting by Mr. Werne; second by David Bibee. Voice vote carried unanimously by all present. Meeting Adjourn at 6:54PM.

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