



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR MAY 1, 2014**

Meeting was called to order at 6:00 p.m. by Chairman Pro-Tem John Werne (John Werne chaired the meeting in the absence of Mark Jarrell.)

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

Members Present: Chester Hannah, John F. Werne III, James Atkins, Roger Hamiter, Tom Cullen, Tonnie Trotter and Jordan Tupper (Mr. Tupper has been appointed to replace Perry Keenan for the remainder of Mr. Keenan's term. Mr. Tupper arrived late during the deliberations on item #3.)

Members Absent: David Bibee and Mark Jarrell

Chairman Pro-Tem Werne declared a quorum present.

Others Present: Building Director Chris Atkins, Planner Brett Smith, Cheatham County Attorney Michael Bligh, James Link, Tammy Link, Jerry Binkley, Donald Binkley and Larry Raybon

Approval of Minutes and Agenda:

Werne stated that everyone should have a copy of the minutes circulated for the April 3, 2014 Planning Commission meeting. He asked if there were any proposed corrections. Hearing no changes proposed, Werne asked if there was a motion to approve the minutes. ****Motion**** made by Ms. Trotter to approve the minutes for the April 3, 2014 Planning Commission meeting as presented and circulated; second by Mr. Cullen; Voice Vote Taken; Motion carried unanimously by all members present at the time; Motion Passed; Minutes for the April 3, 2014 Planning Commission meeting approved as presented and circulated.

Werne stated that everyone should have a copy of the circulated agenda for this meeting. He asked if there were any corrections 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 Ms. Trotter to approve the agenda for this meeting as presented and circulated; second by Mr. Hannah; Voice Vote Taken; Motion carried unanimously by all members present at the time; Motion Passed; Agenda for this meeting approved as presented and circulated.

PUBLIC FORUM: Chairman Pro-Tem Werne opened the floor for Public Forum at 6:03 p.m.. There being no one to speak, Werne closed Public Forum at 6:04 p.m..

Agenda Items To Be Heard:

1. Mr. Jerry Binkley, executor for the estate of the deceased Ms. Ethel Binkley, requesting approval of a Final Plat for a Minor Subdivision to create two (2) additional lots. Property is located on Hwy. 41-A, Joelton, TN, Map 24 Parcels 21 and 21.02 and is zoned E-1 and C-2. Property is in the 2nd voting district and consists of approximately 23.5 acres and is not in a flood area.
2. Mr. and Mrs. James R. and Tammy R. Link, requesting approval of a Final Plat to amend the existing final plat for Blackberry Ridge-Section One. Such amendment is in order to combine lots 6, 7 and 8 into one large lot. Property is located at 2116 Bearwallow Road, Ashland City, TN, Map 51 Parcels 7.03, 7.04 and 7.05 and is zoned RPUD. Property is in the 2nd voting district and consists of 3.65 acres and is not in a flood area.
3. Mr. Larry Raybon on behalf of Faulk & Foster, applicant, representing Cingular Wireless PCS, LLC and AT&T Mobility Corporation, Lessee, requesting a Site Plan review and approval for a new 195' monopole telecommunication tower site. This is in reference to the Cheatham County Zoning Resolution Sections 4.120 (B) and 8.030. Property is located at 1106 Street Road, Kingston Springs, TN, Map 91 Parcel 30.02 and is zoned Agriculture. Property is in the 6th voting district and is partially in the A and AE flood areas. The Board of Zoning Appeals has already approved this item as a Special Exception. **"This item was postponed from the April 3, 2014 Planning Commission Meeting."**
4. Consideration of Readoption of the Cheatham County Zoning Resolution for compilation of approved amendments.

ITEM #1: Chairman Pro-Tem Werne read the item into the record as advertised. Planner Smith presented his review comments (see meeting file). Clarification was made concerning which parcels were involved and which were not. Discussion was had concerning the existing location of the current singlewide trailer next to the cemetery and the manner in which its sewage was being treated. Planner Smith stated that if it was being served by a septic system, such a system needs to be shown on the plat and delineated. Discussion was had concerning the history of this final plat prior to coming before this board tonight. Discussion was had concerning the history of how the singlewide trailer next to the cemetery was installed and how it received access to its septic system. It was determined that the subject singlewide's septic system was somewhere behind the existing cemetery. Discussion was had concerning the locations of any existing fire hydrants. It was determined that there was an existing serviceable fire hydrant at the opposite corner of the intersection of Ridge Circle and Highway 41-A and it needed to be located on the final plat. ****Motion** was made by Member Atkins to approve the final plat as presented conditioned upon addressing all review comments as discussed; second by Mr. Hamiter; Roll Call Vote Taken; Voting Yes – Chester Hannah, John F. Werne III, James Atkins, Roger Hamiter, Tom Cullen and Tonnie Trotter; Voting No – None; Absent – David Bibee, Mark Jarrell and Jordan Tupper; Yes – 6, No – 0, Absent – 3; Motion Passed; Final Plat Approved as Conditioned**

ITEM #2: Chairman Pro-Tem Werne read the item into the record as advertised. Planner Smith presented his review comments (see meeting file). Building Director Atkins explained that the property next door is in fact zoned R-1. Planner Smith stated that this was a very clean final plat and would have been able to be handled at staff level only without a voting action by this body, except for the fact that this consolidation involved lots in an existing Residential Planned Unit Development and, subsequently, made a voting action by this board necessary. Discussion of the circumstances that made this proposal necessary took place. ****Motion** was made by Mr. Hannah to approve the final plat as presented conditioned upon addressing the review comments as discussed; second by Mr. Hamiter; Roll Call Vote Taken; Voting Yes – Chester Hannah, John F. Werne III, James Atkins, Roger Hamiter, Tom Cullen and Tonnie Trotter; Voting No – None; Absent – David Bibee, Mark Jarrell and Jordan Tupper; Yes – 6, No – 0, Absent – 3; Motion Passed; Final Plat Approved as Conditioned**

ITEM #3: Chairman Pro-Tem Werne read the item into the record as advertised. Planner Smith presented his review comments (see meeting file). Smith explained that this item has already received approval as a Special Exception by the Board of Zoning Appeals. Smith explained the landscape requirements that must be met or receive a variance from such from the Board of Zoning Appeals. Discussion was had about whether the site can be seen from the road and whether or not a landscaping variance would be warranted. It was determined that cell towers do not utilize fire hydrants for fire suppression. Discussion was had about how the buffer requirement for cell towers in particular is used to help meet the general landscaping requirements of Section 3.110. Mr. Raybon asked if it would be acceptable to ask for approval of the Site Plan conditioned upon either presenting a suitable landscaping plan or receiving a landscaping variance from the Board of Zoning Appeals prior to construction since time was of the essence. It was determined that such could be acceptable. Mr. Jordan Tupper arrived to the meeting, was seated and acknowledged by the chair as being present. Werne asked if there was a motion to approve this item. ****Motion** made by Mr. Cullen to approve the Site Plan contingent upon either the submission of an approved landscaping plan in compliance with the Zoning Resolution or receiving approval of a variance to the landscaping requirements from the Board of Zoning Appeals; second by Member Atkins; Roll Call Vote Taken; Voting Yes – Chester Hannah, John F. Werne III, James Atkins, Roger Hamiter, Tom Cullen and Tonnie Trotter; Voting No - None; Voting to Abstain – Jordan Tupper; Absent – David Bibee and Mark Jarrell; Yes – 6, No – 0, Abstain – 1, Absent – 2; Motion Passed; Site Plan Approved as Conditioned**

ITEM #4: Chairman Pro-Tem Werne read the item into the record as advertised. Discussion took place concerning the progress made. ****Motion** made by Mr. Werne to postpone the item until the next meeting; second by Mr. Cullen; Voice Vote Taken; Motion carried unanimously by all members present; Motion Passed; Item Postponed Until the Next Meeting**

OTHER BUSINESS: None

Having no further business, Werne asked if there was a motion to adjourn the meeting.
****Motion**** was made to adjourn this meeting by Ms. Trotter; second by Mr. Cullen; Voice vote carried unanimously by all members present; Meeting Adjourned at 6:52 p.m..

JAMES ATKINS – SECRETARY
CHEATHAM COUNTY PLANNING COMMISSION