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Codes Administration
Building Commissioner
Zoning and Codes

615/792-7915

CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JULY 3, 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 Tonnie Trotter
Members Absent: David Bibee and Jordan Tupper
Chairman Jarrell declared a quorum present.
Others Present: Building Director Chris Atkins, Planner Brett Smith, Cheatham County Attorney Michael Bligh, Kay Tittle, Brenda McCleland, Mary Williams, Missy Chandler, Leigh Ann Richards, Peggy Osborne, Lynn Blankenship, Ray Taylor, Kenneth Williams, Larry Raybon, Caitlin Smith, Dale Smith and Ted Stevenson

Approval of Minutes and Agenda:
Chairman Jarrell stated that everyone should have a copy of the minutes circulated for the May 1, 2014 Planning Commission meeting. He asked if there were any proposed corrections. Hearing no changes proposed, Jarrell asked if there was a motion to approve the minutes. **Motion made by Ms. Trotter to approve the minutes for the May 1, 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 May 1, 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 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 Mr. Cullen to approve the agenda for this meeting as presented and circulated; second by Ms. Trotter; 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.. There being no one to speak, Jarrell closed Public Forum at 6:04 p.m..

Agenda Items To Be Heard:

1. Mr. & Mrs. Kenneth & Mary Jean Williams, owner/applicants, requesting a Zone Change be recommended for approval from R-1 to C-1. This is for the purpose of converting the existing church building into a restaurant. Subject property is located at 2090 Hwy. 70, Kingston Springs, TN, map 90 parcel 7. Property is in the 6th voting district and is not in a flood area.
2. Mr. Larry Raybon, on behalf of Faulk & Foster, agent, for Verizon Wireless, LLC, lessee, requesting Site Plan Review and Approval for a new 270' tall, self-supporting, telecommunications tower site. This is in reference to the Cheatham County Zoning Resolution, Sections 4.120 (B) and 8.030. Property is located at 3892 Thomasville Road, Chapmansboro, TN, map 12 parcel 18.5 and is zoned Agriculture. Property is in the 4th voting district and part of the property is in the A flood zone.
3. Ms. Leigh Ann Richards, Broker and Agent, representing Ms. Annie Tate, owner, requesting a portion of a Final Plat be vacated. Subject property is located along Little Pond Creek Road, Pegram, TN, map 77 parcel 3.06 and consisting of 84.65 acres and is zoned Agriculture. The final plat to be vacated to such extent is more particularly known as the "Final Plat for the Tate and Mosier Subdivision". Property is located in the 5th voting district and is not in a flood area.

ITEM #1: Chairman Jarrell read the item into the record as advertised. Planner Smith presented his planning review as shown in the meeting file. Several members of the public spoke under public forum to express their support for the zone change request. Discussion was had concerning the size of the existing building and the current condition of the parking lot. ****Motion** was made by Mr. Hannah to recommend approval of the Zone Change from R-1 to C-1 as presented to the County Commission for consideration at their August meeting; second by Mr. Hamiter; Roll Call Vote Taken; Voting Yes – Roger Hamiter, Chester Hannah, Tom Cullen, Mark Jarrell, John F. Werne III, Tonnie Trotter and James Atkins; Voting No – None; Absent – David Bibee and Jordan Tupper; Yes – 7, No – 0, Absent – 2; Motion Passed; Zone Change Recommendation Approved**

ITEM #2: Chairman Jarrell read the item into the record as advertised. Planner Smith read his planning review as shown in the meeting file. Planner Smith explained that this item was granted approval as a Special Exception by the Board of Zoning Appeals and the only items left to be addressed was showing proposed grading, complete the landscaping plan and detail how the disturbed soil was to be stabilized. He commented that addressing such items can be a condition of approval of the site plan. Mr. Raybon addressed the board. ****Motion** made by Mr. Werne to approve the site plan as presented; second by Mr. Cullen; Roll Call Vote Taken; Voting Yes – Roger Hamiter, Chester Hannah, Tom Cullen, Mark Jarrell, John F. Werne III, Tonnie Trotter and James Atkins; Voting No - None; Absent – David Bibee and Jordan Tupper; Yes – 7, No – 0, Absent – 2; Motion Passed; Site Plan Approved as Presented**

ITEM #3: Chairman Jarrell read the item into the record as advertised. Planner Smith read his planning review into the record as shown in the meeting file. He introduced Mr. Ted Stevenson to the board. He explained that such an action as this item is permitted by the county's subdivision regulations and further explained how such may be performed under these circumstances. Discussion was had concerning how and why the previous division of property relative to the plat at hand was handled via subdivision plat in the first place. ****Motion** made by Mr. Werne to approve the request to vacate lot #2 from the recorded final plat; second by Mr. Hannah; Roll Call Vote Taken; Voting Yes – Chester Hannah, John F. Werne III, James Atkins, Roger Hamiter, Mark Jarrell, Tom Cullen and Tonnie Trotter; Voting No - None; Absent – David Bibee and Jordan Tupper; Yes - 7, No - 0, Absent - 2; Motion Passed; Request to Vacate Lot #2 from the Recorded Final Plat Approved**

OTHER BUSINESS: Discussion was had concerning refunding of application fee to applicant for item #3.

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. Hamiter; second by Mr. Cullen; Voice vote carried unanimously by all members present; Meeting Adjourned at 6:23 p.m..**

JAMES ATKINS – SECRETARY
CHEATHAM COUNTY PLANNING COMMISSION