



---

**CHEATHAM COUNTY PLANNING COMMISSION  
MINUTES FOR AUGUST 6, 2015**

---

Meeting was called to order at 6:01 p.m. by Chairman Mark Jarrell.

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

Members Present: Roger Hamiter, Chester Hannah, Brian McCain, Mark Jarrell, John F. Werne III, James Atkins

Members Absent: Tonnie Trotter, David Bibee, Jordon Tupper

Chairman Jarrell declared a quorum present.

Others Present: Cheatham County Building Director Franklin Wilkinson, Cheatham County Planner Brett Smith, Cheatham County Attorney Michael Bligh, Daniel Demonbreun

**Approval of Minutes and Agenda:**

Chairman Jarrell stated that everyone should have received their meeting packets and a copy of the minutes for the May 7, 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 May 7, 2015 Planning Commission meeting. **\*\*MOTION\*\*** made by Roger Hamiter to approve the minutes as presented and circulated; second by, Chester Hannah. 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. Hearing no corrections or changes, Chairman Jarrell called for a motion to approve the agenda. **\*\*MOTION\*\*** to approve the agenda was made by James Atkins and second by John Werne. The motion to approve passed by a unanimous "aye" voice vote.

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

**ITEM #1 -**

Chairman Jarrell read the item into the record as advertised. Mr. Brian McCain, representing Daniel Demonbreun, requesting a zone change from Agriculture to R-1 to be subdivide the property leaving the existing home on a smaller lot. Brett Smith addressed the Commission and read his comments into the record. Applicant wishes to rezone a portion of Parcel 14.04 from Agriculture to R-1 to subdivide an existing house site from the 12.07 acre "native" site. This would require a plat approval as well. It should be noted that Agriculture is the predominant land form contiguous on all sides, with the exception of one small R-1 parcel north on Charlie Reed Road. (It has not been demonstrated whether this existing structure could be subdivided and comply with the minimum Agriculture lot size.) Brett Smith presented a power point presentation showing the property, adjacent properties, and the portion of the parcel that the applicant wants divide. Brett Smith stated that there are not many one acre tracts in close proximity to this property, and continued to review the aerial for flood zones, existing structures, geographical features, and access to the public way. John Werene asked if there is enough septic area out of the floodplain. The applicant replied "yes". Brian McCain addressed the Commission and stated that the Mr. Demonbeun wants to cut off an acre for the purpose of giving it to his

daughter. He would like to keep it to an acre so the property can be more easily maintained and she can manage it herself. Mr. Demonbreum addressed the Commission and pointed out the location of the septic tank, fill lines, and power line. As a representative of the applicant, Brian McCain recused himself from the vote. After further discussion a **\*\*MOTION\*\*** was made by Mark Jarrell to approve the rezone request from Agriculture to R-1; second by, Chester Hannah. Chairman Mark Jarrell called for a roll call vote. Roger Hamiter - yes, Chester Hannah - yes, Brian McCain - recused, Mark Jarrell - yes, John F. Werne III - yes, James Atkins - yes. All present members vote yes to rezone the subject property from Agricultural to R-1. The Planning Commission forwards a favorable recommendation the County Commission to rezone the property.

**OTHER BUSINESS:** Brett Smith stated that the Planning Commission should review the existing by-laws to determine votes needed for recommendations to the County Commission

Having no further business, **\*\*MOTION\*\*** was made to adjourn the meeting by Roger Hamiter; second by Chairman Jarrell. Voice vote carried unanimously by all present. Meeting Adjourn at 6:13 PM.

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