CHEATHAM COUNTY
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Building Commission
Codes Administration
(615) 792-7915

CHEATHAM COUNTY PLANNING COMMISSION
SPECIAL WORKSHOP MEETING
MINUTES FOR JANUARY 30, 2014

County Commissioner Doris Sanders chaired the workshop which came to order at 6:00 p.m.
Task Force Members Present: Doris Sanders, Betty Ramsey, James Atkins, Tom Cullen, David Bibee, John F. Werne III, Building and Codes Director Chris Atkins, Brett Smith and Michael Bligh
Task Force Members Absent: Donnie Jordan and John Haines

Discussion was had concerning the Linsell and Mayberry Board of Zoning Appeals case involving the use of campers in the Sycamore Harbor area; such case took place about 10 years ago. The Board of Zoning Appeals had found in favor of the Linsells and Mayberrys. The County filed a petition to overturn such decision in Chancery Court, but voluntarily dismissed such approximately three years later. Discussion was had concerning abandoned homes in the Chapmansboro Road area. Discussion was had about lots that are currently too small to construct any type of dwelling upon in the Chapmansboro Road area. Clarification was established that the issue of being able or not able to use a camper in the area was not a function of the floodplain regulations, but of the permitted uses prescribed by the land-use zone for the area. Clarification was made that any such possible changes being entertained do not involve the current floodplain construction regulations. Discussion was had concerning the use of campers as temporary dwellings rather than permanent dwellings and how a camper may be legally placed upon a property as opposed to additionally being allowed to dwell in such a camper. Discussion was had about the effect of acquiring septic approval on small lots upon being able to construct a new home. Discussion was had concerning allowing the campers that existed before the 2010 flood event to remain and restrict those that did not. Discussion was had concerning getting a temporary use permit every six months for the use of a camper as a temporary dwelling. It was determined that any differentiation in citing of violations of illegal use of campers as dwellings pre versus post 2010 flood would have to be established by a change to the zoning resolution. Discussion was had concerning simply citing all properties in violation and allowing them to appeal to the Board of Zoning Appeals to challenge the Building Commission's decision. Member Atkins spoke to say that a health condition of an owner shouldn't be taken into account when considering issues of zoning. He continued by saying that he has seen the area change from a campground to mostly homes and that he is concerned with taking away any possible recreational rights of use if you don't build a home on a property in the area. He stated that he would like to see a method to grant a variance or temporary permit to bring a camper in on a 4 to 6 month basis. Further discussion took place concerning possible ways to accommodate campers on very small lots in the area. Ms. Sanders requested that the audience keep the discussion to the subject matter pertinent to the issue at hand and address this board and not each other. Discussion was had concerning sewage disposal issues with some properties. It was determined to look at the options of enforcing the existing laws and let the violators appeal to the Board of Zoning Appeals for relief and consider law changes involving granting legal non-conforming status to campers that existed on properties in the Chapmansboro Road area prior to the May, 2010 flood event. Mr. Bibee would write up a summary of such options. Mr. Cullen pointed out that this body made recommendations for possible changes in 2009 similar to what is being discussed now, but such was never approved by the County Commission at that time because of various concerns expressed by the property owners to be affected.

JAMES ATKINS – SECRETARY
CHEATHAM COUNTY PLANNING COMMISSION