

CHEATHAM COUNTY PLANNING & ZONING

MINUTES - DEC. 6, 2007

06:00P. MEETING CALLED TO ORDER & ROLL CALL BY CHAIRMAN TONY CAMPBELL.

MEMBERS PRESENT: CAMPBELL, WERNE, MONTGOMERY, JOYNER, SCHIPPERS, GRAY, WRIGHT, NASH, CULLEN. 9 PRESENT 0 ABSENT
QUORUM DECLARED BY CHAIRMAN CAMPBELL.

APPROVAL OF AGENDA: MOTION BY MONTGOMERY 2ND BY SCHIPPERS.
*MOTION CARRIED BY VOICE VOTE.

APPROVAL OF NOV. 1, 2007 MINUTES:

MOTION BY CULLEN, 2ND BY WERNE.

*MOTION CARRIED BY VOICE VOTE.

PUBLIC FORUM:

COMMISSIONER ANN JARREAU SPOKE ENCOURAGING THE BOARD TO CONSIDER CHANGING THE WORDING / DEFINITION OF INDUSTRIAL ZONING VS COMMERCIAL ZONING. THESE TWO ZONES ARE ALIKE & NEED TO BE ABLE TO IDENTIFY DIFFERENTLY.

AGENDA ITEMS:

ITEM #1. M/M ROBERT MCMAHON- REQUEST ZONE CHANGE FROM E-1 TO R-1, TO SUBDIVIDE A 5 ACRE PARCEL INTO 2 LOTS FOR CONSTRUCTION OF A SINGLE FAMILY HOME. PROPERTY LOCATED ON OLD SAM'S CREEK, MAP 86, PARCEL 33.52. PROPERTY LOCATED IN THE 12TH CIVIL DISTRICT, 5TH VOTING DISTRICT & IS NOT IN THE FLOOD AREA.
CHAIRMAN CAMPBELL ASKED IF THE "REZONE" SIGN HAD BEEN PLACED ON THE PROPERTY, WITH AN AFFIRMATIVE ANSWER.

AFTER DISCUSSION, MOTION BY WRIGHT, 2ND BY MONTGOMERY TO REZONE.

WRIGHT-YES, NASH-YES, CULLEN-YES, SCHIPPERS-YES, MONTGOMERY-YES, CAMPBELL-YES, GRAY-YES, JOYNER-YES, WERNE-YES. . MOTION TO REZONE CARRIED WITH 9 YES -0 NO.

#2. M/M BRUCE MYERS REQUEST A ZONE CHANGE FROM AG TO R1, TO SUBDIVIDE A 11 ACRE TRACT INTO 2 OR MORE LOTS TO CONSTRUCT FAMILY HOMES. PROPERTY LOCATED AT 1399 HARRISTOWN RD., MAP 26, PARCEL 46, LOCATED IN THE 3RD CIVIL DISTRICT, 4TH VOTING DISTRICT & IS NOT IN THE FLOOD AREA.

CHAIRMAN CAMPBELL ASKED IF THE "REZONE" SIGN HAD BEEN PLACED ON THE PROPERTY, WITH A NEGATIVE ANSWER. CHAIRMAN CAMPBELL STATED THAT THIS ISSUE WOULD HAVE TO BE DEFERRED DUE TO LACK OF SIGNAGE.

MR. MYERS STATED HE WAS NOT GIVEN A SIGN AT THE BLDG. COMMISSIONERS OFFICE & DID NOT KNOW THAT A SIGN WAS REQUIRED. CHAIRMAN CAMPBELL STATED THIS ISSUE COULD NOT BE VOTED ON, BUT ALLOWED MR. MYERS TO STATE HIS INTENTIONS. HE ALSO ALLOWED ANYONE IN THE AUDIENCE TO SPEAK TO THIS REZONE REQUEST. MRS. BRENDA BOYTE AT 1345 NEWLAND HOLLOW RD. REPRESENTING THE NEIGHBORHOOD PASSED A PETITION TO THE BOARD WITH SIGNATURES OF RESIDENTS OPPOSED TO THE REQUEST. SHE SPOKE REGARDING THE AREA WAS NOT IN THE GROWTH PLAN, WAS FARMLAND, RESIDENTS WERE ON WELL WATER & WERE CONCERNED WITH POTENTIAL DISTURBANCE OF UNDERGROUND STREAMS/WATER. SUPPLY, & SPOT ZONING.

**MOTION DEFERRED TO JAN. 2008.

#3.ATTY. PHILIP HEAD REPRESENTING PAULINE SYKES REVOCABLE LIVING TRUST. REQUESTING A SITE PLAN REVIEW. SITE PLAN & PROJECT APPROVAL FOR WIRELESS COMMUNICATION FACILITY TO BE CONSTRUCTED BY VERISON WIRELESS TENN. PARTNERSHIP. PROPERTY LOCATED ON 3135 HWY. 12N, MAP 34,PARCEL 4 & IS ZONED AG, LOCATED IN THE 3RD CIVIL DISTRICT, 4TH VOTING DISTRICT & IS NOT IN THE FLOOD AREA.

ATTY. HEAD STATED THIS REQUEST HAD ALREADY BEEN TO THE APPEALS BD. FOR A SPECIAL EXCEPTION & SPRINKLER VARIANCE. TOWER WILL BE 250', SELF SUPPORTING TOWER HOLDING 4 CARRIERS.

MONTGOMERY STATED SHE HAD RECEIVED SEVERAL CALLS IN OPPOSITION. SHE ASKED IF THE TOWER ACROSS FROM CHEATHAM CENTRAL HIGH SCHOOL OR THE WATER TOWER AT CHEAP HILL HAD BEEN CONSIDERED ?

ATTY. HEAD STATED HE WAS SURE THOSE HAD BEEN LOOKED AT.

MONTGOMERY ASKED IF A LOCATION ON THE TOWER WOULD BE RESERVED FOR THE COUNTYS USE? ATTY. HEAD STATED NO, IT WOULD BE 1ST COME , 1ST SERVE. SCHIPPERS ASKED IF THE TOWER COULD BE DISGUISED IN SOME WAY , WITH ATTY. HEAD RESPONDING NO. NASH ASKED IF THE NEW EQUIPMENT RECENTLY PURCHASED BY THE COUNTY FOR THE COMPUTERS IN THE SHERIFFS PATROL CARS WOULD BE BETTER SERVED BY THE INSTALLATION OF THE TOWER, WHICH ATTY. HEAD STATED YES.

MOTION TO ACCEPT BY WERNE, 2ND BY CULLEN.

WRIGHT-YES, NASH-YES, CULLEN-YES, SCHIPPERS-YES, MONTGOMERY-YES, CAMPBELL-YES,

GRAY-YES,JOYNER-YES, WERNE-YES. MOTION CARRIED 9 YES, 0 NO.

****MR. STEVEN ROPPEL, FROM THE AUDIENCE SPOKE, STATING THE AUDIENCE HAD NOT BEEN GIVEN A CHANCE TO SPEAK TO THE REZONE REQUEST ON OLD SAMS CREEK RD.(ITEM #1) HE FELT THEY HAD BEEN OVERLOOKED. CHAIRMAN CAMPBELL APOLOGIZED SAYING THIS WAS NOT

INTENTIONAL & WAS A MISTAKE ON HIS PART. CHAIRMAN CAMPBELL ALLOWED MR. ROPPEL TO SPEAK AS WELL AS OTHERS IN THE AUDIENCE. MR. STEVEN ROPPEL SPOKE TO HIS CONCERNS WITH WHAT TYPE HOUSE WILL BE BUILT. MRS. VICKI MATTHEWS SPOKE STATING SHE DID NOT WANT THE LAND SUBDIVIDED, MR. SCHELLEA SPOKE REGARDING WHAT TYPE HOUSE WOULD BE BUILT.

MR. MCMAHON SPOKE STATING HIS INTENTION TO BUILD A VERY NICE HOUSE THAT WOULD BE COMPARABLE WITH THE PRESENT HOMES IN THE NEIGHBORHOOD & SHOWED PICTURES OF HIS HOUSE TO THOSE IN THE AUDIENCE.

MOTION TO RESCIND ORIGINAL VOTE BY WERNE, SECOND- NONE. MOTION FAILED DUE TO LACK OF A SECOND ORIGINAL MOTION TO APPROVE STOOD.

#4, JERRY REYNOLDS-REQUEST MINOR PLAT APPROVAL TO CONSTRUCT 3 SINGLE FAMILY HOMES ON 6 ACRE TRACT WITH EXISTING BLDG. THIS IS A 4 LOT SUBDIVIDE. PROPERTY LOCATED ON 1335 WALKER CEMETARY RD, MAP 19, PARCEL 24.04, ZONED R-1. IS IN THE 3RD CIVIL DISTRICT, 4TH VOTING DISTRICT & IS NOT IN THE FLOOD AREA.

MOTION TO APPROVE BY WRIGHT , " SUBJECT TO SOIL AREA TO BE PLACED ON PLAT", - 2ND BY MONTGOMERY.

WRIGHT-YES, NASH-YES, CULLEN-YES, SCHIPPERS-YES, MONTGOMERY-YES, CAMPBELL-YES,

GRAY-YES, JOYNER-YES, WERNE-YES MOTION CARRIED 9 YES, 0 NO.

#5. VOTING OF AMENDMENTS TO NEW SUBDIVISION REGS.

MRS. CATON EXPRESSED THE NEED FOR ANY CHANGES / IDEAS TO THE AMENDMENTS , BE SENT TO HER ASAP. CHAIRMAN CAMPBELL STATED THIS WOULD BE THE 1ST ITEM ON THE JAN. 2008 AGENDA 7& NEEDED TO BE TAKEN CARE OF.

DISCUSSION ITEMS:

JONATHAN KING FOR HARVEY JINETTE (PROPERTY OWNER) REQUEST INPUT FROM THE BOARD FOR PROPOSED REZONE FROM AG. TO R-1 TO CREATE A 5 LOT SUBDIVISION LOCATED ON ORION JONES RD. & PORTER MORRIS RD., MAP 7, PARCEL 1, CONSISTING OF 43 ACRES, LOCATED IN THE 3RD DISTRICT & IS PART OF THE COUNTY GROWTH PLAN. DISCUSSION RELATIVE TO WATER/ FIRE HYDRANTS, TRAFFIC ETC. MR. REYNOLDS STATED THIS IS BASICALLY THE CONTINUATION OF THE "GOLDEN POND" SUBDIVISION.

*EXIT 31 ZONING OVERLAY DISCUSSION: MRS. CATON PRESENTED A NEW PROPOSED C-5 ZONING FOR THRE EXIT 31 EXIT. THIS IS A NEW ZONING CATEGORY. MR. JAMES FENTON' S INTENT IS TO PARTNER WITH THE COMMUNITY IN THEIS PROCESS. THE NEED FOR SEWERS IN THE AREA IS

BEING WORKED ON. MRS. CATON PROVIDED A POWERPOINT PRESENTATION IDENTIFYING THE OVERLAY.

HAVING NO FURTHER BUSINESS, MOTION TO ADJOURN BY NASH, 2ND BY WERNE. APPROVED BY VOICE VOTE.

MINUTES SUBMITTED BY- BRENDA MONTGOMERY, SECRETARY

BRENDA MONTGOMERY