

CHEATHAM COUNTY PLANNING & ZONING

MINUTES-JULY 5, 2007

Call to order--6:05p by Vice Chair-- John Werne

Roll Call -- by Amber Greco

Members present -John Werne, Rusty McFarland, McCauley Gray, Tony Campbell, Jim Schippers, Brenda Montgomery.

Members absent----Chuck Walker, Buddy Wright, Richard Joyner,

Public Forum-6:07p- Gary Binkley- Executive Dir. Of Chamber of Commerce & a resident of 1455 Chapmansboro Rd., spoke encouraging P & Z members to allow the building, in floodways. He stated there are several buildings/ structures still standing that have experienced several floods. He asked that the board try to make building in floodways available & affordable.

Public Forum closed -6:11p

Approval of agenda- motion by Montgomery 2nd by Campbell, motion amended by Montgomery, 2nd by Campbell, to include minutes June 07, 2007.

Voice vote carried. 6 present 3 absent

Agenda items:

(1.) M.F.Schwartz III, representing E.A. Covington Partnership, request zone change from E-1 to R-1 to subdivide 2.2 ac., to two lots for residential dwelling. Property located on Savely Rd., map 086, parcel 046.00 consisting of 2.2 ac., is in 5th civil district & is not in the floodway.

Kelly Briggs from Savely Rd. spoke in opposition to the rezone request.

No one present representing the above request.

Motion to defer until Aug. 07 meeting by Campbell, 2nd by Montgomery. Motion carried 6 yes 3absent.

(2.) Jesse Walker representing Donnie & Joyce Sanders- request a site plan approval to build a boat storage facility. Property is zoned C-1 & is located off River Rd. on private rd. at 346 Angler Ln, map 065, parcel 098 consisting of 8.1354 acres out of a total of 11.4 acres. Property is in the 5th civil district & is in the FEMA floodplain.

(Mr. Wright arrived at 06:15p.)

Mrs. Montgomery noted she had received numerous calls from area residents opposed to this request.

All permits have been addressed, landscape plans, drainage plans, engineer plans etc. have been taken care of. A 50 foot, permanent access easement has been deeded.

John Werne noted that the State of Tn. requires a post indicator valve for flow, should be on the plat. Mrs. Caton advised the construction plans would address water flow.

Mr. Werne again noted that the State of Tn. required it. He also noted that the site utilities were not on the plan. Per Co. Engineer, Scott Taylor, this info. does not need to be on the site plan. Mrs. Caton stated she would still need to get with local fire dept. to review site plan. Mr. Wright stated that Pleasant View issues a letter & we expect the same. Mr. Wright also asked why a buffer was not noted on the east side of property & was told this was T.V.A. property.

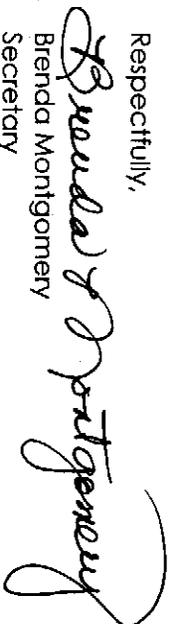
Rusty McFarland asked if this could be approve "subject to" the above issues being resolved before signing of the plat? Werne stated yes.

McFarland declared a possible conflict, made the motion for approval " subject to fire dept. approval so noted on the plat & pressure valve location so noted on the plat. 2nd by Schippers. 5 yes, 1 no, 1 abstain, 2 absent (no= Montgomery, abstain= McFarland)

- motion carried (to approve subj. to all discussed requirements.)
- (3.) Planning Dept. representing Clyde White, James Cannon, Johnny Archey, Robt. & Mark Stone, & Charles Simmons; request a zone chng. From R-1 to Ag. Properties located on Bobbitt Rd. map 044, parcels, 017.04, 016.00, 017.10, 017.01 & 012.25. (request withdrawn until Ayg. 07.
- (4.) Consideration of action on Proposed Subdivision Regulations. Motion to advertise for final consideration & place on the Aug. 07 agenda by Campbell 2nd by Gray. 5yes 1 no 1 abstain 2 absent. (1 no = Wright, 1 abstain= McFarland) motion carried.
- (5.) Consideration of action for zoning for sawmills. Public Forum reopened to allow Atty. & public to speak. Public Forum Closed : Motion to approve- Montgomery , 2nd- Campbell. 6yes, 2 absent , 1 abstain. motion carried. (1 abstain= McFarland)
- (6.) Consideration of action for zoning for Self-Storage. Werne & Gray declared a possible future conflict. Motion to approve by Montgomery, 2 by Campbell. 6 yes, 2 absent, 1 abstain. (motion carried) (abstain=McFarland)
- (7.) Consideration of action for dumping/-IDEC model. Motion to approve by Campbell, 2 by Schippers. 6 yes, 2 absent, 1 abstain. (motion carried) (abstain= McFarland)

Having no further business, Motion to adjourn by Gray , 2nd by Wright.
Voice vote carries.

Respectfully,


Brenda Montgomery
Secretary