

**TOWN OF PEGRAM
PLANNING COMMISSION MEETING
MINUTES
July 9, 2007
7:00 PM – Pegram City Hall**

ORDER OF BUSINESS

- 1) **Called to Order** to order by Chairman Bill Herbert, III at 7:04 PM.
- 2) **Roll Call** – Present were Bill Herbert, III, Leigh Ann Richards, Gene Hannah, Chip Chipoletti, Rick Roark, and Melissa McWright. Charles Morehead was out-of-town. Also present were City Recorder Judy Phillips, County Planner Sharon Caton, State Planner Lisa Keylon and James Fenton. Chairman Herbert welcomed the commission’s new appointed member Melissa McWright.
- 3) **Minutes of the Previous Meeting:** Correction and/or Approval of the minutes of June 11, 2007 meeting. – Chip Chipoletti moved to approve the June 11th minutes and dispense with the reading, seconded by Leigh Ann Richards. No discussion. **Vote:** All favored.
- 4) **Reports from the officers and committee(s)** - There were no reports to give.
- 5) **Hearing of person(s) having business with Commission**
 - 5.1 Carol Crook expressed concern with the wording in the June minutes addressing what the Commission perceived as their inability to explain to Mrs. Crook that rezoning and land use are two different issues and must be addressed separately.
- 6) **NEW BUSINESS:**
 - 6.1 **Amend the ordinances to include a minimum interval that any issue can be resubmitted for consideration.** – Sharon Caton presented a handout with three examples used throughout the state regarding resubmitting zoning for consideration. She asked the Commission to review and make a recommendation to Council. There was discussion concerning an interval of 6 months minimum before resubmission, but after looking at the timeline for an applicant to file an application with the Planning Commission and going through the process with the Town Council, if turned down, the 6 month period could be up and the process of filing another application on the same property could start over. After further discussion, the Commission felt 6 months was too narrow a window and settled on recommending a 12-month minimum interval to the Town Council and have Example 3 inserted in the zoning ordinance as 7.090. “Applicant” applies to the property owner. The only way for reconsideration before the boards would be for the applicant and the Commission to agree that a significant change in circumstances has occurred. **Vote:** Leigh Ann Richards moved to submit to the Town Council Example 3 in the form of an ordinance to amend the Pegram Zoning Ordinance by inserting as 7.090 somewhere after the first paragraph. Seconded by Gene Hannah. All favored, motion carried.
 - 6.2 **Ordinance 2007-50 – An Ordinance Amending Ordinance Number 1986-5 Known As the Zoning Ordinance of the Town of Pegram, TN by Revising Section 4.113 “B” by Adding Date of Flood Insurance Map Adoption.** – Chairman Herbert stated this ordinance is adding the last date that the flood insurance map was adopted. FEMA is requiring the dates that the updates of the maps are released so the new revisions will be

adopted by ordinance to keep a record of when changes occur. **Vote:** Gene Hannah moved to recommend to Town Council passing Ordinance 2007-50, seconded by Rick Roark. All favored.

6.3 Infill Ordinance 2007-53 – Discovered deficiency in the setback definitions. The commission reviewed page 143 of the Pegram Zoning Ordinance and looked at 6.070 to make more explicit. Lisa Keylon stated the purpose of the ordinance is to delete 6.070 entirely and replace that with the section noted in the new ordinance. Commission felt it needed something and a title “lot sizing”. Title of section, Exception to set backs and lot size requirements. Chairman Herbert explained the way it is written is too confining. This way the intent is to be permissive and working within the setbacks and limiting factors of lot and consideration of neighbors. Sharon Caton, one of the challenges in Cheatham County is that the topography has such a range that this would give flexibility and guidelines; you can’t restrict someone’s right to build if it conforms to all other issues in zoning just because it doesn’t meet setback averaging. Sharon Caton and Lisa Keylon will look at the wording and definition and bring back something for the next commission to look at.

7) **OLD BUSINESS:**

7.1 Land Use and Transportation Plan – Begin discussing “Issues and Opportunities” provided by the Cheatham County Planning Officer. – Sharon Caton introduced James Fenton to give an overview of “What’s going on for Economic Development in Cheatham County so as the commission goes through the Land Use and Transportation Planning exercise they can grasp what is being done with the County. Mr. Fenton, one area that he would like to focus on that will affect this area is retail development in the McCrory Lane area. A big part of the project was cut out due to cost and development of West Nashville. As more residential is built in this area, we will need to attract more retail. Also focusing on developing more office complex jobs to this area; 72% of the workforce in Cheatham County leaves the county each day for work. E.C.D. is looking at 5 issues. 1) Broadband coverage countywide, 2) Assisting existing businesses to capture retail sales, 3) Tourism, 4) New retail, and 5) Improve our North to South road corridor.

The commission was asked to review “Issues and Opportunities” pages 1 through 3 and come prepared to discuss.

8) **Adjournment** – Gene Hannah moved to adjourn, seconded by Leigh Ann Richards.

Adjourned at 9:15 PM.

Bill Herbert III, Chairman

Judy Thurmond-Phillips, City Recorder

Date: _____