



**CHEATHAM COUNTY PLANNING COMMISSION  
MINUTES FOR FEBRUARY 6, 2025**

Meeting was called to order at 6:00 p.m. by Chairperson Mark Jarrell

Mark Jarrell called for the roll to be taken and called the roll

Members Present: Matt Von Lunen, Chester Hannah, Brian McCain, Chris Atkins, John Werne, Brenda Montgomery, Gary Chance, Mark Jarrell

Members Absent: Allen Nicholson

Mark Jarrell declared a quorum present

Others Present: Franklin Wilkinson, Michael Bligh, Candi Henry, Kevin Demers, Kamber Lamonaco, Randy Fox, Karen Bernhard, Blake Cobb, Cherri Bischoff

**Approval of Minutes and Agenda:**

Mark Jarrell stated, everyone should have received their meeting packets and a copy of the minutes from the January 2, 2025 Planning Commission meeting. He asked if there were any comments or corrections. Hearing none, a **\*\*MOTION\*\*** to approve the minutes was made by Matt Von Lunen; second by Chester Hannah. The motion passed by unanimous “aye” voice vote.

Mark Jarrell stated, the agenda for tonight’s meeting has been distributed. He asked if there were any comments or corrections. Hearing none, a **\*\*MOTION\*\*** to approve the agenda was made by Gary Chance; second by Chester Hannah. The motion passed by unanimous “aye” voice vote.

**PUBLIC FORUM:**

Mark Jarrell opened the floor for Public Forum at 6:01 PM. There being no one to speak Mark Jarrell declared public forum closed at 6:02 PM.

**ITEM #1**

Mark Jarrell read Item #1 into the record. Kamber Lomonaco Demers and Kevin Demers requesting a zone change from C5 to C1 for Map 23, Parcel 88.01. Property is located at 5445 Hwy 41A, in the 2<sup>nd</sup> Voting District and is not in a Special Flood Hazard Area. Candi Henry presented planning staff comments. Analysis: This is a request to rezone Map 023 Parcel 088.01, located at 5445 HWY 41A. The property is a 1.52-acre parcel currently zoned C-5, Neighborhood Commercial, Mixed-Use District and there is an existing structure. The adjacent properties are zoned C-5, Neighborhood Commercial, Mixed-Use District, and C-1, General Commercial District. Public Water and individual sewer are available at the property. This property is located in a county planned growth area. The proposed use of the property is a for-profit museum. The C-1, General Commercial District provides areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Cheatham County. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Cheatham County and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan. The existing structure does encroach into the front setbacks for the C1 zoning district.

The planning commission should determine whether this request is appropriate for, and in keeping with, the character of the area. Kevin Demers stated, the museum will be historical and educational regarding Johannes Gutenberg, the German inventor and craftsman who invented the movable-type printing press. It had a profound impact on the development of the Renaissance, Reformation and humanist movements. I have a collection of these machines that were acquired in Europe and have a copy of the Gutenberg Bible on display. The collection will include copies of bibles from other countries. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve the rezone request was made by Gray Chance; second by John Werne. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, John Werne - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

## **ITEM #2**

Mark Jarrell read Item #2 into the record. Cherri Bischoff requesting a zone change from Agriculture to R1 for a 1.92-acre portion of Map 26, Parcel 47.09. Property is located at 1139 Pardue Rd., in the 4<sup>th</sup> Voting District and is not in a Special Flood Hazard Area. Candi Henry presented planning staff comments. Analysis: This is a request to rezone a portion of Map 026 Parcel 047.09, located at 1139 Pardue Road, Ashland City. The property is a ±8-acre parcel currently zoned A, Agriculture, and there is an existing structure. The adjacent properties are A, Agriculture, and R-1, Low Density Residential District. Public water is available with individual sewer at the property. This property is not located in a county planned growth area. The proposed use of the property is a second residential structure and is intended to be subdivided at a later date. R-1 Low Density Residential District. This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. Cherri Bischoff stated, she is wanting to create a buildable lot for her son. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve the rezone request was made by Gray Chance; second by Brenda Montgomery. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, John Werne - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

## **ITEM #3**

Mark Jarrell read Item #3 into the record. Randy Fox requesting a zone change from E1 to R1 for a 1.5-acre portion of Map 12, Parcel 7.02. Property is located on Old Clarksville Pk., in the 3<sup>rd</sup> Voting District and is not in a Special Flood Hazard Area. Candi Henry presented planning staff comments. Analysis: This is a request to rezone a portion of Map 012 Parcel 007.02, located on Old Clarksville Pike. The property is a ±7-acre parcel currently zoned E1, Estate Residential, and there is an existing structure. The adjacent properties are zoned E1, Estate Residential District. Public water and individual sewer are available at the property. This property is located in a county planned growth area. The proposed use is

for a residence and subdivision of the property. R-1 Low Density Residential District. This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve the rezone request was made by Gray Chance; second by Chris Atkins. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, John Werne - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

#### **ITEM #4**

Mark Jarrell read Item #4 into the record. Blake Cobb requesting site plan approval to add a thirty (30) foot by fifty (50) foot storage building to a C5 zoned Commercial site for Map 39, Parcel 154.01. Property is located at 2018 Milliken Rd., in the 2<sup>nd</sup> Voting District and is not in a Special Flood Hazard Area. Candi Henry presented planning staff comments. Analysis: This is a site plan for a proposed 1,500 s.f. storage building, 14' in height, on Map 39, Parcel 154.01 which is a ±1.28-acre parcel. The property is located on US HWY 41A and Milliken Road and is located in the County Planned Growth Area. The subject property is zoned C-5, Neighborhood Commercial, and is surrounded by parcels zoned C-5 to the west, E-1 to the east, and C1 to the North along Milliken Road, and across HWY 41A on the south the area is zoned C-5 and R-3. Candi Henry presented planning staff comments. The initial comments have been remedied. Staff review identified the following areas not meeting Site Plan needs per section, 9.030 (B): (5), (6) & (7) Please confirm if this structure will have a driveway and/or parking lots and if large deliveries will be made that could require loading bays. (9) Proposed ground coverage and building heights – agenda item states the building will be 30x50 and noted on the site plan but Note 2 states it is a 40x40 structure. Please provide the correct dimensions in the note or site plan drawing. (13) Provide text for the dimensions of all building setbacks on the site plan (15) Provide the location of the septic field lines. Parking Requirements (5.010). Provide information for the purpose of the buildings in order to determine the required number of parking spaces. Information needed to determine is if the buildings will be used for retail sales, warehousing, and number of employees. Blake Cobb stated, he owns a concrete company and the building will only be used for the storage of materials. He had the septic system inspected and determined the tank and field lines will be about ten feet from the proposed structure. The direction of the field lines go away from the proposed building. The building is not open to the public and will only be accessed by him and his two employees. He is proposing four parking spaces. Based on staff recommendations and discussion had at this meeting a **\*\*MOTION\*\*** to approve the site plan as submitted was made by Gray Chance; second by Brenda Montgomery. The motion passed by roll call vote. Matt Von Lunen - yes, Chester Hannah - yes, Brian McCain - yes, Chris Atkins - yes, John Werne - yes, Brenda Montgomery - yes, Gary Chance - yes, Mark Jarrell – yes.

## **ITEM #5**

Mark Jarrell read Item #5 into the record. Discussion of Penalties and Violations. Franklin Wilkinson stated, at the December 16, 2024 County Commission meeting the commissioners requested a fine of \$50.00 per day to be implemented for violations of zoning uses that are conducted and operating without authorized permission or approvals. The penalties in the zoning resolution are as follows:

### **9.100 VIOLATIONS AND PENALTIES**

It is unlawful to erect, construct, reconstruct, alter, maintain, or use any building or structure or to use any land in violation of any regulation in any provision of this resolution. In the event of such violation, the following penalties are applicable:

1. Criminal - Any person, firm or corporation convicted of violating the provisions of this resolution shall, upon conviction, be guilty of a misdemeanor and shall be fined an amount as specified in the Tennessee Code Annotated. Each and every day during which such illegal erection, construction, reconstruction, alteration, maintenance or use continues is deemed a separate offense.
2. Civil Penalty- Any violation of this resolution may be assessed as a civil penalty at the rate not to exceed five hundred (\$500) dollars per day.

The commission recommended that Michael Bligh draft an amendment to the resolution.

### **OTHER BUSINESS:**

Franklin Wilkinson stated, per discussion at the last planning commission meeting regarding the placement and duration of zoning signs, the following paragraph is provided on the application form: "Zone Change Application Fee is \$130.00 plus the cost of certified letter notification. A public notification sign will be provided to the applicant and shall be posted and maintained on the property which is the subject of the proposed zoning district change for at least fifteen (15) days prior to the public hearing on the zoning boundary change and shall remain until final action of the County Commission or the application is withdrawn." This paragraph states; the applicant is provided with the sign and shall post it and maintain it.

Franklin Wilkinson stated, there has been some discussion recently about the requirement for an applicant requesting a zone change to provide a survey when the subject property includes an entire Map and Parcel of record. If the planning commission chooses to waive this requirement the zoning resolution needs to be amended. The commission recommended that Michael Bligh draft an amendment to the resolution.

Franklin Wilkinson stated, planning commissioners are required to file the Statement of Interest Form ss-8005 with the Tennessee Bureau of Ethics and Campaign Finance. Forms have been provided for planning commissioners that have not filed online.

**ADJOURN:** Having no further business, a **\*\*MOTION\*\*** to adjourn was made by Brenda Montgomery; second by Matt Von Lunen. Voice vote carried unanimously by all present. Meeting Adjourned at 6:45 PM.

**BRENDA MONTGOMERY – SECRETARY  
CHEATHAM COUNTY PLANNING COMMISSION**