

**Cheatham County- Planning & Zoning  
Minutes July 3, 2008**

CALL TO ORDER--BY CHAIRMAN CAMPBELL @6:03P.

MEMBERS PRESENT-CAMPBELL, CULLEN, MONTGOMERY, NASH, SCHIPPERS, WERNE, WRIGHT.  
(7 PRESENT)

MEMBERS ABSENT - JOYNER. (1 ABSENT)

VACANCY --1.

AGENDA APPROVAL- MOTION- BY NASH , 2<sup>ND</sup> CULLEN. MOTION BY MONTGOMERY, 2<sup>ND</sup> WERNE TO AMEND AGENDA BY ADDING ;ADCOCK- SAWMILL ON HWY-12 N.-SITE PLAN REVIEW AS REQUESTED BY PLANNER MRS. CATON . VOICE VOTE-ALL AYE. (MOTION CARRIED AS AMENDED)

MINUTES APPROVAL FOR JUNE 5, 2008- MOTION NASH, 2<sup>ND</sup> CULLEN. VOICE VOTE- ALL AYE. (MOTION CARRIED TO APPROVE)

PUBLIC FORUM- MR. STEVEN ROPPELL-1100 OLD CHARLOTTE RD., SPOKE REGARDING A BUSINESS IN THE NEIGHBORHOOD ZONED COMMERCIAL FOR 1 BUSINESS. HE STATED VEHICLES ARE BEING BROUGHT IN FOR STORAGE OVERNIGHT. HE & NEIGHBORS WANTED TO MAKE SURE THE PROPERTY IN QUESTION CONTINUES TO SERVE ONLY 1 BUSINESS. PLANNER-MRS. CATON, STATED THE PROPERTY IS ZONED C-2.

MOTION BY MONTGOMERY, 2<sup>ND</sup> CULLEN TO INSTRUCT MRS. CATON & THE COUNTY TO TAKE ACTION REGARDING THE ZONING REGULATIONS & ENFORCEMENT.

ROLL-CALL-CAMPBELL-YES, CULLEN-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE-YES, WRIGHT-YES. (7 YES) (1 ABSENT) (1 VACANCY) MOTION CARRIED .

AGENDA--

#1. MT. ZION FREE WILL BAPTIST CHURCH-

MR. WERNE STATED HE HAD A CONFLICT.

MT. ZION CHURCH REQUESTING A SITE-PLAN REVIEW TO JOIN 1.01 ACRES FR. MAP 38, PARCEL 38 TO MAP 38, PARCEL 65, IS ZONED C-2 & IS NOT IN THE FLOOD AREA. REQUEST IS TO BUILD CLASSROOMS & RECREATIONAL AREA FOR CHILDREN. CHURCH HAS APPEARED before the board of zoning appeals for an exception/variance request. The board of zoning appeals approved .

Motion to approve site-plan by Montgomery, 2<sup>nd</sup> Nash.

ROLL-CALL-CAMPBELL-YES, CULLEN-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE-abstain, WRIGHT-YES. (6 YES) (1 ABSENT) (1 VACANCY) (1 ABSTAIN) MOTION CARRIED .

#2. FIRST CHURCH OF THE NAZARENE-

MR. WERNE STATED HE HAD A CONFLICT.

IST CHURCH OF THE NAZARENE REQUEST A SITE PLAN REVIEW FOR EXPANSION OF NON-CONFORMING USE. PROPERTY LOCATED 238 ED HARRIS RD., MAP 43 PARCEL 28.03 CONSISTING OF 18.8 ACRES & IS ZONED E-1 & IS NOT IN THE FLOOD AREA.. SITE-PLAN IS FOR A DAYCARE. B.O.Z.A. HAS GRANTED A SPECIAL EXCEPTION.

ALL REQUIREMENTS HAVE BEEN MET PER MRS. CATON.

MOTION TO APPROVE BY WRIGHT, 2<sup>ND</sup> BY SCHIPPERS.

ROLL-CALL-CAMPBELL-YES, CULLEN-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE-abstain, WRIGHT-YES. (6 YES) (1 ABSENT) (1 VACANCY) (1 ABSTAIN) MOTION

CARRIED .

**#3. WILLIAM ANDREWS-** REQUEST FINAL PLAT REVIEW, PROPERTY LOCATED ON OLD BRUSH CREEK RD., KINGSTON SPRINGS, MAP 99-PARCEL 189.00, CONSISTING OF 31.78 ACRES, ZONED AG & IS IN PARTIAL FLOOD AREA.

MRS. CATON ASKED TO DEFER DUE TO MR. ANDREWS ABSENCE.

MRS. CATON EXPLAINED 1 PIECE OF PROPERTY WAS PURCHASED TO JOIN PRESENT PROPERTY , THEN A SECOND PIECE OF PROPERTY WAS PURCHASED TO JOIN PROPERTY. BOTH WERE REVIEWED & SIGNED OFF BY THE PLANNING COMMISSION SECRETARY.

SEVERAL MONTHS LATER MR. ANDREWS PRODUCED A DEED FOR LESS THAN 1 ACRE & HAD NOT BEEN TO THE PLANNERS OFFICE OR THE P & Z BOARD, FOR REVIEW. HE HAS SINCE PRODUCED A PLAT & IS TO PRODUCE 9 COPIES TONIGHT.

MOTION TO MOVE TO END OF AGENDA BY SCHIPPERS, 2<sup>ND</sup> WERNE.

MR. ANDREWS ARRIVES AT 06:26P. MOTION & 2<sup>ND</sup> WITHDRAWN.

PLATS WERE PROVIDED BY MR. ANDREWS.

MR. ANDREWS WAS ASKED WHY HE DID NOT BRING THE THIRD PIECE OF PROPERTY TO THE PLANNERS OFFICE OR THE P & Z BOARD. HE STATED HE UNDERSTOOD IF HE WAS NEVER GOING TO "BUILD" ON SAID PROPERTY, HE DID NOT HAVE TO COME TO THE PLANNERS OFFICE &/OR P&Z BOARD. MRS. CATON STATED IF THE PROPERTY IS A DISTINCT DIFFERENT PIECE OF PROPERTY IT MUST COME TO THE P & Z BOARD. MR. ARMSTRONG FURTHER STATED THE REQUEST TO PLACE A POOL, WAS ON ANOTHER PIECE OF LAND.

MOTION TO APPROVE FINAL PLAT REVIEW BY WRIGHT 2<sup>ND</sup> BY SCHIPPERS.

ROLL-CALL-CAMPBELL-YES, CULLEN-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE- YES, WRIGHT-YES. (7 YES) (1 ABSENT) (1 VACANCY) MOTION CARRIED .

**#4. CHEATHAM CTY. PLANNING DEPT.-**REQUEST ZONE CHNG. FROM R-1 TO AG.

PLANNING OFC., REPRESENTING MR. KENDAL PULLEY, MR. JIMMY REEVES & MR. JAS. W. MAXEY JR., REQUEST A ZONE CHNG. DUE TO PRINCIPAL USE OF LAND IS INCONSISTANT WITH ZONING. PROPERTY LOCATED HWY. 12 N., MAP 44-PARCELS 27 (CONSISTING OF 15.5 ACRES), 28 (CONSISTING OF 38 ACRES), & 28.02 (CONSISTING OF 11.67 ACRES), & ARE NOT IN THE FLOODWAY. ALL PROPERTY OWNERS ARE IN FAVOR OF THE ZONE CHNG.

ROLL-CALL-CAMPBELL-YES, CULLEN-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE- YES, WRIGHT-YES. (7 YES) (1 ABSENT) (1 VACANCY) MOTION CARRIED .

**#5. RIVER RD. UTILITY DIST.**

UTILITY DISTRICT REQUEST FINAL PLAT REVIEW FOR PROPERTY LOCATED ON GIBBS RD. & DAVIDSON RD., MAP 66, PARCELS 44, 46, & 47, CONSISTING OF 17.28 ACRES, ZONED R-1 & IS IN PARTIAL FLOOD AREA.

AFTER MUCH DISCUSSION RELATION TO TOPOGRAPHY, BUILDING ENVELOPE, ETC.,

MOTION TO APPROVE BY WERNE, 2<sup>ND</sup> BY WRIGHT, SUBJECT TO: A NOTE OF DERIVATION BE INCLUDED.

ROLL-CALL-CAMPBELL-YES, CULLEN-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES, WERNE- YES, WRIGHT-YES. (7 YES) (1 ABSENT) (1 VACANCY) MONTGOMERY ASKED TO CHANGE HER VOTE TO NO. FINAL VOTE 6 YES 1 NO 1 ABSENT 1 VACANCY. MOTION CARRIED .

**#6. ADCOCK SAWMILL.**

ADCOCK SAWMILL-LOCATED HWY. 12N.- IS LOCATED IN AG. ZONING. MAYOR ORANGE STATED AN AGREEMENT BETWEEN ATTYS., HAD BEEN REACHED ALLOWING THE SAWMILL TO CONTINUE TO OPERATE WITHOUT BEING IN VIOLATION OF ZONING REGULATIONS. RECENT REVISION TO THE AG. ZONE , ALLOWS FOR THE OPERATION OF SAWMILLS. QUESTIONS RELATIVE TO FIRE HYDRANTS. MRS. CATON STATED THE REQUIREMENT WOULD BE THE RESPONSIBILITY OF THE LOCAL FIRE DEPT. DISCUSSION REGARDING BUFFERS, OVERALL LAYOUT OF PROPERTY ETC.

MOTION TO APPROVE BY MONTGOMERY, 2<sup>ND</sup> WRIGHT.

ROLL-CALL-CAMPBELL-YES, CULLEN-YES, MONTGOMERY-YES, NASH-YES, SCHIPPERS-YES,

**WERNE- YES, WRIGHT-YES. (7 YES) (1 ABSENT) (1 VACANCY) MOTION CARRIED .**

DISCUSSION ITEMS.--

\*MR. CROUCH OF LOCKERTSVILLE RD. ASKED THE PLANNING COMMISSION TO LOOK AT A CONCEPT PLAN FOR FUTURE DEVELOPMENT OF HIS PROPERTY.

\*MRS. CATON ASKED THE BOARD TO BE PREPARED TO DISCUSS CHAPTER 6 OF THE DEVELOPMENT PLAN AT THE AUG. 2008 MTG.

MOTION TO ADJOURN-NASH 2-MONTGOMERY VOICE VOTE-7 AYE, MOTION CARRIED.  
SECRETARY- BRENDA MONTGOMERY