

**CHEATHAM COUNTY PLANNING COMMISSION
MEETING AGENDA FOR MAY 2, 2024**

The Cheatham County Planning Commission will meet on May 2, 2024 at 6:00 p.m. in the Cheatham County Court House on the 2nd floor in the General Sessions Courtroom in Ashland City, TN.

Agenda Items to be heard:

1. Jamshid Maghami Baktashdalin requesting site plan approval for the addition of a sixteen hundred (1,600) square foot commercial building for Map 24, Parcel 7.01. Property is located at 5890 Hwy 41-A, in the 2nd Voting District, and is not in a Special Flood Hazard Area. *(deferred from April 4, 2024)*
2. Dorene Bruce requesting preliminary plat approval for a 1.23-acre portion of Map 77, Parcel 53. Property located at 1918 Sams Creek Rd., in the 5th Voting District and a portion of the parcel is in a Special Flood Hazard Area.
3. Dorene Bruce requesting a zone change from Agriculture to R1 for a 1.23-acre portion of Map 77, Parcel 53. Property located at 1918 Sams Creek Rd., in the 5th Voting District and a portion of the parcel is in a Special Flood Hazard Area. *(deferred from April 4, 2024)*
4. Joey Locker requesting Final Master Plan approval for a Commercial Mixed Use Planned Unit Development for Map 75, Parcel 16. Property is located on River Rd., in the 5th Voting District and is in a Special Flood Hazard Area.
5. Amend the Zoning Resolution of Cheatham County by adding section 4.140 Performance Standards Regulating Glare and Electromagnetic Interference:

1. Definitions

- A. Foot Candle: a unit of illumination. Technically the illumination at all points one (1) foot distance from a uniform point source of one (1) candlepower.

2. Limitation of Glare:

In all districts, any operation or activity producing glare shall be conducted so that direct and indirect light from the source shall not cause illumination in excess of 0.5 foot candles when measured at a residential district boundary or at the street right-of-way line.

All site lighting shall be shielded so that substantially all directly emitted light falls within the property line of the lot emitting the light. No illumination shall produce direct, incident or reflected light that interferes with the safe operation of motor vehicles on public streets. Lighting prohibited by this provision shall include, but not be limited to any light that may be confused with or construed as a traffic-control device.

3. Electromagnetic Interference

In all districts, no operations or activities shall be conducted which cause electrical disturbances to be transmitted across zone lot lines,

delete section 5.160, design standard item 10 and replace with new design standard item 10: 10. Exterior lightning shall be consistent with section 4.140,

add site plan requirement (19) to section 9.030, 3, B; (19) Detailed lighting plans consistent with section 4.140

**FRANKLIN WILKINSON, DIRECTOR
CHEATHAM COUNTY BUILDING DEPARTMENT**