

**Planning Commission**  
**Order of Business/ August 10, 2015**  
**Minutes**

**ORDER OF BUSINESS**

- 1) **Called to Order** by Chairman Hannah at 7:02 PM.
- 2) **Roll Call:** Present: Gene Hannah, Lou Chambers, Bob Sanders, Charles Edens and Charles Morehead. Melissa McWright was absent. Also present were Planner Bob Hoge and Clerk Kathy King.
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** June 8, 2015; June 29, 2015 *Mayor Morehead moved to approve both sets of minutes and waive the reading; seconded by Commissioner Sanders.* No discussion. **Vote:** All approved; motion carried.
- 4) **Announcements from the Planning Commission Chairman:** None
- 5) **Reports from other Planning Commission members and/or other Town Officers**
  - 5.1 Mayor Morehead announced that Fireworks show (delayed from July 4<sup>th</sup>) will be Saturday, August 29<sup>th</sup>. The band and food vendors will be there from 6 PM until 9 PM with fireworks starting at 9 PM; also Cross Point Church is having an end of the summer event for the youth in the Park on August 29<sup>th</sup>, 6:30 PM until 8:30 PM.
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS**
  - 7.1 Subdivision plat application for Evans Subdivision on Beech Hill Rd.
    - a) *Commissioner Chambers moved to approve the Evans Subdivision; seconded by Mayor Morehead.* Discussion: All items requested at the 6/8/15 meeting have been added to the plat with the exception of the local health authority's signature. The reason is that the Tennessee office is running approximately two months behind. Planner Bob Hoge informed the Commission that Robertson and Cheatham Counties share one person in the Tennessee Department of Environmental and Conservation Office which is causing the backlog.
    - b) *Commissioner Chambers moved to approve the Evans Subdivision pending approval by the local health authority; seconded by Commissioner Edens.* No further discussion.  
**Vote:** All favored; motion approved.
- 8) **NEW BUSINESS**
  - 8.1 Review Subdivision Regulations, Section 1-112.107  
Chairman Hannah stated while referring to the Subdivision Regulations and Zoning Ordinance at last month's meeting it was discovered that there is a conflict between the two of them. The conflict is whether or not one easement can legally be used for access to

more than one property. While Section 4.1 of the Zoning Ordinance is clear in its intent, the language in Section 1-112.107 of the Subdivision Regulations is ambiguous. There was more discussion regarding other language in that same section needing clarification, such as an "easement" used for ingress and egress should be an "exclusive easement". *Commissioner Edens moved to direct the Planner to rewrite Subdivision Regulations Section 1-112.107 and Zoning Ordinance Section 4.1 to align with each other; seconded by Mayor Morehead. **Vote:** All favored; motion carried.*

- 9) **Adjournment:** Mayor Morehead moved to adjourn; seconded by Commissioner Edens. Adjourned at 7:40 PM.