

Planning Commission
Order of Business/ October 12, 2015
Meeting

ORDER OF BUSINESS

- 1) **Called to Order** by Vice -chairman Edens at 7:00 PM.
- 2) **Roll Call:** Present: Lou Chambers, Melissa McWright, Charles Edens and Charles Morehead. Gene Hannah and Bob Sanders were absent. Also present were Planner Bob Hoge and Clerk Kathy King.
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** October 12, 2015
*Mayor Morehead moved to approve the minutes and waive the reading; seconded by Commissioner Chambers. No discussion. **Vote:** All favored; motion carried.*
- 4) **Announcements from the Planning Commission Chairman:** None
- 5) **Reports from other Planning Commission members and/or other Town Officers:** None
- 6) **Hearing of person(s) having business with the Commission:** None

*Commissioner Chambers moved to hear new business before old business; seconded by Mayor Morehead. No discussion. **Vote:** All favored; motion carried.*

7) **NEW BUSINESS**

7.1 Resubdivision of portion of Risner Acres on Walkup Rd (consolidation of two parcels)
*Mayor Morehead moved to approve based on applicant acquiring necessary signatures on the plat; seconded by Commissioner Chambers. Discussion: Vice Chairman Edens explained that the applicant is requesting to combine two lots that were previously subdivided. There was discussion that sewer is available to the property. **Vote:** All favored; motion carried.*

8) **OLD BUSINESS**

8.1 Subdivision Regulations, Section 1-112.107, recommended changes by Planner
Planner Bob Hoge provided four options at last month's meeting. The purpose of the proposed changed is to correct a conflict between the Zoning Ordinance, Section 4.1 and Subdivision Regulations, Section 1-112.107 regarding the requirement of a 50 foot easement of road frontage for each building lot. There was extensive discussion regarding whether or not Pegram should amend the 50 foot easement rule and whether or not to allow future private roads. Hoge stated that because of the topography of Cheatham County it is difficult to meet the 50 foot road frontage easement rule. Commission discussed and agreed that the Zoning Ordinance needs to be amended to entice more growth. Those items will be discussed at a later date.

*Mayor Morehead moved to approve Option "D" and forward to the Board of Mayor and Aldermen for approval of Zoning Ordinance update; seconded by Commissioner McWright. **Vote:** All favored; motion carried. Discussion: The Commission requested that Planner Hoge draw up an ordinance to update the Zoning Ordinance and a resolution to update the Subdivision Regulations. Hoge explained that a public hearing will need to be held by the Board of Mayor and Aldermen to make changes to the Zoning Ordinance and the Planning Commission will need to hold a public hearing to make changes to the Subdivision Regulations. First reading for Subdivision Regulations will be at November Planning Commission meeting with public hearing in January.*

- 9) **Adjournment:** *Mayor Morehead moved to adjourn; seconded by Commissioner McWright. Adjourned at 8:05 PM.*

Charles Edens, Vice-chairman

Lou Chambers, Secretary

Date Approved