

**Minutes**  
**Cedar Hill Municipal Planning Commission**  
**Regular Meeting**  
**August 08, 2023**

The Cedar Hill Municipal Planning Commission met at the Clubhouse building at 6:00pm.

Chairman John Edwards called the meeting to order at 6:00 pm.

Meeting was called to order at 6pm by Chairman John Edwards

Roll Call: Planning Commissioner Lisa Brown, Planning Commissioner Kendra Bush, Secretary Marquita Pettus & Chairman John Edwards were all in attendance. Vice Chairman Frank Kirby was absent. City Manager Kevin Breeding was also present. Chairman Edwards declared a quorum with 4 in attendance and 1 absent.

Prayer was conducted by Chairman Edwards.

Previous Meeting Minutes of July 11, 2023 were presented and approved.

**New Business:**

Inspire provided an overview of the Land Use Plan and discussed the importance of the goals and objectives of the land use plan and proposed future land.

They also provided a current land use map that has been compiled through boundaries and demographic information. A wetlands map was provided to illustrate mapped wetland areas as well as when evaluating future land use.

Inspire asked for feedback regarding current land use and what the community wanted to see regarding future land use and development. The speaker mentioned that it was assumed that the city wanted to continue with low density housing development to preserve open space, but that they want to get feedback regarding this.

They presented several potential questions that they wanted to present to the public to think about:

- What's the best thing you like about the city?
- What would you like to change or have expanded?
- Is the development shown on the current land use map the vision of the city?
- What would the city like to see with growth; if anything, or where?
- Is the current type of interest that you have from developers; or someone looking to build, desirable?

Chairman Edwards asked for public feedback from those in attendance.

A landowner was recognized who mentioned he was building some houses and wanted some clarification regarding density on some potential properties. Inspire answered that this would be a Zoning issue and that the goals, objectives and long range plan would be used to further define the Zoning and implement the vision of the community.

Chairman Edwards recognized a citizen that lives in the city. The resident advised that he has lived in the city since 1981 and had moved here due to the peace and quiet. He said that he thinks that's why people move here. He mentioned that he was fine with building some houses, but that he desired that they were spread out. He said that he felt it would be more appropriate for some commercial properties to be located on parts of the highway. He mentioned the beauty of the area and the park along with the Farmers Market. He said that many visitors have spoken to him about how they love it here and how it's being preserved. Inspire summarized by saying "You're wanting to preserve the rural lifestyle, but it's more than that, because it's the larger lot sizes and that when we propose anything in the plan, we need to remember that."

Inspire asked for guidance on commercial lots. Chairman Edwards advised that there were several commercial zoned properties along the highway and asked the resident what kind of commercial properties he could envision. The resident mentioned a grocery store and a place to eat but whatever it was, it should be small to fit into the community.

A resident from outside the city mentioned that she really loved the downtown area of Cedar Hill near the railroad and post office. She said that she could envision commercial use on a small scale and referenced Franklin and how that could be marketed. Another resident clarified that they didn't want to something on a Franklin scale. Inspire mentioned that obviously that wasn't an apple-to-apple comparison and clearly wasn't the scale that folks were looking for. The resident mentioned that she didn't want to see a lot of houses and loved seeing the crops and agriculture.

A resident recognized a new couple that moved to Cedar Hill from Nashville and now live out in the county portion of Cedar Hill. He said that they had moved from Nashville and moved back here as they were sick of the Nashville growth. He mentioned that he came from commercial real estate and development, but they came to Cedar Hill to get away from that.

Chairman Edwards advised that there was commercial property along the highway and referenced constructing a farm store to highlight the rural lifestyle such as a "Head's Farm" type market. Inspire mentioned that it would be important to implement that in the zoning ordinances to ensure that you're getting the type of commercial that enhances your agricultural areas.

Planning Commissioner Brown inquired about commercial lots on Main Street that are zoned commercial. Chairman Edwards mentioned the antique shop, post office, Kirby's Upholstery and a few small lots, but it's primarily residential. He also stated that there was some commercial zoned area off Mud Cat that would be more appropriate for low density residential than commercial.

Chairman Edwards inquired about additional questions from Inspire. Inspire asked what type of development or anything that could go in that the community wasn't or would not approve of? Inspire inquired about residential development and if there may be areas appropriate for lots that aren't as big? A resident claimed that she didn't want to see apartments or condo's come to the city and as she thought it would ruin the community.

Chairman Edwards said that there were many small lots in existence that could be built on and that the overall community probably prefers that type of development compared to establishing smaller lots. Adding that small vacant lots had the potential for development and that the city should preserve the more agricultural areas around the city and adjacent to it. He mentioned preserving the scenic highway along 41N.

Inspire asked "What's the greatest challenge for Cedar Hill?" Chairman Edwards stated that it was a combination of things as far as growth as well as maintaining its rural identity and uniqueness while also renewing it. He felt infrastructure is an issue and mentioned the private wastewater which has issues and that there are limitations with the water as far as pressure and capacity in the future and referenced high costs. Chairman Edwards also felt that high density would overburden infrastructure. He said that the old town square did not have private wastewater access at this time and that would be a limiting factor in the "town square development" that was mentioned earlier.

Chairman Edwards then advised that it was important that whichever, commercial or residential, it should be in scale with what fits the community and that it adds to the community and not take away from it.

Planning Commissioner Bush referenced the redevelopment of current vacant lots as something that has been good and has made the city look better. Inspire stated that would be something very beneficial in the growth plan when describing infill development in which existing lots are redeveloped or vacant lots are built on again.

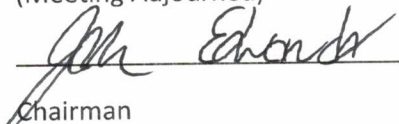
Planning Commissioner Brown asked Chairman Edwards "What is your idea of responsible growth?" Chairman Edwards stated that responsible Growth is growth that highlights the community and has lots sizes that are equal to what the community wants and accepts, not growth that overcomes and redefines a community but further defines it. Commissioner Brown inquired about 10 acres of zoning and what the city would like to see with 10 acres? Chairman Edwards stated location does matter and if it's in the core of the city but not getting so dense that it takes away from the



character of the city and then as you transition outward, you get less and less dense, which is called transect planning. He mentioned protecting farms and how high density would create issues for farmers to face. He mentioned that the city was on good path right now with repaving all streets in ten years but when you start generating a lot of traffic then you're going to have to start widening streets to account for more traffic on a number of city streets. Commissioner Brown inquired about the process of running streets to subdivide properties. Chairman Edwards stated that developers would be responsible for extending utilities to the property and constructing the streets with all necessary components. Chairman Edwards mentioned that the city was unique in that it had a defining line like the highway and how it was designated as scenic highway and you balance the city with agricultural. A resident inquired about smaller lots that have houses constructed on them that are smaller than an acre. Chairman Edwards pointed out that these lots were historical lots from many years ago and most already had a house on them sometime previously.

Chairman Edwards asked if there were any comments and that he felt everyone was saying the same thing and asked what the next steps were with Inspire. Inspire stated that they would develop the goals and objectives along with a rough draft of a land use map and coordinate another meeting to review it before presenting it to commissions for adoption.

Chairman Edwards made a motion to adjourn the meeting, seconded by Planning Commissioner Pettus. All Ayes  
(Meeting Adjourned)

  
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Chairman

9/12/23

Date

  
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9/12/23

Date

Secretary