

Minutes  
Cedar Hill Planning Commission  
Regular Meeting  
October 10, 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.

Chairman Edwards took Roll Call: Vice Chairman Frank Kirby, Planning Commissioner Lisa Brown, Secretary Marquita Pettus and Chairman John Edwards were all present along with City Manager Kevin Breeding. Planning Commissioner Kendra Bush absent. Chairman Edwards declared a quorum with four in attendance and one absent.

Chairman Edwards asked Vice Chairman Frank Kirby to open the meeting up in prayer.

Previous Minutes from September 12,2023, were presented and reviewed. Vice Chairman Frank Kirby made the motion to approve the minutes, Planning Commissioner Lisa Brown seconded. All "Ayes" minutes approved.

The Floor was open to public on which no comments were made. Public comments closed.

New Business:

Ordinance 2023-12 to Amend the Municipal Zoning Ordinance of Cedar Hill, Tennessee.

A brief explanation of proposed changes included: Amending Ordinances to insert the 2023 Growth Plan since it was adopted by the City Commission. Adoption has created the need to insert the 2023 Growth Plan into the Ordinances which involves amending minimal lot sizes, setbacks, classification name updates and Classification descriptions. R40 will be called R4. R30 & R20 are zoned as historical classifications moving forward. Setback changes are as follows:

AGR

- Under Minimum Lot Size: change "80,000" to "87,120".
- Minimum Front Yard Setback: change "60" to "100"
- Minimum Side Yard Setback: change "25" to "35"
- Minimum Rear Yard Setback: change "35" to "50"
- Maximum Building Coverage (% of lot): change "30" to "25"

R-4

- Under Minimum Lot Size: change "40,000" to "43,560"
- Minimum Lot Width at Building: change "150" to "125"
- Minimum Front Yard Setback: change "50" to "75"
- Minimum Side Yard Setback: change "20" to "25"
- Maximum Building Coverage (% of lot): change "40" to "25"

Vice Chairman Frank Kirby made the motion to approve Ordinance 2023-12, Secretary Marquita Pettus seconded the motion. Chairman Edwards did a roll call vote. Vice Chairman, Frank Kirby- "Yes", Planning Commissioner Lisa Brown- "Yes", Secretary Marquita Pettus- "Yes", Chairman John Edwards- "Yes", Approved 4-0 Ordinance 2023-12 will be sent to the City Commission with a recommendation for approval.

Having no other business Chairman Edwards made a motion to adjourn. Secretary Marquita Pettus seconded the motion. The meeting was adjourned.

*Edwards*

Chairman

11/17/23

Date

*Marquita Pettus*

Secretary

11/14/23

Date