

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

April 3, 2017

5:30 PM at Ashland City Municipal Building
101 Court Street, Ashland City, Tennessee

CALL TO ORDER at 5:30 PM by Chairman Melody Sleeper.

ROLL CALL

Present: Chairman Melody Sleeper, Yvonne Stinnett, Hadley Williams, Carol Macha, Lisa Walker, and Mayor Richard Johnson

CONSIDERATION OF MINUTES

A motion was made by Macha, seconded by Stinnett to approve the March minutes with the spelling correction. Motion passed unanimously by voice vote.

PUBLIC FORUM

- A. **Nashville Fabrication-Andy Hobbs.** Mr. Hobbs came forward and stated he is looking at moving his business, Nashville Fabrication, to the city. Further, Nashville Fabrication employees 55 people and has been in business 10 years. He also stated his plan is to build a 6,500 square foot astatically pleasing facility on Highway 12, part of which would be rental space for other companies to store building supplies and such being the 31 acres would be more area than he would need to utilize. In addition, Mr. Hobbs stated he is pursuing discussions with TDOT in regard to an easement for tractor trailer trucks that deliver on average 2 times a week. Mr. Thomas Anderson came forward and stated he is the architect that is working with Mr. Hobbs and assured everyone he would be sure to comply with zoning ordinances and building standards. Ms. Sleeper stated they welcome and love to see good stewards come into town. Mr. Hobbs stated he felt Ashland City has untapped potential and is a good area for growth. Further, he will be back with more concrete plans once they have everything worked out.

OLD BUSINESS

None.

NEW BUSINESS

- A. **Steven Reigle-Duplexes Zoned Residential-3 and 4.** Mr. Reigle came forward and presented a packet he submitted to the planning commission. He stated the first bundle in the packet labeled "attached" were photos of attached duplexes, which are allowed to be sold on each side with horizontal property access. He further stated these homes are broken up in the master deed. The second bundle in the packet labeled "conjoined" are duplexes in which only a portion of the home is attached. The live in area is detached which eliminates some noise concerns and the plumbing areas are the areas that are attached toward the rear of the residence. Mr. Reigle then stated Metro passed an ordinance which allowed 100% detached homes to still be considered a duplex. Further, examples of such are in the third bundle labeled "detached." Ms. Stinnett asked how close these homes are. Mr. Reigle stated six feet. Mr. Reigle stated it would benefit him to take these properties zoned R-3 and R-4, which allow duplexes to be built, and tear down existing structures then rebuild two homes instead of one. Further, homes that are attached bring 35 to 40% less than detached. He then asked if something in the code or zoning book would identify regulations as the definition is vague and he would like an interpretation. Mr. Gregory then presented a

sheet with the current definitions and made suggestions for new language to replace the current definition and eliminate definitions for triplex and quadraplex, which will eliminate confusion. Pending approval from the planning commission this would then need to go to council as an ordinance to be passed. Further, some of the overlay discussion could be addressed by changing this definition. Mr. Reigle further stated in these dwellings an HOA is set up and is spelled out in the master deed. Mayor Johnson made a motion, seconded by Mr. Williams to approve the changes recommended by Planner Rick Gregory and present to council. Vote on motion: Stinnett-yes, Williams-yes, Sleeper-yes, Mayor-yes, Macha-yes, and Walker-yes.

OTHER

- A. **Parking on Streets.** Ms. Walker asked who is in charge of parking. Chief Walker responded parking is up to the homeowner on the property unless it is on the street then must be enforced by the police department; however, there isn't much that can be done given the current regulations. Furthermore, this is being discussed with changes in Title 16 by Director Cherry with the Public Utilities/Public Works Department.

ADJOURNMENT

A motion was made by Williams, seconded by Mayor to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:11p.m.

Chairman Melody Sleeper