

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

July 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, Mayor Richard Johnson, Hadley Williams, and Lisa Walker

Absent: Carol Macha, Yvonne Stinnett, and David Coode

CONSIDERATION OF MINUTES

A motion was made by Mayor, seconded by Williams to approve the June minutes with a correction to Lennox changing to be spelled Lenox. Motion passed unanimously by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. **Donnie Kemp- lot subdivision approval.** Mayor made a motion, seconded by Williams to approve for discussion. Mr. Rick Gregory stated the R-3 zoning calls for 80' wide set back lines and the way the property lines for lot 1 and 2 would only be 65' wide. Mrs. Valerie Dreier asked if the issue is the lots are not wide enough. Mr. Gregory clarified the lots are required to be 80' wide and 3 of the lots are not wide enough, those being lots 1, 2 and 4. In addition, Mr. Gregory stated this could be sent back to the surveyor as the area is big enough for the 5 homes; however, the property lines may need to be turned differently. Mayor asked for the size of the homes. Mrs. Dreier stated they are 1600-1800 square feet, 2 story, tall, skinny homes less than 40' in width as they have more depth than width. She then asked if they would need to get a variance for the depth. Mr. Stinson stated it would need to be advertised for 15 days before the Board of Zoning and Appeals could meet. Mayor made a motion, seconded by Mr. Williams to approve the lot for the subdivision pending approval of the Board of Zoning and Appeals. Vote on motion: Mayor-yes, Williams-yes, Walker-yes, and Sleeper-yes.
- B. **Site Plan Approval for Hwy 12 Storage Facility.** Mr. Josh Lyon with Klober Engineering stated he was representing Mr. Yarbrough. In addition, phase 1 of the project consists of several mini storage facilities and phase 2 will be later on and will be reserved for retail frontage. Mayor made a motion, seconded by Mr. Williams to approve for discussion. Mr. Gregory stated Allen Nicholson, Brian Stinson, Chief Walker and he have discussed the drawing needing to show a 10' radius with distance between buildings for firefighting apparatus to move on site. Mr. Lyon stated that has been done. Mayor asked if it will be a step system for the office. Mr. Stinson stated he did not know if Mr. Cherry did that or not; however, the plans were sent to SSR and he will make a note to have them review it. Ms. Sleeper asked if there were any more questions and being none asked for a roll call vote with the motion and condition of approval with the plans being updated with the requested comments. Vote on motion: Mayor-yes, Williams-yes, Walker-yes, and Sleeper-yes.
- C. **Bell Street site plan approval.** Mayor made a motion, seconded by Mr. Williams to approve for discussion. Mr. Stinson stated the house plans are the same as the Turner Street project which was

approved previously for Mr. Reigle. Further stating the plan is to use the separate road for access to these homes; therefore, not to back up on Bell Street. In addition, the plans have been submitted to the engineer and he hasn't received comments back at this time, but he did speak with the engineer and was told there will not be much to address. Mayor asked why they would not be able to build sidewalks. Mr. Gregory stated they are wanting to take advantage of the asphalt already there; however, he had looked at it and with the rough shape it is already in it could be pushed back and get some usable area for sidewalks. He further stated, if nothing else they could widen the existing pavement toward the street and the sidewalks could be 4 to 5'. Mr. Allen Nicholson pointed out on CO.1 shows a 5' sidewalk already on plans to curb. Mr. Stinson stated this needed to be added to the plan being they show it in the detail but not in the plan. Mr. Williams asked if the utilities will be underground. Mr. Stinson stated all Cumberland Electric lines are now installed underground. Mayor changed his motion, which was seconded by Ms. Walker to include approval with updates to sidewalk and taking care of asphalt. Vote on motion: Mayor-yes, Walker-yes, Williams-yes, and Sleeper-yes.


- D. **Turner Street site plan approval.** Mr. Gregory stated this development has 29 building sites, 27 of which are 19x53 and the other 2 are 24x48. Mayor made a motion, seconded by Ms. Walker to approve for discussion. Mr. Gregory stated his concerns are the turnaround area for fire equipment and the detention pond possibly needing to be fenced. A discussion ensued regarding the fire hydrant requirements. Mr. Stinson stated the city attorney, Jennifer Noe, is reviewing the plans and he would make note to ask her about the detention pond. Mayor made a motion, seconded by Ms. Walker pending review the home owner's association requirements. Vote on motion: Mayor-yes, Walker-yes, Williams-yes, and Sleeper-yes.
- E. **Vantage Point Apartments subdivision and site plan approval.** Mr. Stinson stated the parking lot had to be moved due to the owner of the assisted living facility requiring them to do so. He further stated the section of the lot to the north of the apartments, which is lot 5, will be taken off and completed as part of lot 1. Additionally, this will give them more greenspace. Mr. Stinson clarified the approval is for the subdivision and greenspace. A motion was made by Mayor, seconded by Williams to approve the subdivision and site plan. Vote on motion: Mayor-yes, Williams-yes, Walker-yes, and Sleeper-yes.

OTHER

- A. **Animal Control.** Mr. Stinson informed the committee of the regulations set to go before council regarding the care, upkeep, and safety of urban chickens. In addition, these regulations will be presented to be adopted into the Municipal Code to better regulate and enforce these issues. Ms. Walker asked who enforces the regulations. Mr. Stinson stated being the city does not have an animal control officer codes will handle it. Ms. Sleeper asked if citations are issued. Mr. Stinson responded as long as they can identify the owner they will.
- B. **Leland Station Development.** Ms. Walker asked for an update on the Leland Station Development. Mr. Stinson stated they are waiting on bonds for the roads. Further the engineer has held them up. Mayor stated the city is not holding up this development.

ADJOURNMENT

A motion was made by Williams, seconded by Mayor to adjourn. Chairman Motion passed unanimously by voice vote. Meeting adjourned at 6:28 p.m.


Chairman Melody Sleeper