

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

November 6, 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: Mayor Richard Johnson, Carol Macha, Hadley Williams, Yvonne Stinnett and Lisa Walker

Absent: David Coode and Chairman Melody Sleeper

CONSIDERATION OF MINUTES

A motion was made by Mayor, seconded by Walker to approve the August 31, 2017 meeting minutes. Motion passed unanimously by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. **Amy Miller with TDEC-floodway.** Amy Miller presented a 101 presentation and overview of the national flood insurance program and the frequency of national disasters as it relates to flooding. After the presentation Chief Walker stated the reason Amy has presented this information to us tonight is because she has furnished us with a model policy to allow building in the floodplain; whereas, our current policies do not allow for building as such. Further, an industry that is functionally dependent on the floodplain would like to expand and under the current codification they are not permitted to do so. Moreover, he stated there is very little residentially zoned parcels in the city limits and those parcels that are residentially zoned are city or county owned. Ms. Miller stated 95% of communities allow floodway development. Ms. Noe asked for an overview of when a national disaster occurs if the flood insurance covers the loss. Ms. Miller explained when a claim is filed you would have to account for the deductible. In addition, if it is a presidentially declared disaster owners can file a claim through FEMA. Ms. Noe stated if the city has assistance with engineering and has TDEC available for this help, as the engineering is where the city struggles the most, but if the board is comfortable making a recommendation to council to review she doesn't see an issue with it. Mayor stated there are two potential industries that could be helped by passing such an ordinance. Chief Walker stated those two businesses are river dependent and he doesn't think the residential will be an issue unless the city decides to sell the property. A motion was made by Macha, seconded by Stinnett, to recommend to council to adopt the Municipal Floodplain Zoning Ordinance. Vote on motion: Macha-yes, Stinnett-yes, Williams-yes, Walker-yes, and Mayor-yes.
- B. **Scotty Mitchell- Subdivision of Sewell Property.** Mr. Gregory stated this is a 6 lot subdivision and he forwarded the comments to the surveyor. Mr. Stinson stated Kevin and Clint were reviewing the water lines. Mr. Gregory stated he does not see a problem with accepting the subdivision pending approval of the upgraded water line. A motion was made by Walker, seconded by Williams to approve the subdivision with the exception of the water lines. Vote on motion: Walker-yes, Williams-yes, Stinnett-yes, Macha-yes, and Mayor-yes.

- C. Reigle Subdivision to be donated to city on Turner Street.** Chief Walker stated the subdivision/development on the corner of Turner and Boyd Street includes .63 acres to be donated to the city for future detention area. A motion was made by Walker, seconded by Stinnett to accept the lot subdivision. Vote on motion: Walker-yes, Stinnett-yes, Williams-yes, Macha-yes, and Mayor-yes.
- D. Cole Calligan- Rezone of Hwy 12 at Graham Road from R-1 to C-2.** Mr. Jay Brooks stepped forward and stated he represents Mr. Calligan and would like to respectfully request rezoning the property to C-2. Mr. Gregory stated the committee had previously recommended the parcel for industrial zoning and with surrounding area it doesn't make sense to have it zoned as residential; however, zoning as commercial will allow for more potential. A motion was made by Macha, seconded by Stinnett to recommend the rezone from R-1 to C-2 to City Council. Vote on motion: Macha-yes, Stinnett-yes, Williams-yes, Walker-yes, and Mayor-yes.
- E. Sign Ordinance Discussion.** Mr. Gregory presented several examples of issues with sign ordinances from other cities. Mr. Gregory informed the committee of the issues with the current sign ordinance and further stated when the new policy is passed the older signs in the city should be grandfathered in. Mr. Stinson stated next month changes will be brought before the committee. Mr. Gregory stated it takes time to get the correct because it will affect everyone in town and the goal is to make it easier to understand.

OTHER

None.

ADJOURNMENT

A motion was made by Williams, seconded by Walker to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:40 p.m.

Mayor Richard Johnson