

Regular Minutes of the  
Ashland City Planning Commission  
February 4, 2008

The Ashland City Planning Commission met in regular session on February 4, 2008  
At 5:30 p.m. in the Municipal Building.

Acting Chairman Chris LaCrosse called the meeting to order at 5:30p.m.

Commissioners present: Jim Yates, Ed Nichols, Yvonne Stinnett, Hadley Williams,  
Chris LaCrosse and Gary Norwood

Commissioners Absent: Joe Macha

Others Present: Michael Armstrong, Franklin Wilkinson, Sharon Caton, Grant Gibbs,  
Diane Sanders, Derek Noe, Chuck Walker

Approval of Minutes

A motion was made by Mayor Norwood and 2<sup>nd</sup> by Williams to approve the minutes with  
typographical errors corrected. Motion to approve the minutes passed by unanimous  
voice vote.

Mayor Norwood asked for a staff update on the Hardees site. Armstrong approached the  
Commission stating that he had talked to the property manager for Hardees regarding the  
storm drainage discharge on to Elizabeth St. The property manager will make sure the  
streets are cleaned after a rain event and they are working on eliminating the runoff with  
grading and either paving and or adding stone to the drive to prevent runoff. Mayor  
Norwood asked for a staff update on the Vantage Point PUD. Caton stated that staff still  
does not have anything other than the original proposal brought before the Planning  
Commission meeting. There is a scheduled meeting with Ashland Place LLC., in two  
weeks where we will start to look at the site plan in detail. The legal description was  
forwarded to the Planning Office this morning. As soon as the site plan is approved and  
the legal descriptions is in place the Planning Commission will be presented a PUD  
Contract that will be signed and sent to the City Council. The project has been named  
Ashland Place. Williams asked for an update on the Land Use Committee. Caton stated  
the Land Use committee is looking at four really busy months to complete the initial  
process. It will include intensive decision making and cross-walking the land use plan  
with zoning changes and subdivision regulations. A minimum two hours per meeting  
with four meetings. The survey document handout in front of the Commission is  
questions for consideration from the Land Use Committee and the public. LaCrosse  
requested the Commission move forward with the agenda as scheduled and return to  
discussion of the Land Use Committee after addressing new business.

Public Forum: None

Old Business: None

New Business: Minor Subdivision – 2165 Bell St. – Diane Sanders

Sanders approached the commission stating it was her intent to subdivide the property for the purpose of placing a duplex on each lot that is compliant with the R-3 zoning. The topography of the lot limits the building envelope area. The building envelope areas shown on the plats are the areas with 15% slope or less. We plan on constructing the duplexes within the defined areas to avoid engineering the construction on slopes of greater than 15%. We will have a shared drive to service both lots due to the limited visibility at the access point of Bell St. The drive will have a written maintenance agreement between the property owners that should be recorded with the deed. LaCrossee asked if staff had reviewed the request for a subdivision. Caton stated that the Planning Department has had nine different reviews for the property to get to this point. The topography and street access to the lot make development on the lot a challenge. After further discussion a motion was made by Yates and 2<sup>nd</sup> by Nichols to subdivide the proposed parcel. The motion passed by roll call vote. Nichols – yes, LaCrossee – yes, Mayor – yes, Stinnett – yes, Williams – yes, Yates – yes.

Other:

Caton addressed the Commission and stated that the Land Use Committee should do a one hour driving tour at the next scheduled meeting. The plan should be in place by October to comply with certification requirements by the State for the Planning Commission. Mayor Norwood suggested a special called meeting at the end of each month so the information would still be fresh for the regularly scheduled Planning Commission meeting. Yates will contact Macha to schedule the bus for the tour and let the Codes Department know the schedule. Mayor Noorwood asked if a property is zoned residential but is used as commercial rental property and taxed commercially could other restrictions apply beyond what is required for a single family dwelling. Caton stated that that was the most intuitive question ever asked by Councilman or Commission member. Caton stated that as it exist today there is no connection between the zoning and taxed use of property but should be. The Land Use Survey document should be filled out by each Land Use Committee member. Commercial growth should be balanced with residential growth. Mayor Norwood asked if the survey will go to the general public. Caton stated that first it will go to the Land Use committee then it will go to the public. Tennessee State Law requires input from the Public. One of the purposes of the survey is to create a dialog among constituents. The purpose of having the Land Use Survey at this time is to see if there are any questions or input on the document. The next time the document is addressed we will have a complete list of all parcels, all property, how it is being used, what is the tax base for the use, a street and road map, topography, etc. That information is critical in developing a Land Use Plan and can be done as a group or individually. It is important to understand the circumstance of what is available, how it is being used, what potential uses are, and the context of knowing the taxation and zoning. LaCrosse asked Caton if we had any other ongoing or upcoming projects in the R-4 zoning. Caton stated the only project at this time is the Ashland Place R-4 PUD. Yates stated he would arrange the tour bus for the driving tour and get with Mayor Norwood on the dates for the tour. Mayor Norwood will then contact the Codes Department for scheduling. After further

discussion of items included in the Land Use Survey LaCrosse asked for a discussion of the R-4 PUD Zoning put on the agenda for the next Planning Commission meeting.

A motion to adjourn was made by Stinnett and 2<sup>nd</sup> by Williams.

Meeting was adjourned at **6:55 P.M.**

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Acting Chairperson Chris LaCrosse