

Regular Minutes of the
Ashland City Planning Commission
April 7, 2008

The Ashland City Planning Commission met in regular session on April 7, 2008
At 5:30 p.m. in the Municipal Building.

Chairman Joe Macha called the meeting to order at 5:30p.m.

Commissioners present: Chris LaCrosse, Gary Norwood, Yvonne Stinnett, Hadley Williams and Joe Macha

Commissioners Absent: Ed Nichols, Jim Yates

Others Present: Michael Armstrong, Franklin Wilkinson, Sharon Caton, Gary Binkley.

Approval of Minutes

A motion was made by Williams and 2nd by LaCrosse to approve the minutes with typographical corrections made. Motion to approve the minutes was passed by unanimous voice vote.

Public Forum: None

Hadley Williams requested a moment of silence for Scott Adcock and his family.

Old Business: Land Use Plan

Caton presented the Planning Commission with Chapters 1 & 2 of the Land Use Plan and asked for the Commission to review them and be ready to discuss them at the next meeting. At the next meeting she will present Chapters 3 & 4. If there are any comments on Chapters 1 & 2 you can email them to Mike and Franklin and they will get the comments to the Planning Office.

New Business:

A. Rezone R-4 to C1 / Map 55C, Parcel 8 – Vine St. – Earl Bradley

Caton addressed the commission and stated that she had reviewed the request to rezone and the request for C-1 is consistent with the commercial growth policies for Ashland City. The lot is surrounded by commercial property. The rezone would make it consistent with surrounding properties. After further discussion a motion was made by Stinnett and 2nd by Mayor Norwood to rezone the property from R-4 to C1. Motion passed by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Joe Macha-yes.

B. R4 (MDR-PUD) AshlandPlace LLC. Hwy 12 S – Commercial Overlay Approval

Caton stated that the Preliminary Plat for AshlandPlace had been approved. There are two commercial pods and this will create a zoning overlay for the two commercial pods. It ties the commercial overlay to the legal description to the deed for the property. Within the R-4 MDR PUD there will be a Commercial Overlay for those particular areas only. This rezoning will be provided to the City Council and the Planning Commission is the recommending body in this circumstance. A motion was made by Stinnett and 2nd by Williams the forward the request for the Commercial Overlay to City Council for rezone. After further discussion the motion passed by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Joe Macha-yes.

C. R-4 (MDR-PUD) Amend section E.1 Conditional and Dimensional Regulations.

Caton stated that in the last Planning Commission meeting there was a recommendation to change the word building to units within the mentioned section of the R-4 (MDR-PUD). The correction has been made. No more than 3 out of 10 dwellings units in a mixed density residential development shall be multi-family dwelling units. A motion to recommend the changes to the City Council was made by Stinnett and 2nd by LaCrosse. The Motion passed by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Joe Macha-yes.

D. Amend the minutes from the Planning Commission Meeting on November 5, 2007.

Caton stated the amendment was an in house request and is intended to add a word that was left out of the minutes. The conditional zoning extension for the R-3 PUD Ordinance #328 for Map 55 parcel 18 was extended for 6 months. If sufficient progress is not made by that date the Zoning will revert back to R-1. The correction should read, "If sufficient progress is not made by that date the Zoning will revert back to R-1 PUD". A motion was made by Mayor Norwood and 2nd by LaCrosse to amend the minutes for the Planning Commission meeting from November 5, 2007 and correct the R-1 to read R1-PUD. The Motion passed by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Joe Macha-yes.

E. Model Ordinance design standards on multi-family duplex and apartments.

Caton stated that during the last meeting there was a request form the Commission to develop design standard for residential rental property. The Planning Office is in the process of reviewing three models for design standards. Caton presented the three different models. A draft will be sent to the Planning Commission before the next meeting.

F. Model Ordinance for Placement of Fill. (Land disturbing Activity)

Caton stated that based on the discussion at the last meeting and the fact that there is a large disposition of construction debris being placed in the community a model ordinance was crafted to address what is being dumped. It is the same model that was adopted by the County and has been successful in getting site plans, geothermal reports and stopping

some of the activity of illegal dumping that is coming in from other counties. Research was done with TDEC in designing the ordinance for consistency with state regulations and community needs and to bridge the gap between TDEC regulations and City requirements. After further discussion it was determined that the model ordinance will be provided to the Commission members for review and consideration.

G. Up date the Growth Plan

Caton stated that she is seeking direction from the Commission as well as the City Council on an update to the Growth Plan. A nominee is requested from the Planning Commission to work directly with the Planning Department on the plan. A motion was made by LaCrosse and 2nd by Stinnett to nominated Mayor Norwood. The nomination of Mayor Norwood to the Growth Plan Committee passed by unanimous voice vote.

H. Discussion of Pawn Shops

Caton stated it was brought to the Planning Departments attention that Pawn Shops as a use is not listed or defined in the Zoning book. Considering how the uses of Pawn Shops are heavily regulated by the state it is recommended that the use be listed and defined in the Zoning book under a particular zoning. The Planning Department will bring forth recommendations to the City Council for the zoning and use of Pawn Shops.

Other:

Caton stated that it has come to her attention that there are circumstances in Commercial zoning where the use is changed from legally nonconforming residential use to a commercial use. In circumstances such as this where the property owner is conforming to the zoning use it would benefit the property owner to not have to make application to the Planning Commission for site plan approval. The request is for permission to amend the Zoning book to exclude the applicant from Planning Commission site plan approval in circumstances where a legally non conforming use is changing to a legally conforming use and the zoning does not change. The site plan could then be reviewed and approved in house. After further discussion a motion was made by Mayor Norwood and 2nd by Williams to forward a resolution to the City Council to amend the Zoning Ordinances to allow in house site plan review and approval to changes in use when the use is consistent with the zoning regulations. Motion was approved by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Joe Macha-yes.

A motion to adjourn was made by Williams and 2nd by Stinnett. Adjournment passed by unanimous voice vote.

Meeting was adjourned at **6:26 P.M.**

Chairperson Joe Macha