

Regular Minutes of the
Ashland City Planning Commission
May 4, 2009

The Ashland City Planning Commission met in regular session on May 4, 2009
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, Hadley Williams, Joe Macha, Jim Yates,
Yvonne Stinnett, Gary Norwood

Commissioners Absent: Ed Nichols

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon
Caton, Lee Batson, Robby Davis, Jennifer Noe

Approval of Minutes

A motion was made by LaCrosse and 2nd by Williams to approve the minutes as written.
A motion to approve the minutes passed by unanimous voice vote.

Public Forum: None

Old Business:

A. Set next Land Use meeting date.

The Commission decided that the next Land Use Committee meeting will be held on
Wednesday, May 27, 2009 at 5:30 PM at City Hall and will continue as the last
Wednesday of every month.

New Business:

A. Discuss minimum lot size in a C-2 Zoning

Caton stated the Planning Commission requested a draft to reduce the minimum lot size
in the C-2 zoning. The minimum lot size in the C-2 Zoning is 20,000 square feet. Yard
requirements are a 35' front setback, a 15' side set back and a 20' rear setback. You can
not exceed 70% of lot coverage. As requested by the Commission, this draft is tied to lots
that have existing services for water and sewer, direct access of major highway corridors,
and land area sufficient to comply with zoning regulations, subdivision regulations, storm
water and site plan requirements. 15,000 square feet works as a reduction. In some cases
storm water detention may take up significant portions of a lot. There are areas where
topography may be a challenge. Enough space needs to be reserved on any particular lot
so those things may be addressed and still provide ample space for parking and
landscaping. This draft will also require compliance with other City Department
regulations. 15,000 square feet is based on the smallest possible lot that may include
topographical challenges. After further discussion the Commission decided not to take

action on reducing the minimum lot size in the C-2 Zoning and leave it as is at 20,000 square feet.

B. Discussion of Mixed-Use Zoning District Ordinance

Caton stated that the discussion of mixed-use zoning has been off and on for the past 18 months. We have currently used mixed use zoning overlays for different lots including AshlandPlace. We have also looked at a model that the County used for exit 31 for mixed-use and mixed density. There are different options for mixed-use. One option is to continue to assign commercial overlays. These are usually done based on existing conditions. If the Commission continues to approach mixed-use zoning like this the review process should be standardized that could be applied to any request for a mixed-use zoning. Option two would be to adopt an overlay and define which areas or lots would be suitable for commercial overlays. It requires the Commission to define a special district area and assign the commercial overlay. What is the criteria for inclusion and exclusion? Establish criteria so the process is standardized and establish criteria for non-conforming use. The third option would be to write a separate zoning for mixed-use. That would require waiting on the outcome of the land use plan. What types of things do you want to include and what type of things would you not want to include. The state has amended its non conforming statue from 30 months to 12 months. Define the use tolerances and define the review process. Caton referred to the two models presented to the Commission at an earlier date. Mayor Norwood asked if it would be possible to bring this discussion up at the Land Use meeting. After further discussion the Commission decided to address the Mixed-Use Zoning in the Land Use Committee.

C. Ashland Place R-4 PUD – Ron Wilkinson – Discussion

Caton stated that AshlandPlace LLC., is requesting road dedication to the City from the entrance point on Highway 12 South to the entrance of the gated section entrance for the apartments. The original PUD agreement was presented as private roads to be maintained by the home owners association. The plat contains language that shows the intent to dedicate the roads at some future date and would prohibit commercial traffic access to the commercial pods for general public and commercial traffic. Any transfer of property for the Commercial or Single Family areas would require submittal to the Planning Commission to alter the original PUD. After further discussion the Commission decided that they would entertain the possible dedication of the roads from private to public when the construction phase of the Commercial Pods and Single family lots are completed and include public access to the Commercial area. A motion by Mayor Norwood and 2nd by Williams to consider adoption of the road by the City from private to public, as the roads are built to City specifications, including but not limited to, the completion of construction of the build-out of all the multi-family, single family/duplex lots and the commercial lots. Motion passed by roll call vote. Chris LaCrosse-yes, Mayor Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Jim Yates-yes, Joe Macha-yes

D. Highway 12 South – Lee Batson-Site Plan Discussion

Caton addressed the Commission and stated Lee Batson was asked to return to the Commission with a concept site plan with his intent to place a mobile and modular home sales facility along highway 12 south. After review of the concept site plan the

Commission decided that Lee Batson should present a site plan meeting all the requirements of the City's site plan requirements and TDEC, TDOT, compaction and Corp of Engineers documentation pertinent to the proposed site. The site plan should also show flood zones contained on the lot. The Design Review manual and Highway 12 Land Use plan will also apply. Site plan approval will be placed on the Commission agenda at a future date.

Other: None

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

Meeting was adjourned at 7:40 P.M.

Chairman Joe Macha