

Regular Minutes of the
Ashland City Planning Commission
March 7, 2011

The Ashland City Planning Commission met in Special Called meeting on March 7, 2011 at 5:30 p.m. in the Municipal Building.

Acting Chairman Mayor Norwood called the meeting to order at 5:35 p.m.

Commissioners present: Yvonne Stinnett, Ed Nichols, Hadley Williams, Dwayne Noe, and Gary Norwood

Commissioners Absent: Joe Macha, Chris LaCrosse

Others Present: Michael W. Armstrong, Franklin Wilkinson, A. M. Armstrong, Sharon Caton, Robert D. Perry, Angie Durn, Ron Wilkinson, Chris Neese, Kim Rottero

Mayor Norwood announced that Chairman Joe Macha has resigned from the Planning Commission and the Mayor will begin looking for a replacement.

Approval of Minutes

A motion was made by Noe and 2nd by Williams to approve the minutes from the Planning Commission meeting on January 3, 2011 as written. The motion to approve the minutes passed by unanimous voice vote.

Public Forum: None

Old Business:

Traffic Study - 295 South Main St. – RFM Development Co.

Caton stated that there has been a request to alter the original motion in regard to the traffic study. There are some particular issues with having the developer pay in advance of the traffic study that have to do with the City's audit and accounting system. The original motion from September 13, 2010 regarding the traffic study was withdrawn by Stinnett and the 2nd withdrawn by Noe. A motion requiring RFM Development to complete a traffic study, based on a minimum of a ten day / 24 hour time period for the study, to be completed six months after the opening of Walgreens was made by Stinnett and 2nd by Noe. The motion passed by roll call vote. Yvonne Stinnett - yes, Ed Nichols - yes, Hadley Williams -yes, Dwayne Noe - yes, Gary Norwood - yes

New Business:

Discussion of Assisted Living Center – Ron Wilkinson

Caton stated that the presentation tonight is for discussion purposes only and will involve the R-4 PUD VantagePointe Homes at Marrowbone Heights.

Chris Neese addressed the Commission representing the Joint Economic Development Board, in their strategic planning process, expressed a desire to have some type of senior living facility in the community. Through Cheatham Vision a panel has been researching senior living and assisted living. After further discussion Mr. Neese presented an example of the economic impact an assisted living facility would have on the local community.

Ron Wilkinson addressed the Commission and stated he is interested in developing an assisted living facility on the property he has currently developed as VantagePointe Homes. He invited anyone who is interested to plan on visiting an assisted living facility located in Priceville, Alabama, for a tour. Transportation and a meal will be provided and will take place on March 25, 2011. After further discussion, Caton stated that an assisted living facility is a permitted use as a special exception within the PUD. Another consideration will be the portion of the base zoning that requires no more than 3 out of every 10 dwelling units in a Mixed Density Residential Development shall be multifamily dwellings. Also, the existing property lines may need to be amended or removed. Density and open space will also have to be considered. In summary we are looking at amended zoning, a special exception and an amended site / plat plan. It is also recommended that the City write a letter requesting additional commercial activity be added to the new site in order to possibly influence the lender to consider other commercial activity besides what might be generated exclusively from the nature site. After further discussion the Commission decided that a review and discussion of this particular project will be presented at the next Land Use meeting on Monday, March 14, 2011.

Other:

Caton addressed the Commission regarding MS4 Phase II permits and resulting legislation. There is now a 60 foot stream buffer per TDEC regulations. This will include all waters of the State with the one exception of a body of water that originates and stops on one piece of property under single ownership. All new NPDES and ARAP permits will have to comply. Waters of the State or simply Waters is defined in the Tennessee Water Quality Control Act and means any and all water, public or private, on or beneath the surface of the ground, which are contained within, flow through or border upon Tennessee or any portion thereof except those bodies of water confined to and retained within the limits of private property in single ownership which do not combine to effect a junction with natural surface or underground waters. Caton requested that future site plans and subdivision plats include the "riparian" buffer line if applicable. After further discussion Caton advised the City that if it is determined you have impaired waters and you are going for the MS4 Phase II permit, appeal it immediately, based on the fact that most of the contamination is coming from upstream of Cheatham County. MS4 Phase II permitting is very complicated and time consuming for staff, however if the training becomes available take it because at some point the City will need it.

Adjournment:

A motion to adjourn was made by Williams and 2nd by Stinnett. The meeting adjourned at 7:15 PM.

Acting Chairman Mayor Norwood