

Regular Minutes of the  
Ashland City Planning Commission  
September 12, 2011

The Ashland City Planning Commission met in regular session on September 12, 2011 At 5:30 p.m. in the Municipal Building.

Chairman Chris Lacrosse called the meeting to order at 5:33 p.m.

Commissioners present: Yvonne Stinnett, Ed Nichols, Hadley Williams, Roger Jackson, Gary Norwood, Chris LaCrosse

Commissioners Absent: None

Others Present: Michael W. Armstrong, Franklin Wilkinson, David Bibee

**Approval of Minutes**

A motion was made by Williams and 2<sup>nd</sup> by Stinnett to approve the minutes from the Planning Commission meeting from July 11, 2011 with a correction made to the word “from” by changing it to “form”. The motion to approve the minutes as corrected passed by unanimous voice vote.

**Public Forum:** None

**Old Business:** None

**New Business:**

Armstrong addressed the Commission and stated that the City now has a new planner contracted through the Greater Nashville Regional Council and her name is Cheri Acres. Due to the Commission meeting on the second Monday of the month she could not attend tonight but will be at the next scheduled Planning Commission meeting and looks forward to meeting everyone and working with the Commission.

**A. Discussion of preliminary study of proposed food service take-out location**

Armstrong addressed the Commission and stated that this item up for discussion involves a location on highway 12 south next to Jackson Liquors. It is a property owned by Kendall Hamilton. The applicant does have written permission to pursue interest in the property. The property is zoned C-2 and meets the minimum lot size requirements for C-2 Zoning but presents some particular challenges regarding the set backs. Since the construction of the new four lane highway 12 south, part of the property was absorbed by the highway leaving the depth of the usable portion of the lot at about 65 feet making it a challenge to place a structure on the lot with a 35 foot setback as required in the C-2 Zoning. David Bibee addressed the Commission and stated he is seeking a favorable

recommendation from the Commission on the take-out food service business and to discuss the possibility of a set back variance. Mr. Bibee reviewed the layout of the site and reviewed some of the challenges on the lot. Chairman LaCrosse reminded the Commission and applicant that tonight's Commission review is for discussion only and that Mr. Bibee should go ahead and turn in his Concept Review form application to the Codes Dept. to start the formal review process. Mr. Bibee stated that he would like to develop the site as a drive through, take-out food service only. A picnic table may be provided for someone to stop and eat on site but primarily it would be a drive through, take-out only food service. Mayor Norwood suggested the applicant get with TDOT immediately to work out ingress / egress and drainage issues in the TDOT right of way. After further discussion the Commission agreed there were no objections to the site as presented and encouraged the applicant to complete the Concept Review form and return it to the Codes Dept.

**Other:**

Williams asked if the sign for the New South Grill was in compliance with our sign ordinance. Armstrong stated that the existing sign at that site was legally non-conforming or "grandfathered" You can change out a panel to a grandfathered sign provided you get a sign permit. They got a permit and changed the panel within the existing frame of the sign.

Mayor Norwood asked about the Highers mini-storage site. When would the sign be complete and what is the schedule of phased construction of the site. Wilkinson stated that he was told by Mike Highers, last Friday, that the sign would be completed within two weeks. They have been working on the fence in the back of the lot and when that is completed they would start dressing up the front of the lot. The phases of the construction would be dependant on unit rental progression. LaCrosse state that he hoped Mr. Highers would start working on landscaping and fencing soon. Nichols asked if there was a time limit on constructing an approved site. Armstrong stated that the Zoning Ordinance gives the applicant one year to pull permits after site plan approval but no limit on when the site should be completed. The building code gives a building permit applicant 180 days to start construction after a permit is pulled but no limits as to when a project should be complete. Wilkinson stated he would review the Zoning Ordinances with the new Planners to see if there are standard requirements for site completion. The Commission requested Wilkinson go back and research any time limits on the phases of construction for the project and report back to the Commission.

**Adjournment:**

A motion to adjourn was made by Mayor Norwood and 2<sup>nd</sup> by Stinnett. The meeting adjourned at 6:30 PM.

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Chairman Chris LaCrosse