

Regular Minutes of the
Ashland City Planning Commission
September 9, 2013

The Ashland City Planning Commission met in regular session on September 9, 2013 at 5:30 p.m. in the Municipal Building.

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

Commissioners present: Yvonne Stinnett, Hadley Williams, Melody Sleeper, Mayor Johnson, Chris LaCrosse

Commissioners Absent: Gary Norwood

Others Present: Michael W. Armstrong, Franklin Wilkinson, Rachael Ivie, Don Bershears, Norma Bershears

Approval of Minutes

A motion was made by Mayor Johnson and 2nd by Stinnett to approve the minutes from the Planning Commission meeting from August 5, 2013. The motion passed by unanimous voice vote.

Public Forum: None

New Business:

- A. Rezone Map 62, Parcels 44 & 45, 1820 & 1825 Highway 12 South, From R-1 (Low Density Residential) to C2 (Commercial Highway Service District) - Don Bershears

Rachael Ivie addressed the Commission and presented staff comments as follows: Existing land use is vacant and residential. Surrounding land use is residential. Existing zoning is R-1 (Low Density Residential). Surrounding zoning is R-1 (Low Density Residential). Existing Land Use and Transportation Plan does not have a future land use map designating future land use for individual parcels. Water and sewer services are available to subject property. Total size of the subject property is approximately 1.31 acres or 57,362 square feet. The boundary survey provided includes both existing and proposed boundary lines for the parcels which do not match the GIS information provided by the Cheatham County tax assessor. It is unclear what the current square footage of each individual parcel is based on the existing boundary lines. The C-2 (Highway Service) zoning district has a minimum lot size requirement of 20,000 square feet. If any property boundary lines are changing, a subdivision plat will need to be approved by the Planning Commission. All uses listed as uses permitted in Section 5.052.2 of the Zoning Ordinances will be permitted by right with only a buffer and a minimum 15 to 20 foot setback between the commercial building and residential lots. Examples of permitted uses by right in the C-2 district include automotive service and repair, convenience retail sales, food service, professional services, transient habitation, vehicular sales, limited manufacturing, health care facilities, and mobile home sales lot.

A site plan will be required for any new commercial structures. Design Review Manual requirements will apply to commercial development on this site. In Section 7.090 of the Zoning Ordinance, there are criteria for reviewing zoning amendments and zoning amendments must be in relation to the plan and general welfare of the community. The Planning Commission in its review and recommendation to the Mayor and City Council shall make specific findings with regard to the following grounds for an amendment and shall include the same in the official record as follows: The amendment is in agreement with the general plan for the area. It has been determined that the legal purposes for which zoning exists are not contravened. It has been determined that there will not be adverse effect upon adjoining property owners unless such adverse effect can be justified by the overwhelming public good or welfare. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public. The C-2 (Highway Service) district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. C-2 districts should be situated near major transportation interchanges in clustered development patterns, and not patterns of striped commercial development extending in a continuous manner along such traffic arteries. Existing commercial zoning districts in Ashland City are concentrated in clusters in the downtown area, at major intersections, and along Highway 12 and Highway 49. C-2 zoning districts located on Highway 12 typically are located at breaks in the median with a turn lane present for left turns. Most C-2 zoning districts are not located directly adjacent to subdivisions or occupied single family residences. C-2 zoning districts on Highway 12 are usually adjacent to industrial zoning districts or separated from residential uses by a barrier such as a road, waterway, or vacant land which provides a natural buffer between commercial and residential uses minimizing potential conflict. The existing Land Use and Transportation Plan established policies for commercial development. The policies include that commercial development shall be approved in areas where infrastructure is available or will be expanded to support commercial development. Also, strip commercial development should be discouraged in favor of cluster developments with limited entrance and exit points. In reviewing and making a recommendation to the City Council, the Planning Commission should focus whether the proposed zoning change will improve the area or negatively impact the surrounding area while benefitting one property owner over the public. More specifically, the Planning Commission must determine that there will not be an adverse effect upon adjoining property owners unless such adverse effect can be justified by the overwhelming public good or welfare. The Planning Commission must also determine that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

If the parcel is rezoned, a site plan will be required prior to any commercial development showing access, parking, building location(s), screening, utility availability, and methods of sewage disposal, etc. that complies with the requirements in the Design Review Manual.

After further discussion a motion to rezone the lots from R-1 to C-2 was made by Mayor Johnson and 2nd by Sleeper. The motion passed by roll call vote. Yvonne Stinnett - yes, Hadley Williams - yes, Melody Sleeper - yes, Mayor Johnson - yes, Chris LaCrosse - yes

B. Training Session for Planning Commission Members

Rachael Ivie addressed the Commission and presented materials and options on how to proceed with required training for Planning Commission members. After further discussion a motion was made by LaCrosse and 2nd by Stinnett to use the Tennessee Planning Commissioner Handbook & the supplement “A Closer Look at Zoning” for the required four hours of training for 2013. The motion passed by unanimous voice vote.

Rachael Ivie addressed the Commission and suggested reading pages 1 thru 28 in the Tennessee Planning Commissioner Handbook before the next Planning Commission meeting. The Commission agreed.

Old Business: None

Other: None

Adjournment:

A motion to adjourn was made by Williams and 2nd by Mayor Johnson . The meeting adjourned at 6:33 PM.

Chairman Chris LaCrosse