

Regular Minutes of the
Ashland City Planning Commission
May 4, 2015

The Ashland City Planning Commission met in regular session on May 5, 2015 at 5:30 p.m. in the Municipal Building.

Chairman Chris LaCrosse called the meeting to order at 5:32 p.m.

Commissioners present: Hadley Williams, Gary Norwood, Melody Sleeper, Mayor Johnson, Chris LaCrosse

Commissioners Absent: Yvonne Stinnett

Others Present: Michael W. Armstrong, Franklin Wilkinson, Rachael Ivie, Jim Mackdanz, Brian Harris

Approval of Minutes

A motion was made by Mayor Johnson and 2nd by Gary Norwood to approve the minutes from April 6, 2015. The motion passed by unanimous voice vote.

Public Forum: None

New Business:

A. Rezoning from R-4(MDR) PUD to R-4 with a PUD overlay. Ashland Place, LP (Vantagepointe Homes); Ron Wilkinson.

Racheal Ivie addressed the Commission and advised after her review, the proposed rezone does meet all the requirements for an R-4 with a PUD overlay. All previous comments have been reviewed. There was one additional item that needed to be voted on along with this rezone. The independent living building is shown as 50 feet in height and the age targeted apartments are shown as 70 feet in height. Any buildings over 35 feet located in a PUD require approval from the Planning Commission, Fire Department, and City Council. Brian Harris advised the independent living will be a 3/2 split. The front parking lot will be 2 stories up at approximately 35' in height from grade level. The rear of the building will be 3 stories up at approximately 50' in height. The age targeted building will be 5 stories on the front and 4 stories on the rear of the building. The front of the building will be 70' in height and the rear will be approximately 58' in height. Racheal stated that a Final Master Plan will be required prior to development. This was just a preliminary plan showing information for the rezoning. The developer will be coming back with a final master plan that will be a more detailed site plan of the two buildings. This site is subject to the Design Review Manual and its requirements will need to be met at the time of the Final Master Plan. If the property is to be subdivided, a plat will be required at the time of the Final Master Plan. There was question about parking. Racheal advised that there will be 2 parking spaces per unit and additional 22 parking spaces in the garage of the independent living

building. Brian Harris advised that he was aware of the existing parking being an issue and it will be addressed and handled on the final master plan. Mayor Johnson addressed the issue about the paving needs to be sufficient to support the weight of a fire truck and designed to allow enough room for the fire truck to turn around. There was discussion of the existing sewer and future sewer conditions. Brian Harris advised that they plan on making improvements to the existing lift station if not more. Mayor Johnson made a motion that was 2nd by Gary Norwood to approve the preliminary master plan and recommend to the city council, the rezone from an R-4 (MDR) PUD to an R-4 with a PUD overlay. The motion passed by roll call vote. Hadley Williams-yes, Gary Norwood-yes, Melody Sleeper-yes, Mayor Johnson-yes, Chris LaCrosse-yes.

B. Rezone of Valley View Drive from C-2 to R-3

Racheal Ivey presented two maps of the proposed property to be rezoned. A pocket of C-2 zoning located in a residential area with nonconforming residential structures located on them. Existing land use is residential as classified by the Cheatham County tax assessor. Surrounding land use is residential or vacant. Existing zoning is C-2 (Highway Service). Surrounding zoning is R-3 (Medium Density Residential), and C-2 (Highway Service). Total size of the subject properties is approximately 1.88 acres. Permitted Uses in R-3 include single family detached and duplex dwellings by right. Single family homes located on subject properties. In C-2 zone, single family residential is not a permitted use. Single family residential is an unprotected nonconforming use in the C-2 zone. Staff initiated rezoning to correct zoning for properties with residential uses. There are 4 vacant properties with in this pocket that will remain C-2 zoning. The properties with existing nonconforming residential structures on them would not be able to rebuild if damaged greater than 25%. After further discussion a motion to rezone the properties from C-2 to R-3 was made by Mayor Johnson and was 2nd by Gary Norwood. The motion passed by roll call vote. Hadley Williams-yes, Gary Norwood-yes, Melody Sleeper-yes, Mayor Johnson-yes, Chris LaCrosse-yes.

Old Business: None

Other:

Mike Armstrong introduced Jim Mackdanz to the Commission as the new building inspector. Mr. Mackdanz was previously employed by City of Franklin as a building inspector and also worked at Montgomery County as a building inspector and also a paramedic for Emergency Medical Services. Jim advised the committee that he was excited about being a member of the team and advised them to feel free to contact him at any time if he may be of any service to them.

Gary Norwood asked for an update on the Charter Communications site on highway 49. Mike Armstrong stated that they were to complete by the end of June 2015.

Mike Armstrong was to check the city for any other zoning issues of nonconforming status. He will address any other issues that are found.

Adjournment:

A motion was made to adjourn was made by Williams and 2nd by Sleeper. The meeting adjourned at 6:30 PM.

Chairman Chris LaCrosse