

## TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

August 31, 2017

5:30 PM at Ashland City Municipal Building

101 Court Street, Ashland City, Tennessee

**CALL TO ORDER** at 5:30 PM by Chairman Melody Sleeper.

### ROLL CALL

Present: Chairman Melody Sleeper, Mayor Richard Johnson, Hadley Williams, Lisa Walker, Carol Macha, Yvonne Stinnett, and David Coode

Absent: None.

### CONSIDERATION OF MINUTES

A motion was made by Mayor Johnson, seconded by Stinnett to approve the August minutes. Motion passed by voice vote. All approve.

### PUBLIC FORUM

Rick Morrow gave a brief update on attracting business to Ashland City. Mr. Coode asked if demographics and income had anything to do with interest for the area. Mr. Morrow stated that companies look at population in a 5-10-mile radius from the location. Mr. Morrow stated that he is trying to get businesses and restaurants to build or relocate to the city.

### OLD BUSINESS

None.

### NEW BUSINESS

- A. **Redistribution of lot sizes at Owens Place.** Rick Morrow of Owens Place presented his re-subdivision of lots. He stated his request is in order to give a future tenant more room. Rick Gregory discussed the plat map for Owens place. He stated that it looks good and sees no issue with recommending approval. Mayor made a motion, seconded by Coode to approve the redistribution of the plat. All approved by voice vote.
- B. **Site Plan Approval- Nashville Fabrication.** No one was present to represent Nashville Fabrication for the site plan. Mr. Gregory commented that there are several issues with the site plan. The city's engineer made comments and they were submitted and forwarded to Nashville Fabrication's engineer. Mr. Gregory recommended deferral until the issues could be addressed on the plans. Ms. Macha asked what would happen if they approved the work only. Mr. Gregory stated they could move dirt but nothing else, but the commission didn't want it to become an issue. Mr. Coode made a motion to defer and was seconded by Mayor. All yes by voice vote.
- C. **Rezone request 2 lots behind Taco Bell 55C F 2.01 and 2.02.** The request was made by Regal Homes for the rezone from C-1 to R-3. Mr. Gregory discussed his findings on the properties. He stated the criteria for a re-zone is met and would go along with the neighborhood. Macha made a motion, seconded by Coode to approve the rezone of the parcels. All approved by voice vote.
- D. **Title 16 Chapter 5 Driveway Regulations Updates.** Brian Stinson presented changes to chapter 5 of Title 16 of the Municipal Code. He stated the document was complete but a few changes were needed, such as culvert minimum being 12" and paving of entrances to driveways up to 20 ft. A permitting system was discussed and Mr. Stinson stated that would be ready to go once the changes were approved. Mayor made a motion, seconded by Macha for approval to proceed to council. All approved by voice vote.

## OTHER

- A. **Building in Floodway Ordinance.** Brian Stinson presented changes to building in the floodway ordinance. He further stated currently the city does not allow this type of building. Further, a company wishes to expand its current facility and needs the permission to do so. Rick Gregory and David Coode commented on the difficulties of this. It was decided to defer this topic until Amy Miller of FEMA can come and talk to the commission. Mayor Johnson made a motion, seconded by Coode to defer. All voted yes to defer.

## ADJOURNMENT

A motion was made by Williams, seconded by Stinnett to adjourn. Chairman Motion passed unanimously by voice vote. Meeting adjourned at 6:45 p.m.

  
Chairman Melody Sleeper