

## TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

February 4, 2019

5:30 PM at Ashland City Municipal Building  
101 Court Street, Ashland City, Tennessee

**CALL TO ORDER** at 5:35 PM by Chairman Melody Sleeper.

### ROLL CALL

Present: Chairman Melody Sleeper, Mayor Steve Allen, Hadley Williams, Alberto Santacruz, Lisa Walker, Steve Stratton and Carol Macha

### CONSIDERATION OF MINUTES

A motion was made by Macha, seconded by Stratton to approve the January meeting minutes with a correction to the roll call for Santacruz. Motion passed unanimously by voice vote.

### PUBLIC FORUM

None.

### OLD BUSINESS

- A. **Evans Subdivision Final Plat.** Ms. Amanda Bell stepped forward stating she is representing Mr. Evans who is requesting a subdivision of his land and corrections to the engineering maps have been submitted. Mr. Gregory stated he recommends approval of the subdivision with the changes of correcting the illustration to show the proper eighty-foot width requirements as currently it does not have enough information, and showing each lot being served with sewer on the plat. A motion was made by Macha, seconded by Walker to approve the plat with the changes. Vote on motion: Macha-yes, Walker-yes, Santacruz-yes, Williams-yes, Stratton-yes, Mayor-yes, and Sleeper-yes.

### NEW BUSINESS

- A. **Magnolia Springs- Rezone Request 1203 & 1211 Old Hydes Ferry Pike: C-2 and R-2 to C-2.** Mr. Orville Campbell came forward and he is requesting a zoning change for a wedding and private event venue. He further stated this is for a six-acre lot and they would like to build another structure and use the residential area as a bridal suite. He confirmed they have their first event booked in June. After some discussion Mr. Gregory stated the majority of the property is R-2, but this proposal would be bonded as a C-2 parcel. A motion was made by Macha, seconded by Walker to approve the rezone and send to council for recommendation. Vote on motion: Macha-yes, Walker-yes, Santacruz-yes, Williams-yes, Stratton-yes, Mayor-yes, and Sleeper-yes.
- B. **Reigle Homes- Rezone Request 9 Parcels on Arbor Loop: R-3 to R-3 PUD.** Mr. Reigle stepped forward and stated they own several lots and they would like to combine them with the PUD designation. He further stated the design of these homes will be a more traditional look and will not be the tall, skinny houses. In addition, testing has been performed to ensure adequate water flow. Mr. Gregory stated the homes are currently zoned R-3 and they are asking to move to R-3 PUD in order to do away with the single lot lines. He further stated it would be feasible for this type of rezone. A motion was made by Macha, seconded by Santacruz to approve the rezone and send to council for recommendation. Vote on motion: Macha-yes, Santacruz-yes, Walker-yes, Williams-yes, Stratton-yes, Mayor-yes, and Sleeper-yes.
- C. **Reigle Homes- Rezone Request Hwy 12: C-2 to MR-PO.** Steven Reigle stated he would like to request this rezone in order to make this property more marketable and opens the buyer pool a little more. Mr. Gregory stated he has suggested doing away with this type of zoning. Chief Walker stated the zoning was created for the assisted living and nursing home. After some discussion Mr. Reigle requested this be deferred. A motion was made by Macha, seconded by Allen to defer. All approved by voice vote.

- D. **Landscape Ordinance Discussion.** Mr. Gregory stated he has provided some copies and would like to request everyone to take home the ordinance and look through it as there are several good things in it and some things that don't make sense. Further, it just needs to be cleaned up and if everyone would just see what jumps out we can talk at the next meeting in detail about the ordinance.

**OTHER**

- A. **HB418.** Ms. Reed and Mr. Gregory discussed a bill in front of the house members now which could be detrimental to the city's budgeting by requiring additional written notification of all residents certified mail and tracking return receipts for any amendments to the code. After much discussion Ms. Reed stated she would provide everyone with an email of our city's representatives information.

**ADJOURNMENT**

A motion was made by Williams, seconded by Stratton to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:20 p.m.

  
Chairman Melody Sleeper