

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

November 5, 2018

5:30 PM at Ashland City Municipal Building

101 Court Street, Ashland City, Tennessee

CALL TO ORDER at 5:52 PM by Chairman Melody Sleeper.

ROLL CALL

Present: Chairman Melody Sleeper, Mayor Richard Johnson, Alberto Sanchez-Cruz, Hadley Williams, Steven Stratton, and Lisa Walker

Absent: Carol Macha

CONSIDERATION OF AGENDA AND MINUTES

A motion was made by Mayor Johnson, seconded by Stratton to approve the agenda and the September meeting minutes. All approved by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. Oakwoods on Main Site Plan Review.** Mr. Jared Grades came forward and stated this is an amendment to the previously approved plan; whereas, the prior plan was attached single family duplexes and the change requested will be detached single family homes. After some discussion regarding HVAC and parking Mr. Gregory stated Mayor made a motion to approve the site plan with the recommended changes, Mr. Stratton seconded the motion. Vote on motion: Mayor-yes, Stratton-yes, Santa-Cruz-yes, Walker-yes, Williams-yes, and Sleeper-yes. Mayor further made a motion, seconded by Stratton to subdivide the lots. Vote on motion: Mayor-yes, Stratton-yes, Williams-yes, Walker-yes, Santa Cruz-yes, and Sleeper-yes.
- B. Popeye's Chicken- Site Plan Review.** Mr. Knowles with Cambridge Franchising stepped forward and stated he is there seeking approval for the site plan for Popeye's Chicken. Mr. Gregory stated the shaded portions of the drawings need to be pulled up with utilities and curbing with set elevations. Chief Walker stated there were also engineering comments in regard to retention. A motion was made by Mayor, seconded by Ms. Walker to approve the site plan after corrections are made of the suggestions from the city planner. Vote on motion: Mayor-yes, Walker-yes, Williams-yes, Stratton-yes, Santa-Cruz-yes, and Sleeper-yes.
- C. Veteran's Road Subdivision Review.** Mr. David Evans came forward and stated he would like to subdivide his property. Mr. Gregory stated he had sent some comments for the final plat approval. Mayor made a motion, seconded by Walker, to accept the subdivision with the changes suggested by Mr. Gregory. Vote on motion: Mayor-yes, Walker-yes, Santa-Cruz-yes, Stratton-yes, Williams-yes, and Sleeper-yes.
- D. Height Restriction Discussion.** Chief Walker stated several months ago the commission discussed changing the limitations on building height restrictions. He further stated when the 3-story limit was originally added into the code the fire department didn't have a ladder truck. In addition, the code now has strict regulations and helps with fire prevention. Further, if this is changed there wouldn't be a requirement for variances to be given. Mr. Stratton stated his issue is the taller buildings in the downtown district would


not be good for the preservation. Mayor asked if this can be pondered on and discussed at the next meeting. Mr. Gregory stated he will put a table together and list some things to think about.

OTHER

- A. **Ashland Farms.** Ms. Walker asked for an update on the Ashland Farms development. Chief Walker stated the permit was issued today and construction should begin in a week or two. Further, title issues held them up and they have now assured us they have everything done with the state and TEDC approvals.
- B. **Cumberland Street Property.** Ms. Walker asked for an update on the Cumberland Street Property. Chief Walker replied they do not have any updates at this time; however, they have had several inquiries on retail and industries. Further, they have sixty homes being built on paper at this time.
- C. **Former Bills Catfish Building.** Ms. Walker questioned what will be going in to the old Bill's Catfish Building. Chief Walker responded it will be a wedding venue and catering.

ADJOURNMENT

A motion was made by Williams, seconded by Stratton to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:35 p.m.


Chairman Melody Sleeper