

## TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

April 2, 2018

5:30 PM at Ashland City Municipal Building

101 Court Street, Ashland City, Tennessee

**CALL TO ORDER** at 5:31 PM by Chairman Melody Sleeper.

### ROLL CALL

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

Absent: David Coode and Carol Macha

### CONSIDERATION OF AGENDA AND MINUTES

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

### PUBLIC FORUM

None.

### OLD BUSINESS

- A. **Sign Ordinance.** Mr. Gregory stated this has been discussed several times and the changes that have been made. He further reminded the committee that the content cannot be regulated in the ordinance; however, the time, place, and manner can be regulated within the ordinance. Basically, anytime you have to read a sign in order to know if it meets regulations it can be overturned and there are several examples of case law regarding this. Mr. Gregory then proceeded to review the changes made to the ordinance which was revamped from Goodlettsville. Mr. Gregory then stated it would be a good idea to either strike or revamp section 307.4 and to ask Ms. Jennifer Noe to review the changes. A discussion ensued regarding billboard, digital, and political signs and the regulations in the ordinance concerning them. Mayor asked about the fees associated with the signs permits. Chief Walker stated the fees are addressed in another ordinance. A motion was made by Mayor, seconded by Walker to send this to council for review. Vote on motion: Mayor-yes, Walker-yes, Santa Cruz-yes, Williams-yes, and Sleeper-yes.
- B. **Changes to building height requirements.** Chief Walker stated he would like to wait on this discussion until Mr. Coode can discuss this further as he had some ideas in regard to architectural review. Ms. Sleeper stated this will be reviewed at the next meeting.
- C. **Downtown Overlay District.** Mr. Gregory stated this map is from the prior discussion from the downtown overlay district as the map was not attached to the ordinance. After some discussion a motion was made by Mayor, seconded by Williams to approve the map. Vote on motion: Mayor-yes, Williams-yes, Santa-Cruz-yes, Walker-yes, and Sleeper-yes.

### NEW BUSINESS

- A. **Rezone 11 lots on Arbor Loop R-2 to R-3.** Mr. Stinson presented a rezone requested by Steven Reigle. Mr. Stinson stated this is for several lots on Arbor Loop from R-2 to R-3. Further, Mr. Reigle plans to do detached duplexes on the lots. Mr. Gregory stated this is appropriate being it contains eleven lots and can be a stand-alone district. A motion was made by Mayor, seconded by Williams to approve the rezone. Vote on motion: Mayor-yes, Williams-yes, Walker-no, Santa-Cruz-yes, and Mayor-yes.
- B. **Rezone on Orchard Street R-2 to R-3.** Mr. Gregory stated this will be a good way to increase density. Mayor stated this will be an improvement to the area and it needs to be redeveloped. A motion was made

by Mayor, seconded by Williams to approve the rezone. Vote on motion: Mayor-yes, Williams-yes, Santa-Cruz-yes, Walker-yes, and Sleeper-yes.

- C. **Discussion: Hardy Board or better to be used if houses are 10 feet or closer apart.** Chief Walker asked Mr. Gregory to talk about location and if the houses are like the detached duplexes. He further stated if lightning strikes or a grill fire vinyl siding would not produce enough protection between the houses; however hardy board or some other better material would be noncombustible and good for safety. Mr. Gregory stated he agreed and questioned where this change would tie into the building code. Mr. Nicholson stated the section of the code could be amended. Mr. Stinson clarified the code can always be changed to be more stringent. Mr. Gregory stated it might be able to stand and the zoning doesn't give us anything so his suggestion would be to tie to the building code to prevent fire spreading.

#### OTHER

- A. **Ashland Farms.** Ms. Walker questioned where Ashland Farms is with moving forward. Chief Walker stated they have not pulled their permits at this time and are awaiting approval from an outside entity.
- B. **Caretaker Apartments.** Chief Walker asked Mr. Gregory to give an overview of the caretaker apartments ordinance currently scheduled for second reading by council. Mr. Gregory stated he discovered caretaker apartments are allowed in C-1 zoning with restrictions. Further, after discussing this his question was why not allow this in all the commercial districts. Chief Walker stated they will still be required to meet the code. Mayor questioned if the apartments will be separated with a firewall. Mr. Gregory stated yes, as it is a current requirement. Ms. Mary Weber spoke up and questioned if under this ordinance if a property owner wanted to put a trailer in would they be permitted to do so. Mr. Stinson stated they would not as that is against current code regulations.

#### ADJOURNMENT

A motion was made by Williams, seconded by Mayor to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:56 p.m.

  
Chairman Melody Sleeper