

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

March 5, 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, David Coode, and Lisa Walker

Absent: Carol Macha

CONSIDERATION OF AGENDA

A motion was made by Mayor, seconded by Coode to approve the agenda moving the County/ Transportation Facility/Jail to the first item under new business and moving everything else down and further deferring the sign ordinance discussion, changes to building height requirements, and adopting the map for the downtown overlay district to next month. All approved by voice vote.

CONSIDERATION OF MINUTES

A motion was made by Mayor, seconded by Walker to approve the February meeting minutes as written. All approved by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. County Transportation Facility/Jail.** County Attorney Michael Bly stepped forward and stated he is in attendance to help shed light on why the county is coming before the commission tonight. He further stated the counties are not subject to the city's zoning requirements; however, they have submitted a conceptual plan, not a site plan, but a plan that includes the location and generalized idea of the plan for the city's planning commission's approval. He further explained that if the planning commission chooses to vote against the concept plan and allow them to move forward the county commission must overrule their decision. Mr. Bly then stated he was there to help answer any questions in addition to Mr. Franklin Wilkinson and County Mayor Kerry McCarver. Mr. Coode asked if this is a replacement for an existing facility or an addition. Mr. Bly clarified this is a concept plan to move the existing highway department and school bus shop from its current location in the floodplain and in addition to build a replacement jail. Ms. Walker asked if the county owns the land now. Mr. Bly stated it is under contract with the county. Mr. Coode questioned with there being so much residential area around this location if there would be additional security measures made. He further stated he has been questioned from the citizens and would like to be able to answer some of the questions they have. Mr. Bly stated he would defer to Mr. Wilkinson and the Mayor for that question. Mr. Wilkinson stepped forward and stated he is there to answer any questions they have about the site and stated the county is setting up a texting alert system, but is not sure of any additional security measures. Mr. Coode asked if there will be law enforcement on the site. Mr. Wilkinson responded there is always security around the jail. Mr. Coode then stated the site needs lots of work and is sitting in disrepair currently. He asked if the county had plans to do any landscape to help

screen and buffer from the main gateway to the city. Mr. Wilkinson stated he doesn't have all the details for that, but they would reestablish the site and make it look presentable and attractive when finished. Mr. Coode asked about storm water issues. Mr. Wilkinson stated they will comply with state requirements as they do not want to create erosion. Mr. Coode asked if the facility will be 1 or 2 stories. Mr. Wilkinson stated he is not sure. Mr. Coode questioned if the committee will see any of the site plans again. Mr. Bly stated no the county will not need to come back for approval or review. Ms. Sleeper questioned what the committee is voting to approve. Mr. Bly responded the concept of the property. Mr. Coode stated the building standards do not have to apply. Mr. Bly stated the county has its own set of standards and the state has lots of standards for a jail. Mr. Coode asked why this is a good site for the county to place these facilities. Mayor McCarver stated the natural barrier can accommodate all three facilities. Mayor stated CTAS will be at the special called meeting on March 14. He further stated he has a real problem with the bus shop and highway department being located on that hill when it has not been evaluated property. In addition, he stated this will cost the city property taxes and user fees. Mr. Williams stated he felt this was moving too fast and the mayor agreed. Mayor made a motion, seconded by Williams, to deny approval of the concept plan. Mr. Coode asked for discussion and asked if they disapprove tonight if the county will take the vote or if they defer it tonight if they will come back after some of these questions are answered. Mr. Bly stated full disclosure if the commission voted to defer after thirty days it is deemed approved. Mr. Coode asked what is the current zoning of the property. Chief Walker responded MRPO. Mr. Coode asked if the sale and purchase falls through if the property will stay in the current state it is today. Mr. Bly responded yes. Vote on motion: Mayor-yes, Williams-yes, Santa-Cruz-yes, Walker-yes, Coode-yes, and Sleeper-yes.

- B. Hussaen Ismail Requesting Subdivision of Property on Hwy 12, Map 64 Parcel 11.01.** Mr. Ismail stepped forward and stated he is requested subdivision of lot on Highway 12 for 1500 square foot lot in the back and possible future commercial alongside the front of the property which is 2.4 acres. Mayor asked if sewer is available at this property. Chief Walker responded it stops at Hickory Hills Condos and is not quite that far yet. In addition, Mr. Ismail would be responsible for the cost to have that part engineered. Mr. Coode asked if there is a map Mr. Ismail could see to show where the last man hole for the force main is located. Chief Walker responded yes that could be set up with Mr. Clint Biggers. Mr. Coode then stated he had some concerns regarding the setbacks and if the lots are large enough for building once the setbacks are taken into account. Mr. Gregory stated he has a number of technical corrections and he is not sure if it has a buildable site left after the setbacks are shown as it may touch or overlap. Mr. Coode stated there could be some extreme offsite costs Mr. Ismail may not have been made aware of. Mr. Coode made a motion, seconded by Mayor, to defer for thirty days in order for him to bring documentation back that shows the setbacks and provide an updated drawing addressing the issues. Vote on motion: Coode-yes, Mayor-yes, Walker-yes, Santa-Cruz-yes, Williams-yes, Sleeper-yes.
- C. Goldie Toler-requesting lot subdivision on North Poole Street, Map 55E B Parcel 005.00.** Mr. Stinson stated this lot has two houses and they would like to subdivide in order to deed over one house to a family member. Mr. Gregory stated there are a few minor technical issues; however, nothing that would stand in the way of the commission's approval. Mr. Coode made a motion, seconded by Walker, to approve this subdivision pending corrections provided by Mr. Gregory. Vote on motion: Coode-yes, Walker-yes, Santa-Cruz-yes, Williams-yes, Mayor-yes, and Sleeper-yes.
- D. Steven Reigle Oak Street Site Plan Approval.** Mr. Reigle stepped forward and stated this is a site plan for 118 Oak Street. Further, they have demolished a single wide trailer on the property and would like to place three townhomes similar to the ones on Vine and Duke Street. Mayor made a motion, seconded by Coode to approve the site plan. Mayor then asked if the setbacks are met. Mr. Reigle stated yes, the site meets the current setbacks. Mr. Coode asked about parking. Mr. Reigle stated there are two parking spots for each home. Mr. Coode asked if it is one or two stories. Mr. Reigle responded it is two stories like the house he just built behind Mayfield's Book Store. Mr. Coode asked if they are three bedrooms. Mr. Reigle responded yes. Mr. Gregory pointed out the storm water plan for treatment more than


compensates the net gains and cancels itself out. Mr. Williams asked about traffic concerns and if they need a traffic light there. Mayor stated Oak Street is good being it has three ways out currently. Mr. Coode asked what the current market range is price wise for these houses. Mr. Reigle stated he is selling them in this area between two hundred and two hundred and twenty thousand each, but in Nashville is getting around four hundred thousand. Vote on motion: Mayor-yes, Coode-yes, Walker-yes, Williams-yes, Santa-Cruz-yes, and Sleeper-yes.

OTHER

- A. **Sign Ordinance.** Mr. Gregory requested the committee look through the sign ordinance he has prepared in the packet. He further stated he, Mr. Stinson, and Mr. Nicholson had set down for several hours the other day and went through it. He specifically pointed out page 23 and stated the committee may not want to be so harsh, but asked for the commission to give it some thought. In addition, they have modified this from Goodlettsville's ordinance.

ADJOURNMENT

A motion was made by Williams, seconded by Coode to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:01 p.m.



Chairman Melody Sleeper