

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

February 5, 2018

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, Alberto Sanchez-Cruz and Lisa Walker

Absent: David Coode and Carol Macha

CONSIDERATION OF MINUTES

A motion was made by Mayor, seconded by Walker to approve the January meeting minutes with a correction on the to "type of signs" in the paragraph. Motion passed unanimously by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. **Ashland City Town Homes Rezone Map 49N Parcel 7 and 8.** Phil with CSR engineering stepped forward and stated he was working on the site plan for the property to be rezoned and they are requesting a rezone from R-3 to R-4PUD. Chief Walker stated this is the property to the left of CEMC, and it has retail out front, townhomes, and single-family homes. Further, the street will connect Oak Street and North Main Street. Mayor asked Mr. Gregory if he had reviewed this. Mr. Gregory stated he had and he would recommend doing a C-1 rezone to the front of the property and doing the remainder in the R-4PUD. Mayor asked if there are enough parking spaces in the design. Mr. Gregory stated we don't have to worry about that at this point being this discussion is for the rezone. Ms. Walker asked about adding a dog park and the reason to make the road a city road. Mr. Phil stated they do not have room in the plan for a dog park. Chief Walker stated they have discussed bring the road up to city standards and the reason for the adoption of the road is due to problems in the past with private roads; however, if it is built to city specifications and adopted on the front end they will avoid the confusion. Mayor made a motion, seconded by Ms. Walker to recommend the rezone the front portion of the property to C-1 and the remaining portion to R-4PUD. Vote on motion: Mayor-yes, Walker-yes, Williams-yes, Santa-Cruz-yes, and Sleeper-yes.
- B. **Sign Ordinance Discussion.** Mayor made a motion, seconded by Williams to defer this discussion for a month. All approved by voice vote.
- C. **Reduction in size to lot size requirements in residential districts.** Mayor made a motion, seconded by Walker to defer this discussion for a month. All approved by voice vote.
- D. **Changes to building height requirements.** Chief Walker stated fire services are ok with any height; however, they need to go back and look at zoning as they may want to limit the residential district. He requested the commission defer for a month in order to review further. Mayor made a motion, seconded by Walker to defer until next month. All approved by voice vote.

OTHER

- A. **Leland Station Property.** Ms. Walker asked for an update with the Leland Station Property. Chief Walker stated they have been working with the developer that is currently under contract for the property; however, the county has a second contract if this contract falls through.

ADJOURNMENT

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


Chairman Melody Sleeper