

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

January 11, 2018

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

CALL TO ORDER at 5:50 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 December meeting minutes with a correction on the second page changing to "several lots where the only place to go is up." Motion passed unanimously by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. **Sign Ordinance Discussion.** Mr. Gregory stated there are several things in the sign ordinance he wanted to go over and talk about. He pointed out that the committee may want to spend some time going over how to describe the type of signs in the districts; however, they may not want to get too in depth with this as they only need to address the time, place, and manner of the city signs. Ms. Walker questioned historical markers. Mr. Gregory stated there are several of those in the right-of-way. Mr. Stinson stated they are permitted. Mr. Gregory then stated section 305.1 may need to be simplified. Chief Walker then questioned a sign Fast Pace is wanting to place. Mr. Gregory stated those signs would be addressed under the Pole Signs section. After much discussion regarding temporary signs and stand-alone sidewalk signs Mr. Gregory suggested discussing the sign ordinance further at the next Planning Commission meeting after he makes a few changes.
- B. **Reduction in size to lot size requirements in residential districts.** Mr. Stinson presented a table with the current lot size requirements and noted his recommendations for changes which will promote density. Mayor stated he felt like this needs to be studied further. Mr. Gregory stated they have discussed an overlay and that is still an option as well. Chief Walker asked if an overlay could overlap the current commercial overlay. Mr. Gregory confirmed it can. Ms. Sleeper stated the committee with revisit this at the next scheduled meeting.
- C. **Changes to building height requirements.** Chief Walker stated back when this was originally passed fires were a concern; however, with stricter codes requirements for buildings above 75 feet tall safety features help with these issues. He further stated changing R-4 to take off the height regulations would promote density in the downtown district, but this is up to the committee. Mayor asked if you would change the verbiage to say not to exceed a certain number of stories. Chief Walker stated once it is above ten stories they will get into the high rise code which are more stringent on fire protection. Mayor stated he needs to think about this further. Chief Walker stated some of these developers come in and look at the


code and do not want to ask for a variance. Mr. Gregory agreed stating they will do their research online and if it is not in the code they will move along. Chief Walker stated the committee can discuss this further next month.

OTHER

None.

ADJOURNMENT

A motion was made by Williams, seconded by Mayor to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:30 p.m.


Chairman Melody Sleeper