

TOWN OF ASHLAND CITY PLANNING COMMISSION MEETING MINUTES

December 4, 2017

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, Carol Macha, Hadley Williams, Yvonne Stinnett and Lisa Walker

Absent: David Coode

CONSIDERATION OF MINUTES

A motion was made by Macha, seconded by Mayor to approve the November meeting minutes with the correction "get the corrected" changed to "get it corrected" in the last paragraph under new business. Motion passed unanimously by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. **Change in the commercial districts to allow for caretaker apartment without special exception.** Mr. Gregory stated the zoning ordinance allows for this is the C-1 district and is treated as a special exception; moreover, this would require the requestor to attend a Board of Zoning and Appeals meeting to request the exception. Mayor asked if there was something about mixed use or is it just under the PUDS. Mr. Gregory responded it is just under the PUDS, but it is not allowed and requires the special provision. Ms. Macha asked if this would require different water taps. Mr. Gregory responded not necessarily. Chief Walker stated he didn't see any reason why we wouldn't allow this. A motion was made by Macha, seconded by Williams, to recommend to council to accept the change. Vote on motion: Macha-yes, Williams-yes, Sleeper-yes, Stinnett-yes, Mayor-yes, and Walker-yes.
- B. **Sign Ordinance discussion.** Mr. Gregory stated this will depend on how deep the committee would like to dive into this subject tonight being there are lots of things that do not belong. He presented a sample ordinance used by another city and stated some of these things may not need to be in this ordinance when adopted for Ashland City and vice versa. After some discussion and questions Mayor stated this can be on the agenda for next month and can be cleaned up and looked at during that time.
- C. **Reduction in size to lot size requirements in residential districts.** Mr. Stinson stated the main reason for this item being on the agenda is to allow for more density and in order to promote such they could reduce the required lot size especially when it comes to the residential R-3 and R-4 districts. Mayor stated this was done prior to the sprinkling regulations. Chief Walker stated fire concerns was the main reason for these requirements. After some discussion Mayor stated it may be better to do an overlay than to do a whole scale project
- D. **Allow taller buildings discussion.** Chief Walker stated there is an interest in taller apartments. Further, the height restrictions were set prior to having ladder fire trucks. In addition, the fire department can now reach up to ten stories with the safety improvements and this will keep developers from being required to

obtain variances. Ms. Macha stated several lots where the only place for them to go is up. Chief Walker asked Mr. Gregory if he had any suggestions. Mr. Gregory stated whatever the committee is comfortable with and he further asked if it will be a footage preference or a stories preference. Chief Walker stated he felt like stories would be the preference and stated he would like to come back to the committee with a suggestion as they could be losing some developments.


- E. Reschedule January Meeting.** Mr. Stinson stated the next meeting will fall on New Year's Day and asked if the committee would like to reschedule. Mr. Gregory stated he had a conflict for the second Monday in January. After some discussion the committee decided to reschedule the meeting for January 11, 2018 at 5:30 p.m.

OTHER

None.

ADJOURNMENT

A motion was made by Williams, seconded by Stinnett to adjourn. Motion passed unanimously by voice vote. Meeting adjourned at 6:20 p.m.


Chairman Melody Sleeper