



TOWN OF ASHLAND CITY Planning Commission Meeting June 06, 2022 5:30 PM Minutes

CALL TO ORDER

Chairman Stratton called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairman Steven Stratton
Committee Member Nicole Binkley
Committee Member Vivian Foston
Committee Member Gerald Greer
Committee Member Michael Smith
Committee Member Mike Stuart
Committee Member JT Smith

APPROVAL OF AGENDA

A motion was made by Committee Member Stuart, seconded by Committee Member Greer, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. May 02, 2022 Planning Commission Meeting Minutes

A motion was made by Committee Member Foston, seconded by Committee Member Binkley, to approve the May 02, 2022 Planning Commission Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

None.

ELECT OFFICERS

*Chairman Stratton welcomed Mayor Smith to the board.

Chair Nominations - Chairman Stratton opened the floor for Chair nominations. Committee Member Greer nominated Committee Member Binkley. The floor was closed for nominations and a motion was made by Committee Member Greer, seconded by Committee Member Foston, to appoint Committee Member Binkley as Chairman. Voting Yea: Chairman Stratton, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Michael Smith, Committee Member Stuart, Committee Member JT Smith.

Vice-Chair Nominations - Chairman Stratton opened the floor for Vice Chair nominations. Committee Member Michael Smith nominated Committee Member Greer. The floor was closed for nominations and a motion was made by Committee Member Smith, seconded by Committee Member Foston, to appoint Committee Member Greer as Vice Chairman. Voting Yea: Chairman Stratton, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Michael Smith, Committee Member Stuart, Committee Member JT Smith.

Secretary Nominations - Chairman Stratton opened the floor for nominations for Secretary. Committee Member Greer nominated Ms. Alicia Martin. The floor was closed for nominations and a motion was made by Committee Member Greer, seconded by Committee Member Binkley, to appoint Ms. Martin as Secretary. Voting Yea: Chairman Stratton, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Michael Smith, Committee Member Stuart, Committee Member JT Smith.

OLD BUSINESS

2. Pole Signs

Mr. Gregory stated that we discussed this last month and he wanted to follow up on it to explain why they asked for it to be reconsidered again. He stated that the Ordinance states that poles have to be ten (10) feet from the right-of-way and anything between ten (10) and twenty (20) feet has to be a monument sign. Mr. Gregory stated that we have had several site plans come through and approve pole signs in the 10-20 foot mark. He stated that he is asking the

committee to remove the requirement of the monument sign. Mr. Gregory stated that they could still have a monument sign if they wanted, but it would remove the requirement. Chairman Stratton asked if the 20 foot setback needed to be removed. Mr. Gregory stated yes. Committee Member Greer asked why it was originally done that way. Mr. Gregory stated that it was cut and pasted from another City. Committee Member Michael Smith asked if they did away with it, what would it mean. Mr. Gregory stated that pole signs could be 10 feet from the right-of-way. After much discussion, a motion was made by Committee Member Stuart, Seconded by Committee Member JT Smith, to remove the twenty (20) foot restriction. Voting Yea: Chairman Stratton, Committee Member Greer, Committee Member Michael Smith, Committee Member Stuart, Committee Member JT Smith. Voting Nay: Committee Member Binkley, Committee Member Foston.

NEW BUSINESS

3. Billboard Discussion

Mr. Gregory stated that his is just for information. He stated that the owner of the billboard on Highway 12 next to the old Jackson Liquor store wants to change the size of the billboard. Mr. Gregory stated that our sign ordinance does not have a provision for billboards. He stated that the ordinance states that you cannot make a non-conforming structure more non-conforming, but State law says that they can go up one size. Mr. Gregory stated that is what they want to do and make it electronic. He stated that there is nothing we can do about it and they know the regulations well.

4. Rezone Request Parcel 049 O 019 03

Mr. Nicholson stated that this is Mr. Dean Norwood's property and it is the old Mayfield bookstore. He stated that it is currently zoned R3 and they are unable to find any documentation after 1973. Mr. Nicholson stated that everything around the property is zoned C1 or C2. He stated that Mr. Norwood purchased the property in 2019 and they are trying to clean up that area. Mr. Nicholson stated that Hardee's is still R4. He stated that they are asking for it to be rezoned to C2. A motion was made by Committee Member Greer, seconded by Committee Member Stuart to rezone the property from R3 to C2. Voting Yea: Chairman Stratton, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Michael Smith, Committee Member Stuart, Committee Member JT Smith.

5. Rezone Request 055C U 009.00

Ms. Patty Kennedy stated that the property she is wanting to rezone is located at 109 Turner Street, right next to where Mr. Steve Reigle built those new houses. She stated that there will be six (6) houses on 1.6 acres. Committee Member Michael Smith questioned if that would be a good idea since we have already received so many complaints about flooding from water runoff there. Chairman Stratton stated there are water pressure issues too. Ms. Kennedy stated that she is not saying they will do six (6) they just know that is their max. After much discussion a motion was made by Committee Member Binkley, seconded by Committee Member Foston, to rezone the property from R3 to R4 PUD. Voting Yea: Chairman Stratton, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Michael Smith, Committee Member Stuart, Committee Member JT Smith.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Stuart, seconded by Committee Member Greer, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:15 p.m.

CHAIRMAN STRATTON

CITY RECORDER ALICIA MARTIN