



TOWN OF ASHLAND CITY

Planning Commission Meeting

June 07, 2021 5:30 PM

Minutes

CALL TO ORDER

Chairwoman Sleeper called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairwoman Melody Sleeper
Councilman Gerald Greer
Committee Member Vivian Foston
Committee Member Alberto Santacruz
Committee Member Steven Stratton

ABSENT

Mayor Steve Allen

APPROVAL OF AGENDA

Mr. Jason McClain stated there were a few changes. He stated that item #3 should be a plat amendment in addition to the rezone for Stratton and that item #4 should not be a subdivision it was just a site plan, there was no property being divided. A motion was made by Councilman Greer, seconded by Committee Member Stratton, to approve the agenda with changes. All approved by voice vote.

APPROVAL OF MINUTES

1. May 3, 2021 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Councilman Greer, to approve the minutes. All approved by voice vote.

PUBLIC FORUM

Chairwoman Sleeper read the public speaking rules prior to opening the public forum.

Tracey Edward Sharp- Ms. Sharp stated that she was a resident and property owner in Ashland City. She stated that seven years ago her family moved here and her parents moved soon after. Ms. Sharp stated that Nashville was experiencing growth, which was causing problems with infrastructure, crime, and traffic. She stated she was concerned that Ashland City was going in the same direction. She stated that for that reason, she would like to go on record to oppose the development.

David Lee- Mr. Lee stated that he wanted to talk about the history of the Braxton Lee Homestead. He stated that there was a statement in the news about the house no longer being historic in nature and wanted to speak against that. Mr. Lee stated that there were 90-100 people who left Virginia and arrived in Nashville sometime before 1796 when we became a state. He stated that Braxton Lee built a small cabin down from the existing homestead on the street now known as Hibiscus. Mr. Lee stated that men by the names of Batts, Binkley, Carney, Demonbreun, Durham, Felts, Etc., mustered there in the yard of that place and that there were several weddings held on the steps. Mr. Lee ran out of time and Councilman Greer asked for an exception for more time. Chairwoman Sleeper asked for a motion to extend his time. A motion was made by Councilman Greer, seconded by Committee Member Stratton, to hear the rest of Mr. Lee's statement. All approved by voice vote. Mr. Lee further stated that the Braxton Lee homestead was a pioneer outpost. He stated that it had stood proudly for well over 200 years and the history could not be told effectively without the house as it stands. Mr. Lee stated that not one shovel of dirt should be turned until they have a full historical study and a master plan created for future generations to learn about the homestead.

Cara Lee Lord- Ms. Lord stated that she was a resident in the home, but she currently lives in Pleasant View. She stated that she lived in the home for 5 years and saw several things that tried to go around

the home but failed. Ms. Lord stated that she has hosted farm-to-table dinners, open houses, and meetings and has seen the way the community wanted to have the homestead as part of the community. She stated that one thing that she hoped everyone took into consideration, was that the process that had happened, happened through manipulation and deception. Ms. Lord stated that once the history was gone, it was gone for good. She asked that everyone please make sure all the facts were there and to compare all of those facts.

May Linger- Ms. Linger stated that she does not reside in Ashland City, but she is a former resident that lives in Chapmansboro currently. She stated that she raised her children in Ashland City and her grandchildren took their first steps in Ashland City. Ms. Linger stated that, prior to any attempts of development in Ashland City, the land was used for crops and livestock. She stated that the wounds inflicted on the land by the excavation would take centuries to heal. Ms. Linger stated that there was a great story about the legacy written by our County Historian, Ms. Lisa Walker, that was shared recently. She stated that much like the past decisions of the development of the property, the decisions made would become the legacy of the future.

George Ann Raines- Ms. Raines stated that she was a landowner in Ashland City and a concerned citizen. She stated that there were many unanswered questions that needed to be addressed. She stated that the Town of Ashland City was 10.1 square miles and that 72% was urban, which was a reminder of how small the town was. Ms. Raines asked what long-term, detrimental impacts this would cause on residents of Ashland City. She stated that Marrowbone Lake was our primary watershed. Ms. Raines asked if any of the Committee Members had been up on the Braxton Lee homestead because it was truly a hidden treasure in our town. She stated that it was notated that during the Leeland Station project, the water department had a significant intake of silt, mud, and contamination to the water supply into the water plant. She further stated that because of the runoff, this could be an issue again during construction because the water would go into the pavement and would be absorbed. Ms. Raines asked if the proposed stormwater management system would be able to keep up and what kind of storm management system would there be?

Nicole Binkley- Ms. Binkley stated that she was a resident and property owner here in Ashland City and that she and her family had been here a long time and she was very proud of her heritage. She asked if the planned population density would be altered and if there would be additional costs for services like police, fire, and road service costs. She asked if this would require changing the street plan due to new or, worse, unanticipated traffic generation. Ms. Binkley also asked if the change would constitute a grant of special privilege to an individual instead of promoting public welfare and if the plan was in agreement with the long-term plan for Ashland City? Further, she stated that it was important to look at that and maintain that for our children and our children's children.

Awilda Binkley- Ms. Binkley stated that she has grown up in Cheatham County and people who lived here remember her as either a rowdy teenager or a crippled-up old lady. She asked that the Committee please take plenty of time and consider every aspect of this. She stated that she and Ms. Doris Sanders had raised many children on this property, and they think there needs to be a public town hall meeting. Ms. Binkley stated that she knows there has been a lot of talk, but that they do not know what was right and what was talk. She stated that there needs to be a meeting so that the citizens can ask questions and have input on all this.

Gina Binkley- Ms. Binkley stated that she wanted to proclaim Ashland City as a village. She stated that there was only so much space here and this proposal is too much for our village. She stated this would likely be the tipping point that would drastically affect the quality of life in Ashland City. She asked if there had been a traffic study done since the new light was installed. She stated that soon, TN Waltz would be closed for two years, and all side streets would become a cut-through. Ms. Binkley stated that she could attest that all of Forrest Street's traffic had already increased significantly. She further stated that the street was already problematic without the development that was currently going up there. Ms. Binkley stated that this plan to use Maple Street, S Poole Street, and Elm Street as access to the development was not logical and that it infringes on private property for entry into that space. She stated that, while we knew traffic would be horrible and water pressure was already a significant problem, there has already been runoff from clear land and people's basements are flooding and this had never been a problem before. Ms. Binkley stated that if this property was cleared it would be similar to a waterfall with huge risks to our city water supply. She asked if they go up there and start blasting

who would assume the responsibility for issues resulting in these things. She stated that triplexes and duplexes are not appropriate. Further, she stated that in 2010 Ashland City developed a land-use plan, and Chapter 6 talks about environmental impacts such as the destruction of wetlands. Ms. Binkley stated that she hopes the Committee looks at it.

Lisa Walker- Ms. Lisa Walker stated that she lived in Pleasant View but grew up in Ashland City. She stated that in 2005, she was appointed Cheatham County Historian and for 3 years has been an advisor to the Braxton Lee homestead. Ms. Walker stated that she was a Former Planning Commission member and member of the Ashland City council. She stated that the Braxton Lee house was historic and that simply means that it's old and worth saving. Ms. Walker stated that in a push for progress we lose our history, and buildings of the past are torn down to make way for the future. She stated that almost always the future regrets the decisions of the past. She also stated that buildings convey the history of a place and they tell you about the values and character. Ms. Walker stated that they bring us into a conversation with those who have walked in the same space before us. Further, she stated that preserving this house was beneficial in the following ways; culturally, economically, socially, environmentally, and educationally. She stated that the historic preservation of places like the homestead was important and there was no way to save it once it was gone.

Lori Hilliard- Ms. Hilliard stated that she appreciated the opportunity to speak tonight. She stated that she was a resident and has owned property in Ashland City for 26 years. Ms. Hilliard stated that with a proposal of this magnitude, that she felt strongly that a decision could not be made in one night. She stated that Spring Street has become a cut-through road and people use these streets to get back over to Forrest Street ever since the installation of the red light. Ms. Hilliard stated that it was proposed that Elm Street would be used as another entry into this development and because of that several streets there would forever be changed. She stated that there were children playing in these neighborhoods, people walking their dogs, and pushing strollers. Further, she stated that these roads were not built for this traffic, there are no shoulders or sidewalks. Ms. Hilliard stated that they have a petition circulating with 568 signatures in opposition. She stated that the people that would profit off of this would not have to deal with these problems after it was built.

Candice Beasley- Ms. Beasley stated that she was a resident of Ashland City and a business owner in Cheatham County. She stated that not only would it be horrible to lose the first settlement and home here, but it would be completely destructive to our town and further destroy the quality of people's lives. Ms. Beasley stated that many of the residents have spent thousands of dollars for repairs after new developments and clearings that had rerouted water. She stated that many had lost water pressure and the water smelled like chlorine. She stated that her home had flooded 11 times over the course of the past 2.5 years and each time costing a fortune to clean up. She stated that she loses electricity every other week due to transformers blowing and most of the roads, including hers, were still set up for horse and buggy. Ms. Beasley stated that there were no sidewalks or shoulders and that she personally felt that this small town was not equipped or ready for this new development until the infrastructure was fixed and updated. She also stated that she had concerns about run-off water into marrowbone creek if this development happens and that not once before the development on Turner Street and the clearing on Bell Street did she have water pressure issues or flooding issues. Ms. Beasley stated that she can no longer take a shower to wash her hair, that she had to run a bath and wash her hair in the tub and when she runs water from the kitchen or bathroom, she can see debris in the water. She stated that losing electricity and water pressure then adding the traffic of people racing down the road was a safety issue. Further, she stated that she could not be paid to believe this would not have effects on the water and electricity and that she doesn't believe it was a good decision to build in this spot, to begin with.

Gayle Watts- Ms. Watts stated that she has lived in Cheatham County for 43 years and she loved the county because it was a quiet, small, quaint town. She stated that she wasn't going to speak tonight, but after listening to everyone speak about the Braxton Lee home, she decided to because of the house next to the fire hall. Ms. Watts stated they were trying to tear down the historical house located at 1807 Highway 12 South and replace it with 60 condos. She stated that it was slid in on a meeting and she didn't feel that they got the opportunity to pull together a petition before the meeting and she asked that the citizens come out to the next meeting. Ms. Watts stated that she was trying to stop the

rezoning there and that it had been zoned R-1 for forty-three (43) years. She stated that she noticed a big influx of contractors coming into our city and that down across from Wal-Mart was condo and apartment city. Ms. Watts stated that they were taking away the beauty of the drive on the highway and the blasting caused damage to their homes last year. Further, she stated that they claimed they would put a fence around the cemetery behind the home and that would protect it, but she does not believe so. She stated that she did a study with the new apartments and homes they have already added and that would be roughly 5,081 people coming into Ashland City. Ms. Watts stated that would be 2,542 more vehicles in and out of AC and that the infrastructure was not there for it. She stated that she agreed with Ms. Beasley and that they should be fixing issues we already have.

Stacey Earl Stuart- Ms. Stuart stated that she has been a resident for 27 years. She stated that she lived at the end of South Poole Street and as a street monitor, she had always noticed people coming by fast, but it was worse now. Ms. Stuart stated that any second now, there would be a devastating accident on Forrest Street. She stated that the other thing she wanted to talk about was saving the history here, which was so important to this community. She stated that we have been through a lot and have seen it saved and then lost and it seems like everyone really cares about it for a year or so and then it becomes about the big buck, the dollar. Ms. Stuart stated that there was not a dollar value on this land, there was not a dollar value on history. Further, she stated that she felt sorry for people who had put so much time into it just to suddenly see the plans that were drawn up to include Maple, Elm, and South Poole as cut throughs. She stated that she was having trouble believing anyone involved in this.

Gary Binkley- Mr. Binkley stated that they have heard everything from history to infrastructure. He stated that he knows the history of the county wanting to put the jail up there and they were able to stop that. Mr. Binkley stated that Mr. Lee did a great job going through the history tonight. He stated that the developers have approached the county mayor about moving the historic society somewhere like Riverbluff Park, so he was planning to find out what the decision was. He asked that the council take a look at the side streets in the plans. Mr. Binkley stated that he knows for a fact that would change the whole way of living for the people on Maple Drive. He stated that they know development was coming but there needed to be a happy medium. Further, he stated that he looked forward to trying to work with developers and citizens.

Hunter Dice- Mr. Dice stated that he was a resident of AC and that he lived on South Poole Street. He stated that he was against the development. Mr. Dice stated that he knew development was inevitable, but it did not need to be duplexes. He asked if duplexes were really what we wanted to build in the last developable area. He stated that he was an engineer, and he knows our roads cannot handle it. He stated that he wanted to teach his daughter to ride her bike on their street, but if South Poole and these small streets were developed there was nowhere to do that. Mr. Dice stated that adding 400 cars to these streets was just not safe. He stated there will be environmental impacts and this will run the wildlife off. Further, he stated that no one here wanted this development and AC can do better than duplexes and triplexes.

Heather Bobler- Ms. Bobler stated that she lived in AC and had been a property owner since 2006. She stated that she had learned a lot from the meeting and that it was adding to the concerns about not having the infrastructure in place. Right now, even if school was not in and AO Smith was not having a shift change in the afternoon, traffic would still be bad. Ms. Bobler stated that living in a place as beautiful as our town could be monetized if we could save, preserve, and respect it. She asked if all of these people come with their kids, were the schools funded. Further, she asked the council to think about the decision they make,

Gaylon Gray- Ms. Gray stated that she bought a house in the new developments, the Turner Street Townhomes, and these were not great quality homes. She stated that her husband and father died in AC and she moved here hoping to create a legacy in AC because when she looked at the slight view of AC before she bought her home she noticed all the green. Ms. Gray stated that upon moving into her house she discovered it wasn't level and upon complaint they adjusted the closet doors and after about 8 months of complaining they put a level on my floor and it teetered. She also stated that this winter her sixteen-month-old house started leaking and the wall and ceiling had to be replaced and the roof had to be repaired. The builder would not take any responsibility and blocked her. Ms. Gray stated that the quantity and the quality of the growth here had not been looked at.

Valerie Kemp- Ms. Kemp stated that she was a homeowner, business owner, and property owner in AC. She stated that she had a unique perspective because her father was an investor in the Braxton Lee site and he had some objectives when he decided to put money towards that project. Ms. Kemp stated that the first objective was to keep the jail from going into that site, and the second was to preserve the house on that site. She stated that her family owns a lot of property in the AC area and they were not opposed to development but they wanted quality development. Ms. Kemp stated that if we ran off these developers, we do not know what type of developers we would get next. She stated that she does not want more transient housing here and when she hears duplex she thinks of junk cars in the driveway and evictions. Ms. Kemp stated that when she spoke to the developers she found that each unit would be sold in the \$300,000.00 range and their HOA guidelines would limit the number of rentals. She stated that the city needed upgrades to the water and sewer system and the city had issues with big jacked-up trucks driving down Spring Street at night but that it was not the developer's problem, and should be patrolled better by the police.

Jane Crisp- Ms. Crisp stated that she lived in AC and owned residential and commercial property. Ms. Crisp read a post written by Mr. Tom Salter whom she described as our down-to-earth renaissance man. She stated that Ashland City was in a flood zone and with all the precautions we had taken it had not solved our flood problems. Ms. Crisp asked if anyone believed that we could put all of that concrete, asphalt, and buildings on that property without it impacting the water that comes off of that hill. She stated that there aren't enough holding ponds in the world to hold that kind of water. Ms. Crisp stated that there was no way to make a successful plan to keep these homes from flooding.

OLD BUSINESS

2. Final Plat Approval: Skyview Phase III.

Ms. Patty Kennedy stepped forward and stated Mr. Calvin Bell couldn't be there and he called and asked her to show up. Mr. Gregory stated this was a proposal for the final plat for Skyview Drive. He stated that this proposed subdivision would tie Skyview Drive and Annette Drive together. Mr. Gregory stated that he spoke to the surveyor and he would like to add the size of that remaining plat and with the correction, he would recommend its approval. Chairwoman Sleeper clarified this was the one they looked at during the last meeting that was lacking. Mr. Gregory confirmed yes, it was a preliminary at the last meeting. Chairwoman Sleeper asked if there were any questions regarding this. Committee Member Stratton questioned if, with that correction, we were ready for approval. Mr. Gregory confirmed. A motion was made by Councilman Greer, seconded by Committee Member Foston, to approve the final plat. All approved by voice vote.

NEW BUSINESS

3. Rezone Request: R-3PUD to R-3

Chairwoman Sleeper stated the next thing on the agenda was the rezone request. Mr. Stratton stated they had decided to do a small HOA of 3 or 4 homes and had decided to go from R-3PUD back to R-3 and just go with one home. He further stated this was directly across from Sonic and there was a home there originally that was torn down. Mr. Stratton stated that they were separating it back. Councilman Greer questioned if we had rezoned to allow Mr. Stratton to put three additional homes, but he would be scaling it back to one home. Mr. Jason McClain stated he wanted to take off the PUD and just do one or two additional homes on two lots. Mr. Stratton stated that they wanted to make the new home look similar to the home we have remodeled. A motion was made by Councilman Greer, seconded by Committee Member Foston, to approve the rezone request. Voting Yea: Chairwoman Sleeper, Councilman Greer, Committee Member Foston, Committee Member Santacruz. Voting Abstaining: Committee Member Stratton

4. Subdivision Application: Valley View- Reigle Homes

Mr. Ashton Hutchinson stepped forward and stated he was a civil site engineer representing Steve Reigle. He stated that there were 2 existing parcels that he wanted to subdivide into 4 parcels, with a total of 7 homes. Mr. Hutchison stated that they do meet all the base sub

regulations in the handbook. Mr. Gregory stated this was a request to build 4 buildable lots from two existing parcels. He stated that they would need to show true, grid, or magnetic north, and show water line size. Mr. Gregory stated that they would recommend approval with those corrections. A motion was made by Committee Member Stratton, seconded by Committee Member Foston, to approve the application with corrections. Voting Yea: Chairwoman Sleeper, Councilman Greer, Committee Member Foston, Committee Member Santacruz, Committee Member Stratton.

5. Subdivision and Preliminary Plat Approval: BAM Residential Development

Mr. Barry Mayo came forward and stated that he was born and raised here. He stated that he wanted to address a few things and he had an engineer here to explain the technical aspects. Three (3) years ago he was approached by an investment group to help save the house and the land that goes with it. They requested that he hold this for a year and at the end of the year they came up short on their funding and they gave them another year. He stated that the six investors decided they didn't see this dream coming true and all six owners voted to sell the land. Mr. Mayo stated that they solicited seven (7) developers to bid on the property, five (5) of them turned it down, and two (2) came forward and placed a bid on it. He stated that the Lee family sold the house, they chose to sell it, no one stole it from them. Mr. Mayo stated that they insisted they give them five (5) acres of land to go with the house and that wasn't practical. He stated that there was never a plan to tear down the house and they have tried to work with other groups to preserve it. He stated that recently they have tried to work with the county to use it as a museum and they hope that works. Mr. Mayo stated that if they wanted to tear it down they would have done so eight months ago. He stated that some of the other issues that have been brought up were not on their agenda. Mr. Mayo stated that they were planning to build one access off of Highway 12 with intentions to market this as a fifty-five (55) plus community. He stated that the roads in the development would be paid for and maintained by an HOA. Mr. Mayo stated that there was a lot that got up and said something about water pressure and sewer issues, but this project would add \$80 to \$100 million in property taxes which would give the city the funds to pay for those things. He stated that the plan has to meet the state standard for runoff, but some of the concerns the group had there were things they weren't planning on doing. Mr. Mayo stated that they wanted to build something to enhance the community with the least amount of burden on the county or city. After much discussion, Mr. Gregory stated that there were some issues identified during the engineering review regarding stormwater, landscaping, and erosion control. He stated that since this proposal met the requirements of the zoning ordinance concerning site plan submittal, upon correction of the noted specific issues, staff recommends approval with those corrections. A motion was made by Committee Member Foston, seconded by Committee Member Santacruz, to approve the plat with corrections. Voting Yea: Chairwoman Sleeper, Councilman Greer, Committee Member Santacruz. Voting Nay: Committee Member Foston. Voting Abstaining: Committee Member Stratton.

OTHER

Mr. McClain stated that the July meeting needed to be addressed because of the holiday. A motion was made by Committee Member Foston, Seconded by Committee Member Stratton, to set the next meeting for July 12, 2021. All approved by voice vote.

Mr. Stratton stated he couldn't be involved because of partnerships with other developments and commended the great job everyone was doing.

Ms. Reed stated this would be her last meeting because she resigned and her last day would be June 24, 2021.

ADJOURNMENT

A motion was made by Councilman Greer, seconded by Committee Member Foston, to adjourn the meeting. All approved by voice vote and the meeting was adjourned at 8:13 p.m.