



TOWN OF ASHLAND CITY

Planning Commission Meeting

January 04, 2021 5:30 PM

Minutes

CALL TO ORDER

Mayor Allen called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Mayor Steve Allen
Committee Member Gerald Greer
Committee Member Alberto Santacruz
Committee Member Steven Stratton
Committee Member Hadley Williams

ABSENT

Chairwoman Melody Sleeper
Committee Member Justin Bell

Ms. Kellie Reed informed the committee they will need to elect a Vice Chairman who will be responsible for running the meeting in Ms. Sleeper's absence. Mayor Allen opened the floor for nominations. A motion was made by Committee Member Stratton, seconded by Committee Member Santacruz, to elect Committee Member Greer as the Vice Chairman of the Planning Commission. All approved by voice vote and Vice Chairman Greer took over the meeting.

APPROVAL OF AGENDA

Ms. Reed requested adding "Approval of Resignation of Justin Bell" under Other. A motion was made by Mayor Allen, seconded by Committee Member Stratton, to approve the agenda with the changes. All approved by voice vote.

APPROVAL OF MINUTES

1. December 7, 2020 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Mayor Allen, to approve the December 7, 2020 meeting minutes. All approved by voice vote.

PUBLIC FORUM

None.

NEW BUSINESS

2. Jarrett Concrete Plant Site Plan Approval- Hwy 12 South Map 65 Parcel 046

Mr. Travis Jarrett stated this site plan covers the building site and some parking. Further, this is for manufacturing and storage, but does not include office space. Committee Member Santacruz questioned the location of the site. Mr. Jarrett discussed the location and stated it is behind the Nashville Fabrication up to the left. Mayor Allen questioned the structure of the building. Mr. Jarrett responded it will be a metal building with a concrete slab. Vice Chairman Greer asked Site Engineer Devender Sandhu to review the plan. Mr. Sandhu stated they are awaiting some items from TDOT and some of the questions that came up had to do with the TDOT turnaround. He further discussed the storm water and the elevation. City Planner Rick Gregory stated the engineer for the city had reviewed the site plan and a number of issues were noted that have not been resolved. He further stated these issues may be cause for a deferral being they are unresolved. Mr. Sandhu stated these are pretty standard items for comment and details are unavailable at this time due to TDOT needing to acquire some of the property. He

assured the committee they will complete the checklist and will get it submitted. Further, of the six (6) to seven (7) acres on the site they are only utilizing about an acre. Vice Chairman Greer questioned how the committee would like to proceed. A motion was made by Committee Member Stratton, seconded by Committee Member Santacruz, to defer this until the communication is made with CSR and items are resolved. All approved by voice vote.

3. Subdivision Approval: Lindahl Subdivision-1007 Hunter Lane

Ms. Reed stated that back when the property was purchased, they did subdivide and rezone the property; however, neither Mr. McClain nor I were able to find much information from back then. She stated she did find a rezone, but it was only a portion of the property. She stated after further discussion they decided to put it on the agenda to clean it up and record it correctly. Mr. Johnny Lindahl stated he wants is record this as Industrial except for the area that was zoned commercially previously. Mr. Tom Jones stated there was a lot of confusion on the whole track. He further discussed the currant leases on the subdivision. Mr. Lindahl stated the reason this is an issue is currently is because there is someone who is interested in the property for the use of a distillery, restaurant, and retail store. Mayor Allen questioned the total acreage. City Planner Rick Gregory responded it shows 14.84 on GIS records. Mr. McClain stated Mr. Lindahl had the property subdivided into four parcels. Further, we found the rezone from years ago, but we cannot find the subdivision records from years ago and we are trying to correct this by completing and recording the subdivision then rezoning the third and forth lots. A motion was made by Mayor Allen, seconded by Committee Member Stratton, to approve the subdivision. Voting Yea: Mayor Allen, Committee Member Greer, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams.

4. Rezone: Lindahl Property

Ms. Reed displayed the subdivided plats. After much discussion City Planner Rick Gregory recommended the zoning for the lots all be recorded on the same ordinance. Further, the lot 1 be I-1 to C-2 and the remaining lots be zoned to I-2. A motion was made by Mayor Allen, seconded by Committee Member Stratton, to rezone all the lots in the subdivision. Voting Yea: Mayor Allen, Committee Member Greer, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams.

OLD BUSINESS

5. Landscape Ordinance

City Planner Rick Gregory stated he emailed a copy of a revised document for this discussion earlier today. He further stated they have reviewed the majority of it, but there are still just a few things that need to be discussed. After much discussion Committee Member Stratton recommended lightening the load for the cost of the buffer between the development and residential sites. He further stated the committee has went through the ordinance and lightened the load already, but it is important to get this finalized. He requested Mr. Gregory complete those items and bring it back for approval next month. A motion was made by Committee Member Stratton, seconded by Committee Member Santacruz, to defer this discussion until the next meeting. All approved by voice vote.

OTHER

6. Approval of Resignation: Justin Bell

Ms. Reed stated Committee Member Justin Bell submitted his resignation. A motion was made by Mayor Allen, seconded by Committee Member Stratton, to accept the resignation. All approved by voice vote.

ADJOURNMENT

A motion was made by Mayor Allen, seconded by Committee Member Santacruz, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:44 p.m.