



TOWN OF ASHLAND CITY Planning Commission Meeting January 03, 2022 5:30 PM Minutes

CALL TO ORDER

Vice-Chairman Greer called the meeting to order at 5:40 p.m.

ROLL CALL

PRESENT

Committee Member Steve Allen
Committee Member Vivian Foston
Committee Member Gerald Greer
Committee Member Michael Smith
Committee Member Mike Stuart

ABSENT

Chairman Steven Stratton

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. December 6, 2021 Planning Commission Meeting Minutes

A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to approve the December 6, 2021 Planning Commission Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

2. Rezone Request: Hwy 12 S Parcel 062 035.06

Mr. Michael Holt stated that he was wanting to rezone to R4 for the property located at Hwy 12 and Little Marrowbone. Mr. Rick Gregory stated that this is a request to rezone approximately three (3) acres from R-1 Low-Density Residential district to R-4 High-Density Residential district. He stated that permitted uses in the R-4 district include duplex dwellings, Multi-family dwellings, and a number of uses permitted as special exceptions. Mr. Gregory stated that oddly, single-family dwellings are not permitted but Planned Developments are listed as special exceptions even though multi-family dwellings are permitted uses. He stated that residential density is 3,000 square feet per unit and this approximately three (3) acres would yield a maximum of 44 residential dwellings. Mr. Gregory stated that this property is currently zoned R-1 Low-Density Residential district and properties surrounding this request are all zoned R-1 Low-Density Residential. He stated that Vantage Pointe and other properties west of Marrowbone Creek are zoned R-4 and a parcel approximately 4.49 acres in size was recently rezoned R-4 and is the subject of a site plan request for approval on tonight's agenda. Mr. Gregory stated that the property is located just south of Fire Station # 2 but does not physically adjoin this property. He stated that this request for R-4 zoning isn't sufficient in the area to be considered a standalone district but if viewed along with that recently rezoned 4.49-acre parcel it may be considered to be the initial phase(s) of a standalone R4 district. Further, he stated that there are no "transition" districts to separate this proposed rezoning from the existing R-1

properties surrounding it and while it adjoins the city's fire station, it is a significant departure from the existing developed properties. Mr. Gregory recommended that due to the significant differences between residential densities permitted in the R-1 and R-4 districts, this request is premature and staff cannot yet recommend this request. Mayor Allen asked if this was considered spot zoning. Mr. Gregory stated that it is small enough and that it could be if others join. He stated that it is not far from the other 4 acres on the agenda tonight that is already rezoned, but with the size alone, it could be considered that. Committee Member Foston questioned if it was 44 units being built. Mr. Gregory stated that was the maximum amount that could be built there. Committee Member Greer asked if there would be a study done regarding the traffic coming off Little Marrowbone or if there would be a traffic light installed. Mr. Gregory stated that it could be asked of them, but that it would be a burden due to the expense. Committee Member Stuart asked what type of structures would be going there. Mr. Holt stated that it would be brick, hardy board, and rock units at 1840 sq foot with 1620 sq foot living space. He stated there would be 35 units total. Committee Member Greer asked how many of the units would be rentals. Mr. Holt stated that these units would be for sale and they were looking to sell them for around \$299,000 per unit. After much discussion, a motion was made by Committee Member Allen, seconded by Committee Member Smith, to approve the rezone request. Voting Yea: Committee Member Allen, Committee Member Foston, Committee Member Greer, Committee Member Smith, Committee Member Stuart.

3. Site Plan Approval: Waffle House

Mr. Walter Barineau stated that he was seeking site plan approval for the site located between Taco Bell and Popeye's. He stated that this is pretty straightforward and it is a flat site. Mr. Barineau stated that they have been working through a few technicalities with his team and our engineers, but they are significantly there. He stated that they are looking forward to being a part of our growing community. Mr. Rick Gregory stated that this is a request for approval of an approximately 1,775 square foot restaurant and staff review identified several minor technical issues that should be addressed prior to the start of construction. Mayor Allen asked about enforcing the sign. Mr. Gregory stated that they would have to meet the sign ordinance. He stated that with the corrections, staff recommends approval. A motion was made by Committee Member Allen, seconded by Committee Member Stuart, to approve the site plan with the proper changes identified in the Charter and from the planner. Voting Yea: Committee Member Allen, Committee Member Foston, Committee Member Greer, Committee Member Smith, Committee Member Stuart.

4. Site Plan Approval: 1807 Hwy 12S

Committee Member Mike Stuart declared a conflict for the record. Josh Lyon stated he was with Klobber Engineering and was seeking site plan approval for 1807 Hwy 12S. He stated that he had received the comments from Mr. Gregory and they were working on those changes. Mr. Lyon stated that there had been some concern with the cemetery previously and that it would be remaining where it is. He stated that they would be placing a retaining wall around it. Mr. Gregory stated that this is a proposal for a 39 unit townhome development located adjacent to Fire Station #2 and staff review identified several minor technical issues that should be addressed prior to the start of construction. Mr. Gregory asked about access to the cemetery. Mr. Lyon stated that they could provide it. Mr. Gregory stated that with the corrections, staff recommends approval. Committee Member Foston questioned if any headstones would be moved. Committee Member Stuart stated that none have been moved and they wouldn't be. Committee Member Greer asked if there would be a turn lane added. Mr. Lyon stated that there would be a right turn in and a right turn out only. Committee Member Greer asked if we had Mr. Gregory's recommendation. Mr. Gregory stated yes, with his comments included. A motion was made by Committee Member Allen, seconded by Committee Member Smith, to approve the site plan with Mr. Gregory's recommended changes. Voting Yea: Committee Member Allen, Committee Member Foston, Committee Member Greer, Committee Member Smith. Voting Abstaining: Committee Member Stuart.

5. Powers and Duties of Municipal Planning Commissions

At this time, Mr. Gregory went over the Powers and Duties of Municipal Planning Commissions with the committee members.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to adjourn the meeting. The meeting adjourned at 6:56 p.m.

CHAIRMAN STEVEN STRATTON

CITY RECORDER ALICIA MARTIN, CMFO

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