



TOWN OF ASHLAND CITY Planning Commission Meeting September 13, 2021 5:30 PM Minutes

CALL TO ORDER

Chairman Stratton called the meeting to order at 6:42 p.m.

ROLL CALL

PRESENT

Mayor Steve Allen
Councilman Gerald Greer
Committee Member Vivian Foston
Committee Member Steven Stratton
Committee Member Michael Smith
Committee Member Mike Stuart

ABSENT

Committee Member Alberto Santacruz

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. July 12, 2021 Planning Commission Meeting Minutes

A motion was made by Committee Member Foston, seconded by Committee Member Stuart, to approve the July 12, 2021 Planning Commission Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

Ms. Lisa Walker stated that she is the Cheatham County Historian. She stated that she was appointed in 2005 by the Cheatham County Commissioners to promote and preserve local history. She stated that she is a former councilwoman and planning commission member for the Town of Ashland City, and she believes that the current committee members would agree that the town does not need any more rooftops. Ms. Walker stated that the new developments are affecting the historic past. She stated that she wanted to speak about 1807 Hwy 12 South and the planning meeting in May of this year. Ms. Walker stated that the developer had presented plans to the board stating they would leave the cemetery as is and Mr. Mike Stuart stated that he wanted to enclose the cemetery. She stated she has now heard that they are planning to move the cemetery by 100 yards. Ms. Walker stated that if a house can be built on the side of cliffs, then they can build around a cemetery. She stated that if a landowner wants to move a cemetery, they have a petition process to do so and as of this date the Tennessee Historical Commission has not received a petition concerning the move of this cemetery. She further stated that this planning commission and the Town of Ashland City do not listen to the people who are now living when they speak at meetings, and she hopes that the spirits of the ones who have passed will speak and they will listen to them.

Ms. Deborah Doyle stated that she lives off Little Marrowbone and was there on behalf of the rezone at 1070 Little Marrowbone. She stated that it would cause increased traffic, it would need a turning lane and a red light, and there are concerns with flooding. She stated that the development would increase the runoff across the roadways and the houses across from the Firehall already flood and this will only make it worse. Ms. Doyle stated that this needs to be a more thought-out development. She stated that there need to be single-family homes where people can raise families and not apartment city. Mr. Kevin Thompson stated that he lives at 279 Frey Street and was there on behalf of the temporary use permit discussion. He stated that he hopes we can adopt in town what other cities have done. Mr. Thompson stated that there needed to be provisions regarding having so much land and not inside a

subdivision. He stated that he wanted to keep a small-town feel where he can drive by someone selling vegetables and could stop and get tomatoes.

OLD BUSINESS

None.

NEW BUSINESS

2. Rezone Request: 1070 Little Marrowbone

Mr. Josh Lyon stated that over the twenty-four (24) plus acres, there is a small amount of multi-family homes and two-thirds are single-family homes. Ms. Amanda Bell stated that she wanted to make sure that everyone understands that we are not talking about apartments or rental properties. She stated that these are going to be owned and will be single-family townhomes and there are strict requirements about them being rentals. Ms. Bell stated there will be an HOA and there will be common areas. She stated that people are wanting a more simplified life and there is a need for them. Chairman Stratton asked about the price range. Ms. Bell stated that they would start in the low 400's. Committee Member Allen asked if these were right off Highway 12 beside the Firehall. Ms. Bell stated they were with a minimum of 1600sq feet, and it will not look like an apartment complex. Chairman Stratton stated that we want quality homes. Committee Member Allen asked about the cemetery plans. Mr. Lyon stated that they are going through the proper channels to relocate the cemetery. Mr. Mike Stuart stated that it is still up in the air if it will be moved and that the cemetery was abandoned and in bad shape. After much discussion, A motion was made by Mayor Allen, seconded by Councilman Greer, to approve the rezone request. Voting Yea: Mayor Allen, Committee Member Stratton, Committee Member Smith. Voting Nay: Committee Member Foston. Voting Abstaining: Councilman Greer, Committee Member Stuart.

3. Temporary Use Permit Discussion

Mr. McClain presented some examples of temporary use permits to the committee members. Committee Member Allen that he stated that maybe the sale at 279 Frey was just too big. Committee Member Greer asked if it was possible to limit the number of permits issued each year. Mr. Gregory stated that you could set a limit. Committee Member Greer state that he thinks it should be for a five (5) month period. Committee Member Stuart stated that there should be language preventing them in residential neighborhoods and limit to just commercial districts. Mr. McClain stated that he would like the committee members to send any thoughts or suggestions to him so that they can draft up an amendment and vote on it.

4. Planning Commission By-Laws and Rules of Procedures Training

Mr. Gregory stated that if everyone likes the way the by-laws and procedures read we can adopt them and make changes to them later as needed. A motion was made by Councilman Greer, seconded by Committee Member Foston, to adopt the by-laws and procedures. All approved by voice vote.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to adjourn. The meeting adjourned at 8:47 p.m.

CHAIRMAN STEVEN STRATTON

INTERIM CITY RECORDER ALICIA MARTIN, CMFO