



TOWN OF ASHLAND CITY Planning Commission Meeting May 03, 2021 5:30 PM Minutes

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairwoman Melody Sleeper

Mayor Steve Allen

Councilman Gerald Greer

Committee Member Vivian Foston

Committee Member Steven Stratton

ABSENT

Committee Member Alberto Santacruz

APPROVAL OF AGENDA

A motion was made by Mayor Allen, seconded by Councilman Greer, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. April 5, 2021 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Mayor Allen, to approve the April 5, 2021 Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

Gayle Watts: Ms. Watts stated she wanted to speak in regard to the rezone at 1807 Highway 12 South. She further stated she is concerned with the significant increase in danger from traffic with vehicles pulling in and out. There will need to be more security and it will change the safety and characteristics such as devaluing the other homes in the area. The blasting and construction has caused noise from heavy duty trucks with rocks. She further stated a comprehensive plan needs to be made for the future. There are seven (7) homes across from where these apartments would be and this development is thirty-one (31) single family units.

Sherry Raymer: Ms. Raymer stated Ms. Watts covered her concerns and she wanted to come here tonight to learn more about this project. She stated she works at home and it is difficult to do her job with all the construction even with all the doors and windows closed there is a loud noise that is getting worse as time goes on. She further mentioned a cemetery on the property and questioned what will be done with that.

Lisa Walker: Ms. Walker stated she is the historian of Cheatham County and she was contacted in regard to two (2) developments going in around cemeteries. Ms. Walker shared information regarding the 2018 law that was passed regarding cemeteries in which the register of deeds now maintains record of cemeteries and further requires a ten (10) foot buffer around the graves, which must also allow family to visit, but protect from kids, livestock, hunters, etc.

OLD BUSINESS

2. Preliminary Plat Approval: Skyview Drive Phase 3

Mr. Calvin Bell stated we presented too late last meeting and he believes all the issues have been addressed. City Planner Rick Gregory confirmed the plat is in good shape. Mr. Bell questioned if this will need to wait another thirty (30) days and be a separate meeting even though nothing will change. Mr. Gregory responded yes, it will be a separate meeting and

things will be more detailed on the final. A motion was made by Committee Member Stratton, seconded by Mayor Allen, to approve the final plat. Voting Yea: Chairwoman Sleeper, Mayor Allen, Councilman Greer, Committee Member Foston, Committee Member Stratton.

NEW BUSINESS

3. Rezone Request: 1807 Highway 12 South

Josh Lyons with Klobber Engineering stepped forward and stated they submitted for approximately forty-five (45) townhomes and they will leave the cemetery as is. Mr. Mike Stuart stated he would like to see some nice townhomes all about twenty seven hundred (2,700) square foot each and they will enclose the cemetery. Councilman Greer questioned if there has been any research to make sure no unmarked graves are disturbed. Mr. Stuart stated they have surveyed and are pretty sure they got the perimeter. Councilman Greer questioned if there are any unmarked graves. Mr. Stuart stated he is not sure and cannot answer that. After much discussion Mr. Gregory explained this request is premature and he cannot recommend this request. Further, he suggested to get a site plan and come back for approval. A motion was made by Councilman Greer, seconded by Committee Member Foston, to deny the rezone. Voting Yea: Mayor Allen, Councilman Greer, Committee Member Foston
Voting Nay: Chairwoman Sleeper, Committee Member Stratton.

After some questions were asked Mr. Gregory stated the PUD district has the site plan that travels with the rezoning. If it just goes as an R-4 any district can be on the property and it creates a lot of uncertainty. If it comes to council as an R-4PUD then it's locked to a development and anything that changes has to come back therefore will give more certainty.

4. Site Plan Approval: Ace Mini Storage Phase 2

The site plan was submitted for side and rear expansion to the existing storage units. Mr. Gregory stated this is number two on the staff report and he would recommend for approval if the deficiencies of the proposed use as well as the utilities questions can be satisfactorily resolved. Councilman Greer questioned if there will be appeal for residents moving by means of landscaping. Mr. Lyons stated yes there are landscaping plans. After some discussion a motion was made by Councilman Greer, seconded by Committee Member Foston, to approve the site plan. Voting Yea: Chairwoman Sleeper, Mayor Allen, Councilman Greer, Committee Member Foston, Committee Member Stratton.

5. Site Plan Approval: Highway 12 Distillery

Mr. John Gore with Civil Engineers stated this property has four (4) parcels and is heavily wooded. American Paper is on a parcel and the distillery is proposed on the forth parcel. Mr. Derek Ball stated he loves this area and they manufacture traditional Tennessee corn whiskey and can make medical grade alcohol and sanitizer. He further discussed the phases in which it will be done. Mr. Gregory stated this includes construction of two (2) rick houses approximately ten thousand five hundred square feet (10,500) in size. He further stated he would recommend the fire department review for consideration of flammable liquids due to specific nature of this proposal, but he would recommend approval with the review from fire. A motion was made by Committee Member Stratton, seconded by Councilman Greer, to approve the site plan. Voting Yea: Chairwoman Sleeper, Mayor Allen, Councilman Greer, Committee Member Foston, Committee Member Stratton.

OTHER

Chairwoman Sleeper welcomed Ms. Vivian Foston to the committee. Mr. Gregory stated he has been discussing with Jason and Kellie the design manual and this may come for discussion in the near future.

ADJOURNMENT

A motion was made by Mayor Allen, seconded by Councilman Greer, to adjourn. All approved by voice vote and the meeting adjourned at 6:19 p.m.

DRAFT