



TOWN OF ASHLAND CITY Special Called City Council Meeting September 21, 2021 6:00 PM Minutes

CALL TO ORDER

Mayor Allen called the meeting to order at 6:01 p.m.

ROLL CALL

PRESENT

Mayor Steve Allen

Vice Mayor Daniel Anderson

Councilman Tim Adkins

Councilman Gerald Greer

Councilman Roger Jackson

Councilman Chris Kerrigan

Councilman JT Smith

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Ms. Martin stated that the September 14, 2021 City Council Meeting Minutes will be approved at the next council meeting.

PUBLIC FORUM

Peggy Stinnett- Ms. Stinnett stated that she lives on Little Marrowbone and she was concerned about the rezoning. She stated that she was concerned with the capacity on the sewer, the number of people and traffic, and the stormwater runoff. Ms. Stinnett stated that she did not think the collection system could get it all to the sewer plant and wanted to know who would bear the costs of handling that if it didn't. She questioned where the stormwater would go and would it be draining into Marrowbone Creek. Ms. Stinnett stated that there are so many people coming in and out on Highway 12 already and adding this many people would increase that traffic.

Mr. Johnny Veach - Mr. Veach stated that he has been a resident on Little Marrowbone for 32 years. He stated that someone is going to get killed at the intersection of Little Marrowbone and Highway 12 if this development goes in. He stated that there would need to be a turning lane or red light added. Mr. Veach questioned where the stormwater would go and stated that he feels sorry for the people that currently live in the brick houses there because when a paved road is put in it is going to wash them out.

Ms. Deborah Doyle - Ms. Doyle stated that she lives on Little Marrowbone. She stated that the Ordinance suggests that the land will be zoned like the existing land around it but there are not any commercial developments for acres. She stated that Little Marrowbone is in a floodplain and this development will increase the flooding in this area. Ms. Doyle stated that there is a family cemetery on this property and there is concern about what would happen with it.

Mr. Dominic Doyle - Mr. Doyle stated that he was married to Ms. Doyle and he was wanting to address the concerns about the traffic and the flooding. He presented a map to the council that shows the layout of the homes. Mr. Doyle stated that with the homes proposed there would be an additional 118 cars at least. He stated that he was not concerned about taxpayers or property values, he was concerned about the traffic. Mr. Doyle stated that a traffic light or a turning lane would be needed. He questioned who would be able to afford the houses starting at \$400,000.00.

Ms. Jane Crisp - Ms. Crisp stated that she was there regarding the zoning change and the inadequate notice for a public forum. She stated that she did not believe there was adequate notice given to the public and the graveyard wasn't even referred to the County Historian. Ms. Crisp stated that there was an old house that sits on the property and it is not being preserved and that the traffic would be

horrendous if this development goes in. She questioned if what was proposed would even be developed there because the owner hasn't even followed through with the last development he promised.

Mr. John Ryder - Mr. Ryder stated that he lives on Little Marrowbone and his biggest concern was that Ashland City was catching the overbuild from Bellevue and West Nashville. He stated that we could not sustain that kind of development. Mr. Ryder stated that it was important that we offer our land to people that will take care of our community. He stated that there should be single-family houses going there that people can afford.

OLD BUSINESS

1. Fencing at Tennis Court Bid: Rail Addition

Ms. Martin stated that this would need to be rebid due to the bid tabulation being a public document before a quote for the addition was given. A motion was made by Vice Mayor Anderson, seconded by Councilman Adkins, to approve a rebid. All approved by voice vote.

NEW BUSINESS

2. Music on Main: Marrowbone Creek Beer Sales

Mr. Sampson stated that he wanted to hear what the council thought about having beer sales at Music on Main. Vice Mayor Anderson asked Chief Matlock what his thoughts were. Chief Matlock stated that in the past we have prided ourselves on this being a family-oriented event and his concern would be what preparations were going to be made. Ms. Noe stated that since this is a City function this would be our choice if we want it there. She stated that the first hurdle is to decide if we want alcohol and then we would decide what kind, who, etc but she is not sure there is enough time to get this approved. Councilman Kerrigan stated that a lot of people have asked for it and he thought that a beer garden was a great idea. Councilman Jackson stated he wanted to leave it like it is. A motion was made by Councilman Jackson, seconded by Councilman Greer, to deny beer sales at Music on Main. All approved by voice vote.

3. Ordinance: Rezone Request 1070 Little Marrowbone

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF ASHLAND CITY, TENNESSEE, BY REZONING PARCEL 35.03 OF CHEATHAM COUNTY TAX MAP 62, LOCATED ON LITTLE MARROWBONE. Chief Walker stated that this piece of property being voted on is separate from the property with the cemetery. He stated that the property with the cemetery has already been voted on and rezoned to R4 and they can do what they want with it. Ms. Amanda Bell stated that there is a housing shortage and there will not be enough homes for the people in need for three(3) to five (5) years from now. She stated that it is going to take people investing in their communities, building new construction to house all the people who want to buy a home. Ms. Bell stated there is a need for various types of housing and this is not an apartment complex and that these people will own their homes and investing in their community. She stated that these will be 2200sq foot to 2800sq foot townhomes. Ms. Bell stated that they will be working with environmental and engineers to do things right and that includes adding a turning lane and redlight. Mr. Mike Stuart stated that these homes will not be rentals and it is not commercial property. He stated that whatever decision is made on the rezone has no effect on what will be done with the cemetery and that the decision is up to the owner. Mr. Stuart stated that regardless of what is done it will be preserved and he shared photos with the Council of the current conditions of the cemetery. He stated that he has attempted to contact the County Historian about it, but has been unsuccessful. After much discussion, a motion was made by Vice Mayor Anderson, seconded by Councilman Kerrigan, to deny the rezone. Voting Yea: Vice Mayor Anderson, Councilman Adkins, Councilman Greer, Councilman Jackson, Councilman Kerrigan, Councilman Smith. Voting Nay: Mayor Allen.

SURPLUS PROPERTY NOMINATIONS

None.

EXPENDITURE REQUESTS

None.

OTHER

Mayor Allen stated that everything was good to go with Rural Development on Fire Hall and City Hall.

ADJOURNMENT

A motion was made by Councilman Greer, seconded by Vice Mayor Anderson, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:58 p.m.

MAYOR STEVE ALLEN

INTERIM CITY RECORDER ALICIA MARTIN, CMFO

DRAFT