



## TOWN OF ASHLAND CITY Planning Commission Meeting February 07, 2022 5:30 PM Minutes

---

### **CALL TO ORDER**

Vice-Chairman Greer called the meeting to order at 6:17 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 Allen, to approve the agenda. All approved by voice vote.

### **APPROVAL OF MINUTES**

1. January 03, 2022 Planning Commission Meeting Minutes  
A motion was made by Committee Member Stuart, seconded by Committee Member Foston, to approve the January 3, 2022 Planning Commission Meeting Minutes. All approved by voice vote.

### **PUBLIC FORUM**

None.

### **OLD BUSINESS**

2. Temporary Use Permits Discussion  
Vice-Chairman Greer stated that this went before the Council in Ordinance form and it was sent back to the Planning Commission to make some changes. Mr. Kevin Thompson stated that he reached out to other cities to get more guidance. He stated that most of the cities he spoke with stated that they charge \$25.00 for the permit and that most had a limitation on how many they issue per year. Vice-Chairman Greer stated that there needed to be specific requirements so that these are not popping up everywhere. After much discussion, the committee members requested that the following changes be made: one (1) permit per location per year, the permit will be issued to the location on the application, the permit will be issued for April 1st thru November 1st from 7:00 a.m. to 7:00 p.m. daily, all temporary structures shall be removed daily, all temporary structures shall be set back no less than 30 feet, adequate off-road parking must be provided, current Cheatham County and Ashland City business license must be provided. A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to approve the temporary use permit with changes. Voting Yea: Committee Member Allen, Committee Member Foston, Committee Member Greer, Committee Member Smith, Committee Member Stuart.

### **NEW BUSINESS**

3. Parking spots for Financial and Real Estate Offices Discussion  
Ms. Valerie Kemp stated that they purchased the lot between Kangaroo and KFC and they have now sold the property to Legends Bank on a contingency. She stated that the building will be

2,064sq feet and the drawing shows ten (10) parking spaces. Ms. Kemp stated that the reason she is coming before the board is because the zoning ordinance states that financial institutions and real estate offices are required to have a parking space for every 200sq foot of building space plus one (1) space per employee. She stated that if going by the current law, the bank would need fifteen (15) spaces to meet this requirement, and we are proposing that the law be changed to one (1) space per 450sq foot plus one (1) per employee. Ms. Kemp stated that the branch will have four (4) full-time employees with a possible fifth part-time employee. She stated that if we looked at all the bank parking lots, we would see that a lot of them are empty since the majority of banking needs can be done online or through a mobile device. Ms. Kemp stated that a recent US internet banking survey stated revealed that only 20% of consumers reported physically going into a bank in the last twelve (12) months. She stated that with the change her site plan would qualify. Mr. Gregory stated that parking standards are based on studies done nationwide and they are on an irregular basis. He stated that the most lenient parking requirements we have are for consulting and administrative services at 400sq feet. Mr. Gregory stated that if that would work for what she is doing he would recommend that. Ms. Kemp stated that would work. A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to request an amendment. Voting Yea: Committee Member Allen, Committee Member Foston, Committee Member Greer, Committee Member Smith, Committee Member Stuart.

4. Site Plan Approval: Ashland City C-Store

Mr. Gregory stated that this was approved a year ago for the same property and the same size building at the same location. He stated that there were a few items that we asked them to address then and it was water quality, details concerning the bridge box culvert geometric functionality, structural integrity should be reviewed, add signage, striping and any other construction details to the plan, and add specifications for sewer pump requirements. Mr. Gregory stated that those were the engineer's comments then. He stated that on the plans they submitted this time, the landscaping is in the State right-of-way so they need to clean that up and comply with our landscaping requirements. Mr. Gregory stated that the sign is shown at the right-of-way and needs to be moved back to ten (10) feet, and their legend shows only 29 parking spaces required and should show 43. Vice-Chairman Greer stated that he is concerned about the creek and any spillage of toxic chemicals would go directly into our water supply. He asked if they are grading this so that it goes away from it. Mr. Gregory confirmed that they are. Vice-Chairman Greer asked if this was approved last year. Mr. Gregory stated that it was with those corrections. A motion was made by Committee Member Stuart, seconded by Committee Member Foston, to approve the site plan as long as the engineer and planner's suggestions are met. Voting Yea: Committee Member Allen, Committee Member Foston, Committee Member Greer, Committee Member Smith, Committee Member Stuart.

**OTHER**

Mr. Gregory stated that we did not renew the officers at the January meeting and it will need to be added to next month's agenda.

Vice-Chairman Greer stated that our Bylaws need to be amended to match TCA and the Municipal Code. He stated the amendment would be for item F under section II.

**ADJOURNMENT**

A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:26 p.m.

---

CHAIRWOMAN MELODY SLEEPER

---

CITY RECORDER ALICIA MARTIN