



## TOWN OF ASHLAND CITY Planning Commission Meeting October 04, 2021 5:30 PM Minutes

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### **CALL TO ORDER**

Chairman Stratton called the meeting to order at 5:31 p.m.

### **ROLL CALL**

#### **PRESENT**

Chairman Steven Stratton  
Committee Member Vivian Foston  
Committee Member Gerald Greer  
Committee Member Alberto Santacruz  
Committee Member Michael Smith  
Committee Member Mike Stuart

#### **ABSENT**

Committee Member Steve Allen

### **APPROVAL OF AGENDA**

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

### **APPROVAL OF MINUTES**

1. September 13, 2021 Planning Commission Meeting Minutes  
Committee Member Foston stated that she had a correction to the statement that the town needed more rooftops was quoting Chris Lacrosse. Committee Member Stuart stated there was a grammatical error under agenda item 3 second line. Committee Member Greer stated he recommended a period of May to Nov. not 5 months. A motion was made by Committee Member Greer, seconded by Committee Member Foston, to approve the September 13, 2021, Planning Commission Meeting Minutes with corrections. All approved by voice vote.

### **PUBLIC FORUM**

Deborah Doyle- Ms. Doyle stated that she wanted the committee to consider some rezoning improvements. She stated that the decision is important and affects hundreds of people who need better smarter consideration. Ms. Doyle hopes they consider entertaining this and taking care of the existing citizens. She stated that the development of these two (2) properties would have affected an already busy and dangerous intersection that right now only has one stop sign at the cross street that goes across four (4) lanes of traffic and two (2) turning lanes. Ms. Doyle stated that the entire road is in a flood plain deemed by the Core of Engineers. She stated that the neighbors are concerned about sewage seeping into the water system. Ms. Doyle stated that this complex would have surrounded the fire hall on 3 sides impeding the ability to respond to emergencies. She stated that they need and want growth in the City but there needs to be better-planned infrastructure because the public services provided by the city are not prepared for the growth. Ms. Doyle stated that other small towns and cities that she has spoken with have a more thorough process of approving rezoning requests and she has copies of the criteria. Ms. Doyle stated that the places she spoke with were Goodlettsville, Springfield, Hendersonville, and Cheatham County. She stated that the county zoning application requires a master plan meeting detailed requirements such as land under contingency to sale. She stated that others require zoning approval applications with a lot more detail for PUD plans with specific details outlined by the planning departments and their submittal guides and checklists are all prepared by their office that spell out what the developer must provide. Ms. Doyle stated that the Yarbrough developers couldn't supply details because it would cost too much but when she asked these other offices about this response they said if the developers are serious about these developments they will get it

done. She stated that's their promise and commitment to stick to what they said which includes water, traffic, and environmental studies. Ms. Doyle stated that she feels this is responsible zoning law and she has concerns that ours is backward. She stated that she wants the zoning board to invest in more research.

### **OLD BUSINESS**

#### **2. Temporary Use Permit Discussion**

Committee Member Stuart stated the only difference he sees in the Ordinance draft and his suggestions were that 51% of the produce be grown on the property. He stated that we all seem to be on the same page. Committee Member Stuart stated that he believed this worked for what Committee Member Greer was wanting because 180 days would give them from the first of May to the end of October. Chairman Stratton stated that mid-April is around when the season opens here. Committee Member Greer stated that they went through the pumpkin season. Committee Member Foston questioned the guidelines. Mr. McClain stated that it includes all the language seen in the Ordinance plus the added section (F). He stated the entire Ordinance is 100 pages long, this is just the section on Temporary Use Regulations. Committee Member Greer asked how many of these he anticipated popping up. Mr. McClain stated that he only knew of two (2). Committee Member Greer asked if we needed to allow a specific number of permits each year. Mr. Rick Gregory stated that we could not put limitations in the Zoning Ordinance. Committee Member Stuart stated there are already restrictions requiring 51% of the produce to be grown on the property. Chairman Stratton stated that was huge. Committee Member Greer asked if this was limited to just produce. Mr. McClain stated it is. Committee Member Stuart stated there was an issue with traffic. Mr. McClain stated that they would ask for a site plan, a port-a-john, and off-street parking. Committee Member Greer asked what the set back was. Mr. McClain stated that it depends on where its located. A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to amend the Zoning Ordinance regarding Temporary Use Permits. Voting Yea: Chairman Stratton, Committee Member Foston, Committee Member Greer, Committee Member Santacruz, Committee Member Smith, Committee Member Stuart.

### **NEW BUSINESS**

#### **3. Comprehensive Plan 2021**

Mr. McClain requested to defer this until the next meeting since Mr. Josh Wright could not be here tonight. A motion was made by Committee Member Greer, seconded by Committee Member Stuart, to defer until the next meeting. All approved by voice vote.

### **OTHER**

Chairman Stratton commended Mr. McClain on his hard work over the past few years and was sad to see him go.

Ms. Jennifer Noe conducted training with the committee on Roberts's Rules of Order.

### **ADJOURNMENT**

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

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CHAIRMAN STRATTON

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INTERIM CITY RECORDER ALICIA MARTIN, CMFO