



TOWN OF ASHLAND CITY Planning Commission Meeting December 05, 2022 5:30 PM Minutes

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairwoman Nicole Binkley
Committee Member Gerald Greer
Committee Member Steven Stratton
Committee Member Vivian Foston
Committee Member JT Smith
Committee Member Mike Stuart

ABSENT

Committee Member Jerome Terrell

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. November 07, 2022 Planning Commission Meeting Minutes

A motion was made by Committee Member Foston, Seconded by Committee Member Stuart, to approve the meeting minutes. All approved by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

2. Highway 12 Trash Discussion

Chairwoman Binkley stated that we want to make a good first impression for everyone coming into the city and one of the ways to do that is to make sure we keep the trash cleaned up off the side of the road. Committee Member Stratton stated that he agreed and that it sets the tone for what people think of our city. He stated that we no longer have paper bags, it is all plastic that does not break down. Committee Member Stratton stated that if everyone was to pick up their own property, we would be fine, but they leave it up to the city. He asked if we could set up a schedule for trash pick up every week or bi-weekly. Committee Member Greer asked if there was a clean up crew in the city. Mr. Nicholson stated that the inmates stopped for a while because of covid, but they are back now. Committee Member Smith stated that he would check with Sheriff Binkley and see if we could set something up. Committee Member Greer asked about laws regarding trash transport. Mr. Nicholson stated that it has to be tarped and the landfill will not accept it if its not. Committee Member Stratton stated that they used to have a restriction on how many bags you could take there, but he isn't sure if it still is.

NEW BUSINESS

3. Legends Bank

Mr. Brad Martin came forward and stated that he was there on behalf of Legends Bank along with Mr. Thomas Bates. He stated that they received emails with a few comments and the civil engineer has responded and sent them back out today. Mr. Martin stated that most of the comments have been addressed and some are being addressed. He stated that one of the comments was regarding the sidewalk in front of the building and the response to that is they are not taking away the existing concrete apron that abuts the highway. Mr. Martin asked if he needed to review all of them. Mr. Gregory stated that his concern is there is a grass area shown along the street and the sidewalk is not showing on the drawing. He stated it may be indicated in the street right-of-way, but it is not identified. Mr. Martin presented Mr. Gregory with a revised

landscape plan and stated that there is an existing sidewalk that is like a concrete apron. He stated that their concept was to leave it as is, consider a sidewalk, and not get into TDOT regulations by changing it. Mr. Gregory stated that the other question he had was a fire hydrant, but they addressed that and said they would provide it. Chairwoman Binkley asked if the current sidewalk was ADA compliant. Mr. Gregory stated that there is no grade to it, and it is pavement level. Committee Member Smith stated that we have a grant that will cover sidewalks from McDonald's to Cash Saver. Mr. Martin stated that he will have the civil engineer coordinate with TDOT on that. After much discussion, a motion was made by Committee Member Greer, Seconded by Committee Member Foston, to approve the final site plan with changes. Voting Yea: Chairwoman Binkley, Committee Member Greer, Committee Member Stratton, Committee Member Foston, Committee Member Smith, Committee Member Stuart.

4. Ratifying the Cheatham County Growth Map

Mr. Gregory stated that he spoke with all surrounding municipalities and the Local Government Planning Advisory Committee meets quarterly. He stated they will meet again the 3rd week of January and we want to get this to them before then. Mr. Gregory stated that this represents any changes made in the Urban Growth Boundary by Pleasant View, Ashland City, Kingston Springs, and Pegram. He stated that this started because the two planned growth areas across the river did not show on the adopted map, so this is cleaning things up. Mr. Gregory stated that it has taken a while to fix, but it almost done. A motion was made by Committee Member Stuart, Seconded by Committee Member Stratton, to recognize the overall map as the Urban Growth Boundary. Voting Yea: Chairwoman Binkley, Committee Member Greer, Committee Member Stratton, Committee Member Foston, Committee Member Smith, Committee Member Stuart.

OTHER

Ms. Martin stated that moving forward there will be a change on how rezones will be handled. She stated that currently, once it is recommended for approval by the Planning Commission, it moves to the next Council meeting for approval. Ms. Martin stated that sometimes the meeting is held the following week and sometimes it is held the following night and per state law that is not enough notice for the citizens if they wish to speak on it. She stated that moving forward, it will go on the following months agenda for approval by the council. Committee Member Greer stated that it is important for the council to discuss rezones at workshop to make an educated decision. He stated that the public loses their voice if we do not give them enough notice.

Mr. Gregory stated that parking space requirements keep coming up and it is required that they be 9x18 He stated that size still makes it difficult to get out of some vehicles in a parking lot. Mr. Gregory stated that we need to revisit that and maybe leave it up to the developer to decide.

ADJOURNMENT

A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:07 p.m.

CHAIRWOMAN NICOLE BINKLEY

CITY RECORDER ALICIA MARTIN, CMFO