

STAFF REPORT
ASHLAND CITY PLANNING COMMISSION
October 2, 2023

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. September 7, 2023 meeting minutes

PUBLIC FORUM

NEW BUSINESS

2. Rezone Request: 1037 Thompson Road

Analysis – This is a request for rezoning approximately 38 acres from I-2 Light Industrial district to I-3 Heavy Industrial district. The new owner, Ingram Barge Company, wants to construct a marine cargo handling facility. While the use as a marine cargo facility is permitted in the I-2 district, outdoor storage of goods is not, and is only allowed in the I3 district as a special exception.

This is a difficult request to support as currently presented with current zoning ordinance language simply because of the treatment of outdoor storage. All uses permitted outright in the I-1 and I-2 districts are permitted in the I-3 district, outdoor storage materials to be used in manufacturing is a special exception and Extensive manufacturing facilities is a permitted use.

Staff suggests that this distinction may be the exact opposite of what may have been originally intended for uses in the I-3 district. While staff is struggling to support the change to I-3 because of the inclusion of Extensive manufacturing as a permitted use, an alternative that would travel along the same time line may be preferable. Staff suggests that Outdoor storage be made a permitted use in I-3 while Extensive manufacturing be made a special exception, essentially swapping their place in the listings within the I-3 district.

At the same time and with the same suggested ordinance change, staff recommends that “outdoor storage materials to be used in manufacturing” be made a special exception in the I-2 district. This would take the same time to go through the zoning ordinance amendment process as a rezoning but would provide oversight of outdoor storage uses and take Extensive manufacturing uses from permitted to a special exception in I-3. The need for a rezoning to I-3 would be replaced with a trip to the board of zoning appeals for review of a special exception for outdoor storage, just as it would if the property were rezoned to I-3 under the current ordinance language.

Recommendation – Staff suggests that an ordinance language amendment may be a better solution to the question of outdoor storage than a rezoning to I-3 and recommends such as the preferred course of action.

3. Final Plat Approval - Brookhollow Senior Living

Analysis – This is a request for final site plan approval of Brookhollow Senior Apartments consisting of 33 one-bedroom units and 30 two-bedroom units – 63 units total. Several issues were addressed during preliminary site plan review, such as access to the rear of the building, fire protection, parking layout, etc. Those issues have been satisfactorily addressed. Remaining, minor issues have to do with the “look and feel” of the proposed development rather than the physical layout. Retaining walls are said to be engineered by another firm but are part of this proposal and, as such, subject to site plan review also. Retaining wall material is not specified but should be considered with this proposal. Outflow from the top of the hill travels over an energy dissipator before being released onto Brookhollow Drive. This should be given a better treatment since the ditch on the west side of Brookhollow is shallow and may not be capable of handling the amount of runoff being directed to it. One bay of parking spaces near the building appears to be graded in a way that will accumulate storm water. This should be rectified. Building elevations are not provided but should be a part of the discussion and approval process.

The last note in the Calculations/Reports section of the document titled “Plan Revision Re-Submittal #1” states this is a 92 bed establishment while the site plan notes 33 one bedroom units and 30 two-bedroom units. This calculation may be the same but needs to be better explained.

It is difficult to determine the total amount of disturbed acreage with this proposal but landscaping proposed has an installed caliper inch total of 35 inches, equivalent to one acre. If the disturbed area is larger than one acre, landscaping treatment should be adjusted accordingly.

12 of the 16 proposed sugar maple trees are shown to be placed in the Right-of-way of SR 49 (Frey Street). The intent of the landscape ordinance is that landscape material should be placed on the property where the owner has control of the landscaping and the maintenance of that landscaping. The owner would have no say in the matter if TDOT were to remove proposed trees and would not necessarily be liable for replacement. The site should be amended to show all landscape material to be placed within property boundaries.

Recommendation – While the site plan largely meets zoning ordinance requirements, some issues should be further discussed for consistency with the intent of the affected requirements. Staff recommends approval after discussion and resolution of those items. Any outstanding engineering issue solutions should also be made a part of approval.

OTHER

4. Article III: General Provisions Discussion

ADJOURNMENT