



## TOWN OF ASHLAND CITY Planning Commission Meeting September 14, 2020 5:30 PM Minutes

---

### CALL TO ORDER

Chairwoman Sleeper called the meeting to order at 5:32 p.m.

### ROLL CALL

#### PRESENT

Chairwoman Melody Sleeper  
Mayor Steve Allen  
Committee Member Justin Bell  
Committee Member Alberto Santacruz  
Committee Member Steven Stratton  
Committee Member Hadley Williams  
Committee Member Lisa Walker

### APPROVAL OF AGENDA

A motion was made by Committee Member Walker, seconded by Mayor Allen, to approve the agenda. All approved by voice vote.

### APPROVAL OF MINUTES

1. July 6, 2020 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Committee Member Bell, to approve the July 6, 2020 Planning Commission Meeting Minutes. All approved by voice vote.

### PUBLIC FORUM

Polly Newcomb: Ms. Newcomb stated the marking on the map for the PUD property is on her property it is not on her property. City Planner Rick Gregory stated the map shows the neighboring property, but the request is for the correct property. Ms. Newcomb stated her main concern is, besides four houses going next door, the traffic. Further, it is very dangerous along that strip the traffic backs up and is hard to get in and out of the drive. She stated she hopes there will be a traffic light installed to give a break in the traffic and she thanked the committee for hearing her concerns.

### NEW BUSINESS

2. Rezone Request: R3 to R4-PUD 580 South Main Street - Map 55F H Parcel 4.00

City Planner Mr. Rick Gregory suggested considering an R3PUD instead of an R4PUD as this is showing single family homes. Further, this can be recommended as it is already zoned R3. Mr. McClain stated he believes this was just an error. Committee Member Walker stated she would like to address the concern of Ms. Newcomb and informed the council has approved a red light at Tennessee Waltz Parkway. She further asked the size of the homes. Mr. Barry stated it will be somewhere in the neighborhood of nine hundred (900) to twelve hundred (1,200) square feet, but they don't have the final plans at this time. Committee Member Walker questioned the parking requirements. Mr. Gregory stated there is a requirement of two (2) parking spaces per unit. Chairwoman Sleeper stated the plans will come back to the committee later and they will be approving the rezone request today. Committee Member Stratton stated he has a part in this request and he will not be voting on this matter because of that. Mayor questioned if the existing home will remain. Committee Member Stratton stated it will and it will be renovated. A motion was made by Mayor Allen, seconded by Committee Member Bell, to grant the request for the rezone. Voting Yea: Chairwoman Sleeper, Mayor Allen, Committee Member Bell,

Committee Member Santacruz, Committee Member Williams, Committee Member Walker. Voting Abstaining: Committee Member Stratton.

3. Rezone Request & Subdivision Application: R4PUD to R4- Peach/Main Street - Map 49J Parcel 1, 1.01, 4

City Planner Gregory stated this request is seeking to lift the PUD overlay. Further, there is a proposal to create seven (7) lots where three (3) lots currently exist. He stated the final plat will come back to the committee for final approval. Further, there are minor changes to the plat and he would recommend the change in zoning and the subdivision approval. Mr. Steve Reigle stated he did not own the property during the approval of the PUD overlay originally and it would not benefit them which is why they are requesting lifting the PUD. Committee Member Stratton questioned the location of the property. Mr. Reigle explained the location of the property. A motion was made by Committee Member Walker, Seconded by Committee Member Santacruz, to approve the subdivision application and the rezone request. Voting Yea: Chairwoman Sleeper, Mayor Allen, Committee Member Bell, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams, Committee Member Walker.

4. Administrative Hearing: Site plan amendment Reigle Bell Street Townhomes

Mr. Reigle stated the sidewalks are one request in this change, but in an effort to give more parking they are requesting to pave the frontage, and they would like to allow for two way traffic which will require elimination of the sidewalk requirement. Mr. Reigle stated they did this at the Turner Street development. Ms. Walker questioned safety concerns for emergency vehicles getting out and around. Mr. Gregory stated it may actually improve the access to the units because it is a little wider it will make it easier to accommodate moving equipment around. Committee Member Stratton questioned the total number of homes. Mr. Reigle responded it will be twenty-one (21) homes and it will be similar to the Turner Street development. Chairwoman Sleeper clarified we are looking at eliminating the sidewalks to allowing more asphalt for emergency accessibility and safety. Mayor questioned the sidewalk ordinance. Committee Member Walker stated the ordinance was amended and questioned if it was for downtown. Ms. Reed stated ordinance 527 is the amendment and she read aloud the first paragraph of the ordinance. Committee Member Williams commented that the people driving through in the mornings drive fast and it will be a safety concern. A motion was made by Mayor Allen, seconded by Committee Member Walker, to approve the site plan amendment. Voting Yea: Chairwoman Sleeper, Mayor Allen, Committee Member Bell, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams, Committee Member Walker.

5. Preliminary Site Plan Approval: Convenience Store - Old Hydes Ferry and Highway 12

Mr. James Stevens apologized he couldn't submit a plan with storm water calculations and everything. He further stated he is wanting to get a conceptual site plan approval. Mr. Stevens then reviewed the overall concept drawing and explained the detention plans and entrance and exit plan. Mr. Gregory stated there is a good bit of information lacking; however, looking at it as a concept and approving it would be ok. Mr. James Stevens questioned if the landscaping is on the right track. Mr. Gregory stated he would be happy to discuss that further, but it is not too far off. Mr. Stevens questioned if sidewalks will be required on this site. Mr. Gregory brought to the committee's attention the sidewalks were not required on the Hampton Inn adjoining property and should not be required on this property either. A motion made by Mayor Allen, seconded by Committee Member Bell, to approve the preliminary site plan. Voting Yea: Chairwoman Sleeper, Mayor Allen, Committee Member Bell, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams, Committee Member Walker.

## **OLD BUSINESS**

6. Landscape Ordinance Review

Ms. Sleeper questioned if we want to review this further tonight. Mr. McClain stated Mr. Gregory sent out an email with a reference to be used as a guide for the landscape ordinance. Committee Member Stratton questioned if there is a landscaping ordinance for the developments like there will be on Bellstreet. Mr. Gregory stated there are guidelines, but they

are not strong. Mr. Gregory reviewed some of the current guidelines and discussed some of the recommended changes. After much discussion Committee Member Stratton suggested reviewing this and moving forward with something at the next meeting. Mr. Gregory stated he would go through the ordinance and highlight the discussion points that will need to be addressed for the next meeting.

**OTHER**

None.

**ADJOURNMENT**

A motion was made by Committee Member Williams, seconded by Mayor Allen, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:32 p.m.

  
CHAIRWOMAN MELODY SLEEPER

  
CITY RECORDER KELLIE REED, CMFO, CMC  
