



**TOWN OF ASHLAND CITY**  
**Planning Commission Meeting**  
**December 07, 2020 5:30 PM**  
**Minutes**

---

**CALL TO ORDER**

Chairwoman Melody Sleeper called the meeting to order at 6:02 p.m.

**ROLL CALL**

**PRESENT**

Chairwoman Melody Sleeper  
Committee Member Justin Bell  
Gerald Greer  
Committee Member Steven Stratton  
Committee Member Hadley Williams

**ABSENT**

Mayor Steve Allen  
Committee Member Alberto Santacruz  
All members reported by electronic means.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

1. November 2, 2020 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Committee Member Bell, to approve the November 2, 2020 Planning Commission Meeting Minutes. All approved by voice vote.

**NEW BUSINESS**

2. Reclassification of Property: Highway 12 Map 64 Parcel 11.01 Rezone Request PO-PUD to R-4  
Mr. Hussaen stated he requested a rezone a couple of months on this property that originally zoned R-1 and it was approved rezoned to PO. Further, since this has happened there are two main reasons he would like to request this go back to residential since COVID there is not as much of a demand for office space and the neighbors have shown they don't like the concept for the rezone. He further stated he would like to request this be zoned to an R-4 to maximize the space for residential. Mr. Hussaen shared a preliminary drawing on the screen of what this would look like with six (6) townhomes. Committee Member Greer questioned the size of the homes. Mr. Hussaen responded it will be thirty (30) by fifty (50). Committee Member Stratton stated that would be fifteen hundred (1,500) square feet. City Planner Rick Gregory stated it would be fifteen hundred (1,500) square feet per floor, being they are two (2) story unit. He further stated the rendering shows a little less. Mr. Hussaen again stated this is all preliminary and is only intended to give an idea of how nice these units will look. Committee Member Greer questioned if there was any concern about the drop off at the back of the property. Mr. McClain stated there would have to be setbacks met and if there are step slopes present it would have to be engineered. Further, there may be geotechnical requirements depending on the engineering. Mr. McClain stated there will have to be a site plan approved by the committee as well. Mr. Gregory recommend the approval of the rezone only with an PUD overlay being an R-4PUD. He did state this request should be weighed with the long term goals of the city. Mr.

Hussaen asked some questions and Mr. Gregory clarified what a PUD overlay will do if rezoned. Mr. Gregory stated as long as it stays within reason of the site plan presented it would be fine, but if there are major changes it would need to be approved. After much discussion a motion was made by Committee Member Stratton, seconded by Committee Member Greer, to approve the rezone request as an R-4PUD. Voting Yea: Chairwoman Sleeper, Committee Member Bell, Committee Member Greer, Committee Member Stratton, Committee Member Williams.

3. Reclassification of Property: Map 049 N B Parcel 1.00 Rezone Request 119 Vine Street  
Ms. Janet Knight requested the address be updated to 116 Washington Street. She further stated this rezone was recommended by City Planner Rick Gregory because this was a property in the overlay district. Mr. Gregory stated the property is zoned C-2 and is surrounded by properties zoned R-3 on three sides and he recommends the approval. A motion was made by Committee Member Stratton, seconded by Committee Member Greer, to approve the rezone request to R-3. Voting Yea: Chairwoman Sleeper, Committee Member Bell, Committee Member Greer, Committee Member Stratton, Committee Member Williams.

#### **OLD BUSINESS**

4. Landscape Ordinance

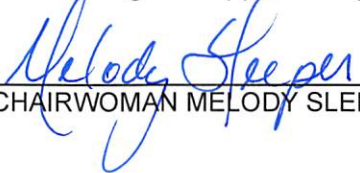
Mr. Gregory stated he does not have this ready and would like to request this be deferred to the next meeting. A motion made by Committee Member Stratton, seconded by Committee Member Bell, to defer this discussion to the next meeting. All approved by voice vote.

#### **OTHER**

None.

#### **ADJOURNMENT**

A motion was made by Committee Member Bell, seconded by Committee Member Stratton, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:33 p.m.

  
\_\_\_\_\_  
CHAIRWOMAN MELODY SLEEPER

  
\_\_\_\_\_  
CITY RECORDER KELLIE REED, CMFO, CMC