



TOWN OF ASHLAND CITY
Planning Commission Meeting
July 06, 2020 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Melody Sleeper called the meeting to order at 5:34 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 for July 6, 2020 Planning Commission Meeting. All approved by voice vote.

APPROVAL OF MINUTES

1. A motion was made by Committee Member Walker, seconded by Mayor Allen to approve the May 4, 2020 meeting minutes.

PUBLIC FORUM

Bill and Yvonne Stinnett concerns of rezone - Mr. Stinnett, who lives at 1830 Hwy 12 South, stated concerns of the rezone of Map 62 Parcel 041.00 and 041.01 from residential to industrial. He stated they purchased home in 1995 for one hundred and twenty thousand dollars (\$120,000) and current value is three hundred and twenty two thousand six hundred dollars (\$322,600) and rezoning this property will decrease the value of their home. He informed of blasting issues where one rock hit the house causing damage and one rock went through his wife's hair while walking the dog. He stated he is concerned due to no plan filed of what the owner will build, he stated the owner can not have a rock quarry or sell rocks. He stated he is not looking for damages, but is stating his opposition to rezone.

Judy Walkup concerns of rezone - Ms. Walkup, who owns two (2) pieces of property between Map 62 Parcel 041.00 and 041.01 on Gallaher Rd, stated blasting is the problem. Committee Member Stratton questioned location of Gallaher Rd. Mr. Jason Walker stated 2 properties in between that address is industrial. Committee Member Williams stated the problem is clear, if we let industrial open in residential, industrial will take over.

Zada Law concerns of rezone - Ms. Law, who lives at 1039 Riverview Lane, stated she lives less than a mile from site in a very well developed residential site. She is unsure why owner wants the change to industrial, but this will have an adverse effect on the radius of sites.

Zita Lock concerns of rezone - Ms. Law, who lives at 1039 Riverview Lane, questioned why are they wanting the rezone and how does the plan fit into the Ashland City's master plan.

OLD BUSINESS

None.

NEW BUSINESS

2. **Rezone Request: Highway 12- Map 62 Parcel 041.00 and 041.00-** Mr. Jason Walker stated blasting has all state approval and they are in full compliance. Blasting on both commercial and residential properties, the blasting company is charged and responsible. He stated he would like to bring his business back to Cheatham from Nashville and to have a shop to park trucks and work on them. He informed today should be last day of blasting and a twelve (12) foot berm was built between his property and Stinnett and other properties. Committee Member Walker questioned the

type of trucks, who will monitor, and will you see the shop from the highway. Mr. Walker replied triaxle dump trucks. Chief Walker stated blasting is not the issue here, the issue is about the rezone. Chairwoman Sleeper questioned the size of the shop and how many trucks. Mr. Walker stated the shop will be a nice facility high up on the site, a twenty thousand (20,000) square foot building and fifteen (15) trucks. Mr. Rick Gregory stated a discussion years ago and plan adopted in support of commercial property, this property borders R-2 and I-2. He further stated the committee needed to determine if request meets the plan and find a way to recommend to City Council that it adheres to policies, zones to industrial and all uses permitted in zone limited and intermediate uses manufacturing. Committee Member Santacruz questioned the hours for the shop. Mr. Walker stated 6 a.m. to no later than 6 p.m. Mayor Allen questioned Mr. Stinnett and Ms. Walkup if no blasting would you still be opposed. Mr. Stinnett answered yes, due to the devalue of the property and the destruction the trucks will do to the streets. Ms. Jennifer Noe stated it is better to send to council with some type of recommendation. A motion was made by Committee Member Walker, seconded by Committee Member Williams, to deny the rezone. Voting Yea to deny rezone: Chairwoman Sleeper, Committee Member Stratton, Committee Member Williams, Committee Member Walker, Committee Member Bell, Mayor Allen Voting Nay: Committee Member Santacruz.

3. **AO Smith Levee Project Approval** - Mr. Jay Camillie with CEC asked the committee for questions. He stated this is five (5) years in the making and now have approval from Washington, DC. He stated to give a short summary the 2010 flood had a seventy (\$70,000,000) million effect on AO Smith and this is a measure to help alleviate it happening again. He introduced Mike Head with AO Smith. Mr. Rick Gregory stated he looked at the site plan and it well exceeds all site plans, he recommends approval. A motion was made to approve plans made by Committee Member Walker, seconded by Committee Member Stratton. Voting Yea: Chairwoman Sleeper, Committee Member Santacruz, Committee Member Williams, Committee Member Walker, Mayor Allen, Committee Member Stratton and Committee Member Bell.

OTHER

None.

ADJOURNMENT

A motion to adjourn was made by Committee Member Williams, seconded by Committee Member Stratton. All approved by voice vote and the meeting adjourned at 6:31 p.m.


CHAIRWOMAN MELODY SLEEPER


CITY RECORDER KELLIE REED, CMFO, GMC

Alicia Martin