



**TOWN OF ASHLAND CITY**  
**Planning Commission Meeting**  
**March 02, 2020 5:30 PM**  
**Minutes**

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**CALL TO ORDER**

Chairwoman Sleeper called the meeting to order at 5:30 p.m. and declared a quorum.

**ROLL CALL**

**PRESENT**

Chairwoman Melody Sleeper

Committee Member Justin Bell (came in late during the Skyview Drive discussion)

Committee Member Alberto Santacruz

Committee Member Steven Stratton

Committee Member Hadley Williams

Committee Member Lisa Walker

**ABSENT**

Mayor Steve Allen

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

1. Planning Commission Meeting 2-3-2020

A motion was made by Committee Member Walker, seconded by Committee Member Stratton, to approve the council meeting minutes as written. All approved by voice vote.

**PUBLIC FORUM**

None.

**NEW BUSINESS**

2. Skyview Drive Subdivision Plat Approval Phase II

Mr. Calvin Bell stepped forward and stated he is the contractor for this development. Mr. Rick Gregory stated this is a nine (9) lot addition to a previously approved subdivision on Skyview Drive. Further, when this was first proposed there was a street extension proposed and this will do away with the addition. Mr. Gregory stated he found a few things that need to be addressed by the surveyor such as identifying the fire hydrants and size of the water and sewer lines, but other than that it looks good. Committee Member Bell came in at this time. Committee Member Stratton questioned if this subdivision is at the end of Skyview Drive. Mr. Bell confirmed it is and he has a contract to continue down to Annette Drive. Mr. Bell stated he was going to develop the property with the four (4) acre lot, but he has done away with that and will just be putting a house on this property. Chairwoman Sleeper stated they have presented everything they need and just need the additions recommended by City Planner Rick Gregory. A motion was made by Committee Member Stratton, seconded by Committee Member Walker, to approve the changes to the subdivision with the additions requested by Mr. Gregory. Voting Yea: Chairwoman Sleeper, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams, Committee Member Walker, and Committee Member Bell.

3. Final Plat Approval: Existing Subdivision: Arbor Loop

Aston Hutchinson stepped forward and stated he is the engineer with Regal Homes. Mr. Gregory stated he had just a couple of things by adding the distance bearing to the intersection

and by changing the name of the road on the map to Apricot Way. A motion was made by Committee Member Walker, seconded by Committee Member Bell, to approve the changes with the corrections recommended by City Planner Mr. Gregory. Voting Yea: Chairwoman Sleeper, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams, Committee Member Walker, and Committee Member Bell.

## OLD BUSINESS

### 4. Landscape Ordinance Review

Mr. Gregory discussed the Design Review Manual and Landscaping Ordinance having some conflicting verbiage and definitive language. Mr. Gregory then discussed several changes and conflicting issues within the ordinance and manual. He further discussed the plants listed in the ordinance and why some of the ones listed are not good to have specified in the ordinance for various reasons. He suggested to instead of having allowable trees listed to list those that are not allowed or are invasive. Mr. Gregory stated he would like for the committee to decide if they would like to clean up what is currently in place or to start fresh. Committee Member Stratton questioned if this is commercial only. Mr. Gregory stated this is for commercial and industrial. Mr. Gregory stated we can require some landscaping for residential, but we currently do not have that requirement. Mr. Gregory stated on the residential requirements the developer, who is setting the design, will not be the one putting in the landscaping it will be the contractor. Committee Member Stratton stated some of these newer homes are a muddy mess as they do not have landscaping and he would love to see this being a requirement in Ashland City. Mr. Gregory questioned how involved this plan will need to be and discussed sod, trees and plants requirements in the front yard versus the back yard. He further stated he would keep it as simple and easy as possible so that its easy for anyone to understand. Committee Member Stratton stated he would like to keep it simple to administer, but would like to get it started. Mr. Gregory stated he would do some research and see what other cities or towns are doing to present to the committee.

## OTHER

Mr. Gregory handed out some drawings from TDOT's website showing the traffic stations and the average annual daily traffic counts. He further reviewed some of the counts with the committee. He stated he thought it was interesting and felt the committee would like to see these numbers. Mr. Jason McClain introduced Mr. Justin Short as the new Codes Enforcement Officer for the city. He stated Mr. Short has been working in the city for some time and moved to Codes from the Water Department.

## ADJOURNMENT

A motion was made by Committee Member Williams, seconded by Committee Member Stratton, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:15 p.m.

  
CHAIRWOMAN MELODY SLEEPER

  
CITY RECORDER KELLIE REED, CMFO, CMC