



TOWN OF ASHLAND CITY Board of Zoning and Appeals February 07, 2022 5:30 PM Minutes

CALL TO ORDER

Committee Member Smith called the meeting to order at 5:33 p.m.

ROLL CALL

PRESENT

Committee Member Vivian Foston

Committee Member Garrett Mayberry

Committee Member Michael Smith

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. December 06, 2021 Board of Zoning and Appeals Meeting Minutes

A motion was made by Committee Member Foston, seconded by Committee Member Mayberry, to approve the December 6, 2021 Board of Zoning and Appeals meeting minutes. All approved by voice vote.

PUBLIC FORUM

Billy Ray Suiter - Mr. Suiter stated that he was with Suiter Surveying and was here to speak about the Socayr site on the agenda tonight. He stated that they are looking at an 8.8-acre site for an apartment complex. Mr. Suiter stated that they have applied for a few variances because the site was 10 acres at one time and the State came in and took a part of it. He stated that it has made the site quite challenging to work with and that is why they are asking for this variance tonight. Mr. Suiter stated that they would like to request for the parking requirements to be changed from 2 spaces per unit to 1.6 spaces per unit. He stated that the units will be split between 1 and 2 bedrooms and limited to occupants 55 and older.

OLD BUSINESS

None.

NEW BUSINESS

2. Variance: Beacon Properties

Mr. Shannon Tutor stated that he was there on behalf of Socayr. He stated that they are looking at 63 units with 106 parking spaces and they would be for seniors 55+. Mr. Tutor stated that they are submitting an application through THDA. Committee Member Smith asked if this was contingent on getting approved with THDA. Mr. Tutor stated that it is. Committee Member Smith asked when they would know if they will receive the funding. Mr. Tutor said it would be late July or early August. He stated that it would be a mix of 1 and 2 bedroom apartments and affordable for seniors. Mr. Tutor said that the tenants would pay their own electricity but all other utilities would be included. Committee Member Smith asked if it was strictly for seniors. Mr. Tutor stated that it would be for seniors 55+ with an income up to \$35,460.00 for a one-bedroom and \$40,500.00 for a two-bedroom. Committee Member Mayberry asked where the green space and pergola would be. Mr. Tutor stated that the decks would be on the upper floor and patios on the back with pergolas. Committee Member Mayberry stated it looks like it is right on the drop-off. Mr. Tutor stated that right now there is a significant concern with the retaining walls. Committee Member Foston stated that her main concern was people parking on the backside and how narrow the road is. She stated that cars would not be able to pass. Mr. Tutor stated that it would be quite a hike if they did. Committee Member Smith stated that he is concerned with the rent

and asked what would determine a rent increase. Mr. Tutor stated that the typical raise is 3% annually. He stated they do not raise more than the cost of living and the maximum they could charge for a one-bedroom is \$949.00 a month. A motion was made by Committee Member Mayberry, seconded by Committee Member Foston, to deny the request for a variance. Voting Yea: Committee Member Foston, Committee Member Mayberry, Committee Member Smith. Mr. Tutor asked why they denied the request. Committee Member Mayberry stated that it is all fill dirt. Ms. Driver stated that it is not. Committee Member Foston stated that she was concerned with the backside. Ms. Driver stated that no one would be entering from the back. Committee Member Smith stated that we weren't clear on some of the issues and asked for a motion to reconsider. A motion was made by Committee Member Foston, seconded by Committee Member Mayberry, to reconsider. All approved by voice vote. Committee Member Mayberry asked if there was any fill dirt. Ms. Driver stated there is not. Committee Member Smith stated that we need to be concerned with is if it is okay to build on 8.8 acres and if 1.6 parking spaces is okay instead of 2 spaces. A motion was made by Committee Member Mayberry, seconded by Committee Member Foston, to approve the variance. Voting Yea: Committee Member Foston, Committee Member Mayberry, Committee Member Smith.

3. Appeal Request: Indigo Tile 1219 Hwy 12S

Ms. Kristine Tilley stated that they are potentially looking at buying this property. She stated that last year's revenue was \$3.6 million so they are really looking forward to coming to this area. Ms. Tilley stated that her concern was with the C2 zoning for uses permitted. She stated that they are considered light industrial and in another section of C2 zoning it states that uses prohibited are industrial. Ms. Tilley asked for some clarity on that and if they can do business here. Mr. Rick Gregory stated that the request is specific to countertops and the fabrication of stone. Ms. Tilley stated that this is all done indoors. Mr. Gregory stated that one of the permitted uses listed under #21 in the zoning Ordinance is limited manufacturing conducted completely in enclosed buildings so as long as that activity is done inside, limited manufacturing includes those operations which include compounding, processing, assembling, manufacturing, or fabrication of materials necessary to create the products listed. He stated that they are not actually creating the materials, they are finishing the product. Committee Member Smith asked if there would be anything stacked outside. Ms. Tilley stated there would not be. A motion was made by Committee Member Foston, seconded by Committee Member Mayberry, to approve the request. Voting Yea: Committee Member Foston, Committee Member Mayberry, Committee Member Smith.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Foston, seconded by Committee Member Mayberry, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:12 p.m.



COMMITTEE MEMBER MICHAEL SMITH



CITY RECORDER ALICIA MARTIN, CMFO