



TOWN OF ASHLAND CITY
Planning Commission Meeting
June 06, 2022 5:30 PM
Agenda

Chairman: Steven Stratton

Committee Members: Nicole Binkley, Vivian Foston, Gerald Greer, Michael Smith, Michael Stewart

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) May 02, 2022 Planning Commission Meeting Minutes

PUBLIC FORUM

ELECT OFFICERS

UNFINISHED BUSINESS

2. Pole Signs

NEW BUSINESS

3. Billboard Discussion
- [4.](#) Rezone Request Parcel 049 O 019 03
- [5.](#) Rezone Request 055C U 009.00

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-7553, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY
Planning Commission Meeting
May 02, 2022 5:30 PM
Minutes

CALL TO ORDER

Chairman Stratton called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT

Chairman Steven Stratton
Committee Member Nicole Binkley
Committee Member Vivian Foston
Committee Member Gerald Greer
Committee Member Michael Smith

ABSENT

Committee Member Steve Allen
Committee Member Mike Stuart

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. April 4, 2022 Planning Commission Meeting Minutes

A motion was made by Committee Member Foston, seconded by Committee Member Greer, to approve the April 4, 2022 Planning Commission Meeting Minutes. All approved by voice vote.

ELECT OFFICERS

Chairman Stratton opened the floor for nominations. Committee Member Greer nominated Committee Member Stuart for Chairman, himself for Vice Chairman, and Ms. Alicia Martin for Secretary. He stated that there have been issues with Committee Member Stuart being on the board, but he has always been very transparent and recused himself if there was a conflict. A motion was made by Committee Member Greer, seconded by Committee Member Stratton, to elect Committee Member Stuart as Chairman. Committee Member Greer asked if it was against state law for him to chair since he was a council member. Mr. Gregory stated that he had not heard that. Committee Member Greer withdrew his motions and asked if Chairman and Vice-Chairman nominations could be deferred so we can look into this. A motion was made by Committee Member Smith, seconded by Committee Member Greer, to defer Chairman and Vice-Chairman nominations. All approved by voice vote. Committee Member Greer nominated Ms. Martin as Secretary.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

2. Rezone Request: 111 Cumberland Street

Mr. Warvin Rejab stated that he is trying to get the dealership he currently owns rezoned to for mechanical work. He stated that he is wanting to do both sales and engine work. Committee Member Foston stated that her concern was that it is not a large space. Chairman Stratton stated that his concern was that it is in the center of downtown. Committee Member Foston asked if he could get it enclosed. Mr. Rejab stated that he would like to and he could look into the cost. Chairman Stratton stated that they are all for having a mechanical shop because w

could really use one here, but the center of downtown is not a good area. After much discussion, a motion was made by Committee Member Greer, seconded by Committee Member Stratton, to table this discussion. All approved by voice vote.

3. Building Wall Signs

Mr. Gregory combined this agenda item with item #4.

4. Pole Sign Setbacks

Mr. Gregory stated that agenda item 3 and 4 are tied together. He stated that he would like the board to consider cleaning up the sign ordinance regarding pole signs and wall signs. He stated that it would be easier to administer moving forward. Committee Member Greer asked if there was a downtown district. Mr. Gregory stated that we have a downtown overlay district that focuses on the court house. Committee Member Greer asked if we could restrict it to the downtown district. Mr. Gregory stated that we could. Mr. Gregory stated that we are doing ourselves harm by restricting it. Committee Member Greer stated that we should extend it to McQuarry. Mr. Gregory stated that we don't have a good boundary to do that and it would be hard to plug it into the ordinance. He stated that we could try to specify it by street names. After much discussion, Mr. Gregory stated that he would draw something up to present to the board.

5. Deck Guide

Mr. Nicholson stated that this is to help with the recent inspections. He stated that the terrain is very sloped on some of the houses being built and the decks being built can be moved side to side. Mr. Nicholson stated that the houses will be rental homes and the decks are poorly built. He stated that the decks are only connected to the hardy board and the engineer told us not to walk on them because they would collapse. Mr. Nicholson stated that they will not issue any Certificates of Occupancy until this is resolved. He stated that he is proposing to adopt the Wood Deck Guide based on the 2015 Industrial Residential Code to eliminate this problem. A motion was made by Committee Member Greer, seconded by Committee Member Foston, to send this to the City Council for approval. Voting Yea: Chairman Stratton, Committee Member Binkley, Committee Member Foston, Committee Member Greer, Committee Member Smith.

6. Urban Growth

Mr. Gregory stated that this is just to give an update. He stated that the urban growth boundary was amended in 2011 and he recommends that Ashland City leave it as is.

OTHER

Committee Member Greer stated that he had a citizen express interest in having their property annexed. He asked what the pro's and con's of that would be. Mr. Gregory stated that they would need to go through the city services to find out the difference.

ADJOURNMENT

A motion was made by Committee Member Greer, seconded by Committee Member Smith, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 7:37 p.m.

CHAIRMAN STEVEN STRATTON

CITY RECORDER ALICIA MARTIN, CMFO



**ASHLAND
NAILS & SPA**

Ashland City
PHARMACY

Cindy's
HAIR & TAN
LOW CUTTING
732-411-1241



Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015
Fire & Life Safety: (615) 792-4531 – Building Codes (615) 792-6455

Application for Reclassification of Property Under the Zoning Ordinance

Application Fee: \$100.00

Application is hereby made to the Mayor and City Council, which first must be reviewed by the City Planning Commission, to reclassify the property described below now in a R-3 district.

DESCRIPTION OF PROPERTY (Attach Map): Map 0490 Parcel 019.03
606 E North Main Street Ashland City, TN 37015

REASON FOR RECLASSIFICATION REQUEST It is a commercial space but the city has it as an R-3

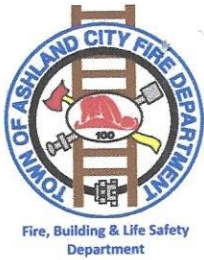
Address: 3545 Thomasville Road Chapmansboro, TN 37035

NOTE:

1. All applications for rezoning must be turned into City Hall no later than thirty (30) days prior to the upcoming planning commission meeting, if they are to be entertained at said meeting.
2. An accurate graphic plat prepared and stamped by a registered design professional and a legal description of property to be rezoned must be submitted to the Building Official prior to consideration by the City Commissioners. In certain circumstances (i.e. large annexation requests having irregular boundaries) these legal descriptions must be submitted prior to planning commission consideration.
3. The applicant will submit the names and addresses of all owners of adjacent property within 1,000 feet. The applicant must also submit a map showing the property within 200 feet of said property.

Dean Hoover 5-11-22
Applicant Signature Date





Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015

Fire & Life Safety: (615) 792-4531 – Building Codes (615) 792-6455

Application for Reclassification of Property Under the Zoning Ordinance

Application Fee: \$100.00

Application is hereby made to the Mayor and City Council, which first must be reviewed by the City Planning Commission, to reclassify the property described below now in a First district.

DESCRIPTION OF PROPERTY (Attach Map): Map 055C U Parcel 009.00

REASON FOR RECLASSIFICATION REQUEST To convert land space to use for building six same structures, chimneys
Address: 111 TURNER Ashland City, TN.

NOTE:

1. All applications for rezoning must be turned into City Hall no later than thirty (30) days prior to the upcoming planning commission meeting, if they are to be entertained at said meeting.
2. An accurate graphic plat prepared and stamped by a registered design professional and a legal description of property to be rezoned must be submitted to the Building Official prior to consideration by the City Commissioners. In certain circumstances (i.e. large annexation requests having irregular boundaries) these legal descriptions must be submitted prior to planning commission consideration.
3. The applicant will submit the names and addresses of all owners of adjacent property within 1,000 feet. The applicant must also submit a map showing the property within 200 feet of said property.

Jessie Mark
Applicant Signature

5/20/2022
Date

GENERAL NOTES

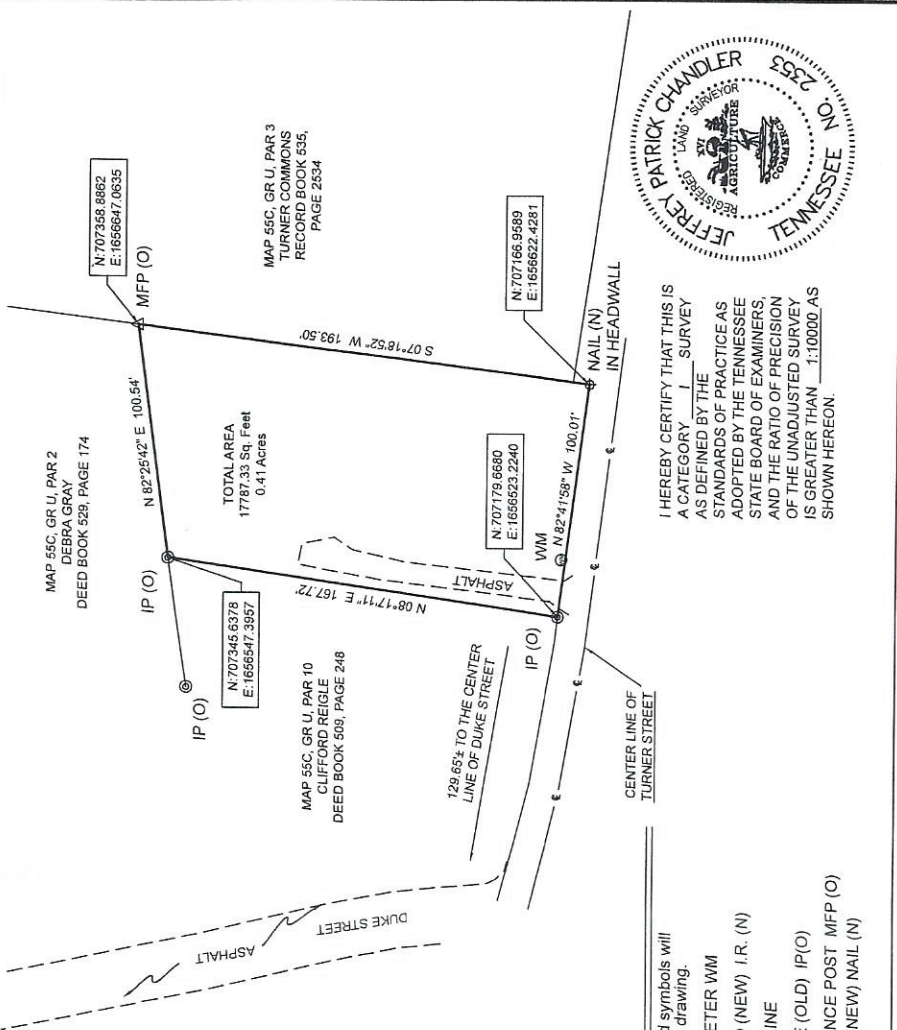
1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 1400, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS. NO SCALE FACTOR APPLIED.
2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 7 DUAL FREQUENCY RECEIVER.
3. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S). NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.
6. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.
7. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.



LEGEND

These standard symbols will be found in the drawing.

- ⊗ WATER METER WM
- IRON ROD (NEW) I.R. (N)
- CL CENTER LINE
- ⊙ IRON PIPE (OLD) IP(O)
- △ METAL FENCE POST MFP(O)
- ⊕ SET NAIL (NEW) NAIL (N)



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION IS GREATER THAN 1:10000 AS SHOWN HEREON.

BOUNDARY RETRACEMENT

DRAWN	DATE	MAP AND PARCEL
JEFF C	MAY 18, 2022	MAP 055C, GR U, PARCEL 9
SCALE	SHEET	PROJECT NO.
1" = 50'	ONE OF ONE	3-157

PROJECT INFORMATION:	BEING TRACTS 1 AND 2 DESCRIBED IN RECORD BOOK 543, PAGE 722. REGISTER'S OFFICE OF CHEATHAM COUNTY, TN.
CLIENT INFORMATION:	CARL & GLORIA CHAMBLISS TRUSTEES 150 BLISSWOOD LANE JOELTON, TN 37080

CHANDLER SURVEYING
 3421 COOPER NICHOLSON ROAD
 PLEASANT VIEW, TN, 37146
 (615) 746-5900 FAX (615) 746-6420
 email: chandlersurv@yahoo.com

