



# TOWN OF ASHLAND CITY

## Planning Commission Meeting

### December 06, 2021 5:30 PM

## Agenda

**Chairman:** Steven Stratton

**Committee Members:** Steve Allen, Vivian Foston, Gerald Greer, Mike Stuart, Mike Smith

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### CALL TO ORDER

### ROLL CALL

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES

- [1.](#) October 4, 2021 Planning Commission Meeting Minutes

### PUBLIC FORUM

### OLD BUSINESS

- [2.](#) Jarrett Concrete Site Plan Review
- [3.](#) Comprehensive Plan with Josh Wright

### NEW BUSINESS

- [4.](#) Preliminary Site Plan Approval: Boat and RV Storage

### OTHER

### ADJOURNMENT

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*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 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.*



## TOWN OF ASHLAND CITY Planning Commission Meeting October 04, 2021 5:30 PM Minutes

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### CALL TO ORDER

Chairman Stratton called the meeting to order at 5:31 p.m.

### ROLL CALL

#### PRESENT

Chairman Steven Stratton  
Committee Member Vivian Foston  
Committee Member Gerald Greer  
Committee Member Alberto Santacruz  
Committee Member Michael Smith  
Committee Member Mike Stuart

#### ABSENT

Committee Member Steve Allen

### APPROVAL OF AGENDA

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

### APPROVAL OF MINUTES

1. September 13, 2021 Planning Commission Meeting Minutes  
Committee Member Foston stated that she had a correction to the statement that the town needed more rooftops was quoting Chris Lacrosse. Committee Member Stuart stated there was a grammatical error under agenda item 3 second line. Committee Member Greer stated he recommended a period of May to Nov. not 5 months. A motion was made by Committee Member Greer, seconded by Committee Member Foston, to approve the September 13, 2021, Planning Commission Meeting Minutes with corrections. All approved by voice vote.

### PUBLIC FORUM

Deborah Doyle- Ms. Doyle stated that she wanted the committee to consider some rezoning improvements. She stated that the decision is important and affects hundreds of people who need better smarter consideration. Ms. Doyle hopes they consider entertaining this and taking care of the existing citizens. She stated that the development of these two (2) properties would have affected an already busy and dangerous intersection that right now only has one stop sign at the cross street that goes across four (4) lanes of traffic and two (2) turning lanes. Ms. Doyle stated that the entire road is in a flood plain deemed by the Core of Engineers. She stated that the neighbors are concerned about sewage seeping into the water system. Ms. Doyle stated that this complex would have surrounded the fire hall on 3 sides impeding the ability to respond to emergencies. She stated that they need and want growth in the City but there needs to be better-planned infrastructure because the public services provided by the city are not prepared for the growth. Ms. Doyle stated that other small towns and cities that she has spoken with have a more thorough process of approving rezoning requests and she has copies of the criteria. Ms. Doyle stated that the places she spoke with were Goodlettsville, Springfield, Hendersonville, and Cheatham County. She stated that the county zoning application requires a master plan meeting detailed requirements such as land under contingency to sale. She stated that others require zoning approval applications with a lot more detail for PUD plans with specific details outlined by the planning departments and their submittal guides and checklists are all prepared by their office that spell out what the developer must provide. Ms. Doyle stated that the Yarbrough developers couldn't supply details because it would cost too much but when she asked these other offices about response they said if the developers are serious about these developments they will get it

done. She stated that's their promise and commitment to stick to what they said which includes water, traffic, and environmental studies. Ms. Doyle stated that she feels this is responsible zoning law and she has concerns that ours is backward. She stated that she wants the zoning board to invest in more research.

**OLD BUSINESS**

2. Temporary Use Permit Discussion

Committee Member Stuart stated the only difference he sees in the Ordinance draft and his suggestions were that 51% of the produce be grown on the property. He stated that we all seem to be on the same page. Committee Member Stuart stated that he believed this worked for what Committee Member Greer was wanting because 180 days would give them from the first of May to the end of October. Chairman Stratton stated that mid-April is around when the season opens here. Committee Member Greer stated that they went through the pumpkin season. Committee Member Foston questioned the guidelines. Mr. McClain stated that it includes all the language seen in the Ordinance plus the added section (F). He stated the entire Ordinance is 100 pages long, this is just the section on Temporary Use Regulations. Committee Member Greer asked how many of these he anticipated popping up. Mr. McClain stated that he only knew of two (2). Committee Member Greer asked if we needed to allow a specific number of permits each year. Mr. Rick Gregory stated that we could not put limitations in the Zoning Ordinance. Committee Member Stuart stated there are already restrictions requiring 51% of the produce to be grown on the property. Chairman Stratton stated that was huge. Committee Member Greer asked if this was limited to just produce. Mr. McClain stated it is. Committee Member Stuart stated there was an issue with traffic. Mr. McClain stated that they would ask for a site plan, a port-a-john, and off-street parking. Committee Member Greer asked what the set back was. Mr. McClain stated that it depends on where its located. A motion was made by Committee Member Stuart, seconded by Committee Member Smith, to amend the Zoning Ordinance regarding Temporary Use Permits. Voting Yea: Chairman Stratton, Committee Member Foston, Committee Member Greer, Committee Member Santacruz, Committee Member Smith, Committee Member Stuart.

**NEW BUSINESS**

3. Comprehensive Plan 2021

Mr. McClain requested to defer this until the next meeting since Mr. Josh Wright could not be here tonight. A motion was made by Committee Member Greer, seconded by Committee Member Stuart, to defer until the next meeting. All approved by voice vote.

**OTHER**

Chairman Stratton commended Mr. McClain on his hard work over the past few years and was sad to see him go.

Ms. Jennifer Noe conducted training with the committee on Roberts's Rules of Order.

**ADJOURNMENT**

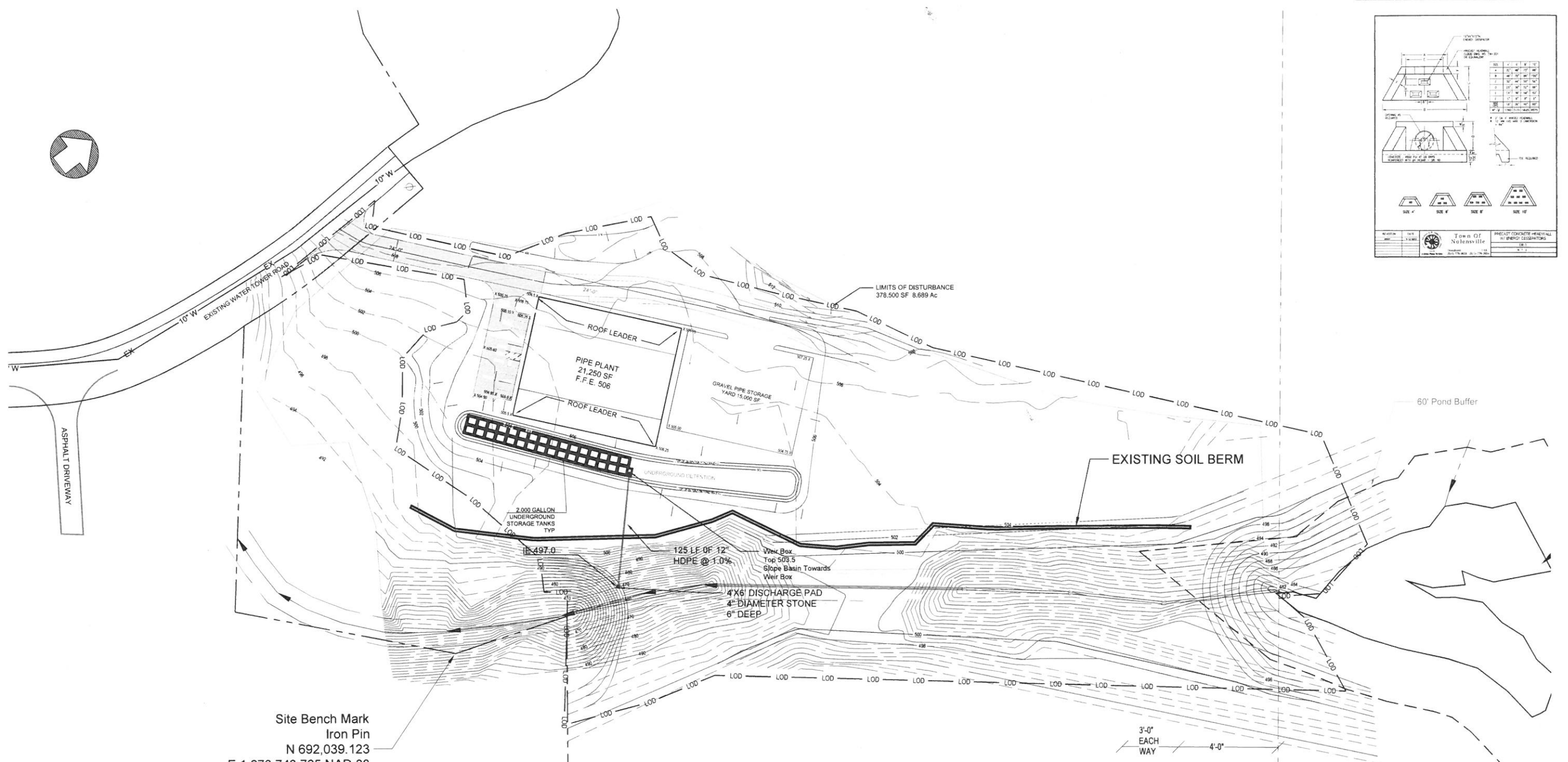
A motion was made by Committee Member Greer, seconded by Committee Member Stuart, to adjourn the meeting. The meeting adjourned at 6:56 p.m.

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CHAIRMAN STRATTON

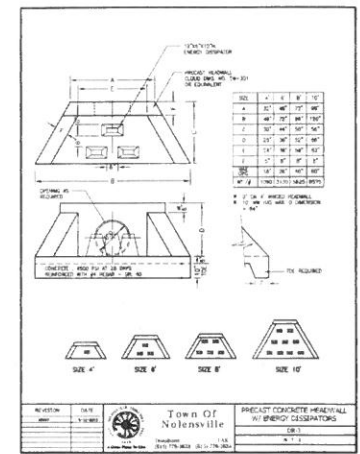
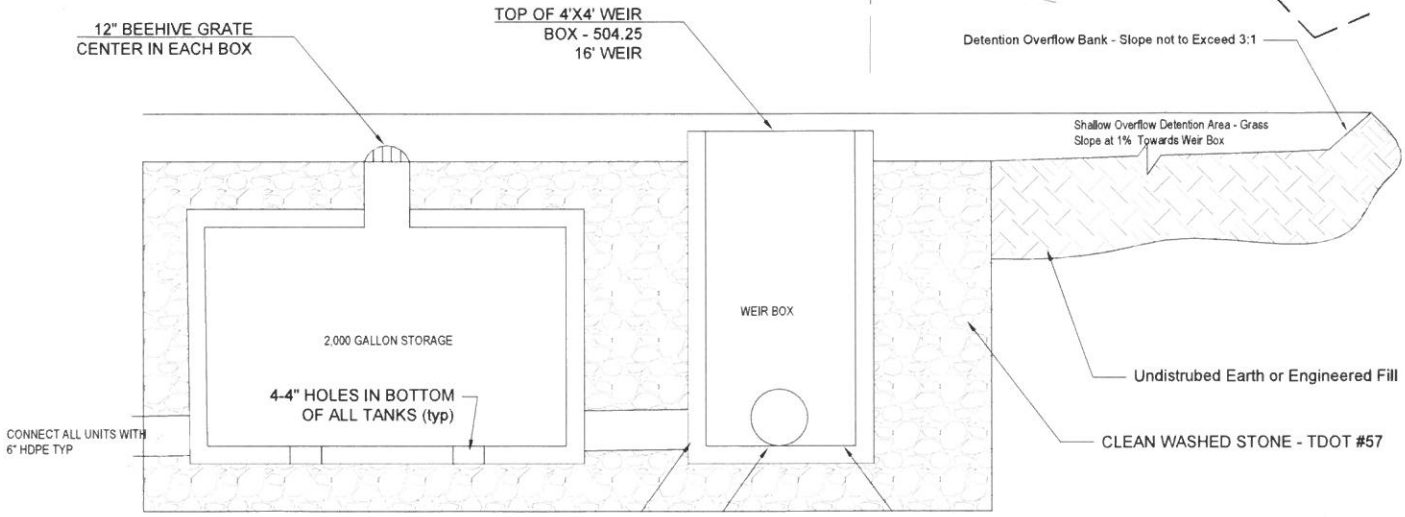
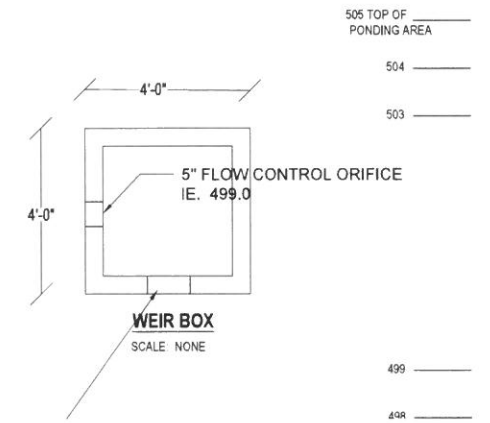
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INTERIM CITY RECORDER ALICIA MARTIN, CMFO



Site Bench Mark  
Iron Pin  
N 692,039.123  
E 1,670,743.765 NAD 83  
Elev = 458.96 NAVD 88

**GRADING PLAN**  
SCALE: 1"=40.00'



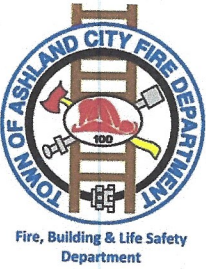
DATE	BY	CHKD BY	DESCRIPTION
01-15-2011	ASL/SHAW	OFF	ISSUED FOR CITY OF ASHLAND CITY
01-15-2011	ASL/SHAW	OFF	ISSUED FOR CITY OF ASHLAND CITY
01-15-2011	ASL/SHAW	OFF	ISSUED FOR CITY OF ASHLAND CITY
01-15-2011	ASL/SHAW	OFF	ISSUED FOR CITY OF ASHLAND CITY

**SANDHU CONSULTANTS**  
**INTERNATIONAL**  
ENGINEERING AND SCIENCE  
1709 ASHWOOD AVENUE, NASHVILLE, TN 37212  
TEL: 615-282-0759 FAX: 615-282-2373



**JARRETT CONCRETE PRODUCTS**  
CONCRETE PIPE PLANT  
HIGHWAY 12, ASHLAND CITY, TN

ITEM # 2.  
SHEET NUMBER



# 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 SITE PLAN APPROVAL

Date Received: 10/27/21

Property Address: 198 Tennessee Walto Parkway  
Ashland City TN 37015

Map # 055K Parcel # 020.00 Acreage: 2.56

Property Owner(s): Edward Potts

Phone: 615-792-5016

Description of project being reviewed: Outsid Boat & RV Storage  
units.

Having submitted plans for review by the Ashland City Planning Commission, I understand that I am responsible for all review fees incurred by the Town of Ashland City. In understand that the fee paid at the time of submittal is not applicable for the fees incurred through review. With my signature, I verify that I fully understand that I am responsible for said fees, and that I have received a copy of Ordinance #165.

ASHLAND CITY PLANNING COMMISSION SITE PLAN REVIEW FEE: \$100.00

NEXT SCHEDULED MEETING: Dec 6, 2021

Applicant's Signature

10/27/21

Date



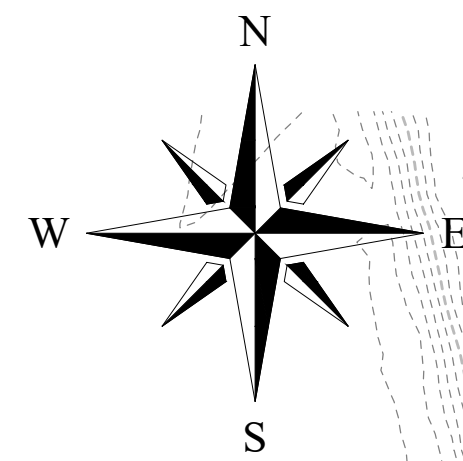
CALL BEFORE YOU DIG



CALL 811 NATIONWIDE

Know what's below. Call before you dig.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLE INCOMPLETE. THESE IDENTIFICATIONS TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



SCALE IN FEET

LEGEND:

- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- OVERHEAD ELECTRIC LINE
- FENCE
- NEW CURB
- SET FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- NEW 1' CONTOUR
- DEMO LINE
- MANHOLE
- C/O CLEAN OUT
- PP POWER POLE
- WATER METER
- FIRE HYDRANT
- IRON ROD OLD
- IRON ROD NEW
- PIPE INVERT
- PIPE INVERT 28.14
- SPOT ELEVATION
- SLOPE DIRECTION



2" WATERLINE IN THIS GENERAL AREA PER KEVIN LEE FROM ASHLAND CITY PUBLIC WORKS

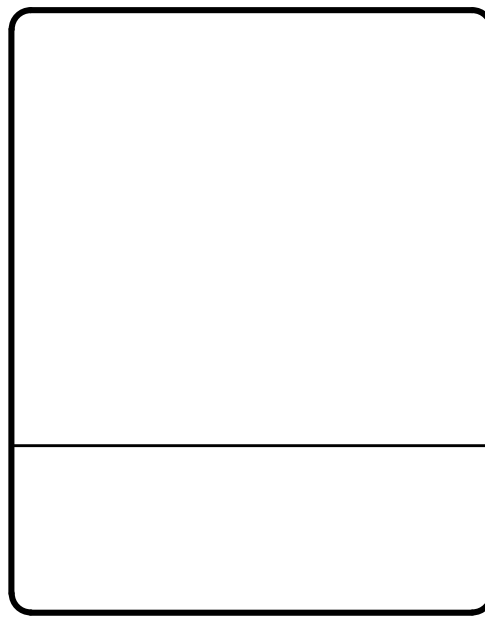
CHEATHAM COUNTY RAIL AUTHORITY DEED BOOK 256, PAGE 436

TOWN OF ASHLAND CITY RECORD BOOK 473, PAGE 624

**KLOBER**  
ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES  
3568 TON AUSTIN HWY. SUITE 1, SPRINGFIELD, TN 37172  
PHONE: (615) 375-4465  
www.klobereng.com

NO.	BY	DATE	DESCRIPTION



**POTTS STORAGE**

198 TENNESSEE WALTZ PARKWAY  
ASHLAND CITY, TN  
CHEATHAM COUNTY

DRAWN BY: JML  
CHECKED BY: JML  
PROJECT NO.: C05421

**PRELIMINARY SITE LAYOUT**

SHEET NUMBER  
**OPT 6**

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