



TOWN OF ASHLAND CITY

Planning Commission Meeting

September 16, 2024 5:30 PM

Agenda

Chairwoman: Nicole Binkley

Committee Members: Vivian Foston, Gerald Greer, Melody Sleeper, Steven Stratton, Mike Stuart, Jerome Terrell

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. 08.05.2024 PC Meeting Minutes

PUBLIC FORUM

2. ***Procedure for Speaking Before the Board***

- Speakers must complete the information form and submit it to the transcriber prior to the public forum. Be prepared to speak when your name is called.
- Each speaker will be allowed 4 minutes.
- Speakers may comment on issues scheduled for consideration at the meeting or other appropriate concerns pertinent to the operation of the town.
- Each speaker should state the following:
 - his/her name
 - whether they are an Ashland City resident and/or property owner
- No person shall be allowed to make obscene, derogatory, or slanderous remarks while addressing the Council/Board. Persons doing so will be asked to stop speaking and will forfeit the remainder of their time.
- All remarks shall be directed to the Council/Board as a body only.
- No person shall be allowed to disrupt or interfere with the procedures.
- Remarks shall end when the speaker's allotted time has expired. No time shall be shared with other speakers.
- Questions from the council/board members may be asked for clarification as well as council/board members may have brief comments; however, no person shall be permitted to enter any discussion or debate either directly with or through any member of the Council/Board or anyone present at the meeting.
- No one shall make open comments during the meeting.

NEW BUSINESS

3. Rezone Request: Batson Street

4. Rezone Request: 2055 Hwy 12S

OTHER

5. Zoning Ordinance Redline

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



TOWN OF ASHLAND CITY
Planning Commission Meeting
August 05, 2024 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Binkley called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairwoman Nicole Binkley
Committee Member Gerald Greer
Committee Member Steven Stratton
Committee Member Vivian Foston
Committee Member Mike Stuart
Committee Member Jerome Terrell

APPROVAL OF AGENDA

A motion was made by Committee Member Stuart, Seconded by Committee Member Foston, to approve the agenda as written. The motion was withdrawn and a motion was made by Chairwoman Binkley, Seconded by Committee Member Stratton, to approve the agenda with amendments to remove Item #4 from the agenda. All approved by voice vote. **Motion Passes.**

APPROVAL OF MINUTES

1. 07.01.24 PC Meeting Minutes

A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to approve the minutes as written. All approved by voice vote. **Motion Passes.**

PUBLIC FORUM

2. The following citizens spoke during public forum:

Let the record show that Committee Member Jerome Terrell arrived at this time, 5:33 p.m.

Michelle Sloan regarding the rezone at 2055 Hwy 12S
Kristin Link regarding the rezone at 2055 Hwy 12S
Don Elias regarding a residential building project
Betsy Morley regarding the rezone at 2055 Hwy 12S
Steve Tillisch regarding the rezone at 2055 Hwy 12S
Kelly Ellis regarding the rezone at 2055 Hwy 12S
Gina Anzaldua regarding the rezone at 2055 Hwy 12S
David Wascher regarding the rezone at 2055 Hwy 12S

NEW BUSINESS

3. Rezone Request: 2055 Hwy 12S

Ms. Amanda Bell and Ms. Shari Hart spoke on behalf of 2055 Hwy 12S. Mr. Clark's recommendation was to deny the rezone. A motion was made by Committee Member Foston, Seconded by Committee Member Stratton, to deny the rezone as it goes against the land use plan. Voting Yea: Chairwoman Binkley, Committee Member Greer, Committee Member Stratton, Committee Member Foston. Voting Nay: Committee Member Stuart, Committee Member Terrell. **Motion to Deny Passes.**

4. Rezone Request: 202 N Main St

This item was removed from the agenda and will be heard at the next Board of Zoning and Appeals.

5. Rezone Request: 405 N Main St

Mr. Clark's recommendation was to approve the rezone so that the entire property was zoned commercial. A motion was made by Committee Member Greer, Seconded by Committee Member Stratton, to approve the rezone. Voting Yea: Chairwoman Binkley, Committee Member

Greer, Committee Member Stratton, Committee Member Foston, Committee Member Stuart, Committee Member Terrell. **Motion Passes.**

OTHER

6. Zoning Ordinance Redline

A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to defer the redline to the next meeting. All approved by voice vote. **Motion Passes.**

ADJOURNMENT

A motion was made by Committee Member Stuart, Seconded by Committee Member Foston, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:21 p.m.

CHAIRWOMAN NICOLE BINKLEY

SECRETARY ALICIA MARTIN, CMFO



Town of Ashland City
Building & Codes Department
 233 Tennessee Waltz Parkway Suite 103
 Ashland City TN 37015
 (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 _____ district.

Description of Property (Attach Map): Batson Street Map _____ Parcel _____

Reason for Reclassification Request: Rezone R3 - R4

Address: _____

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 Town Planning 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.

Send application and other documents to amartin@ashlandcitytn.gov

Don Elias
 Applicant

8/15/24
 Date





Town of Ashland City
Building & Codes Department
 233 Tennessee Waltz Parkway Suite 103
 Ashland City TN 37015
 (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 R1 district.

Description of Property (Attach Map): _____ Map 065 _____ Parcel 046.01 _____

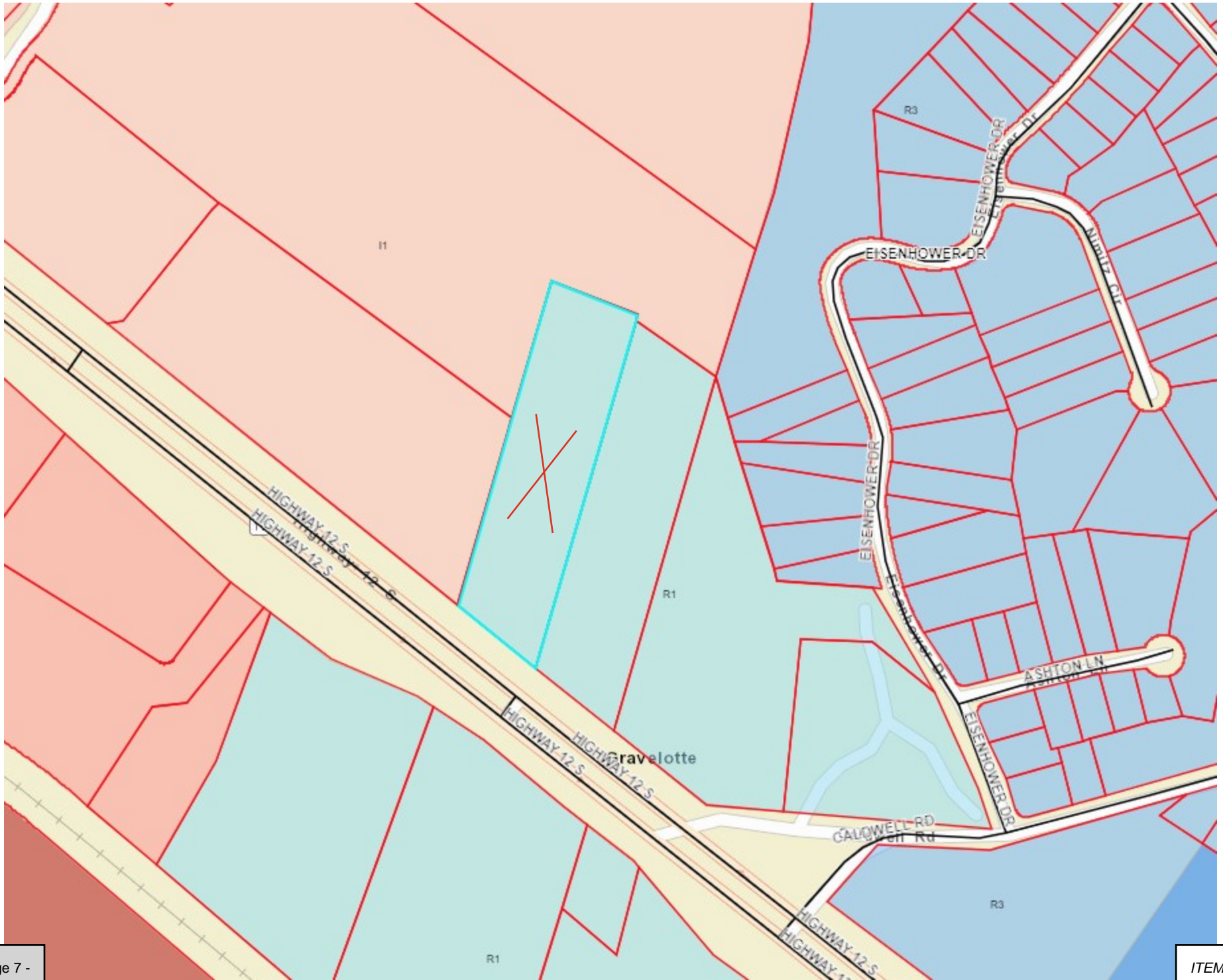
Reason for Reclassification Request: proposed relocation of existing propane business
C-1

Address: 2055 Hwy 12 S 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 Town Planning 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.

Send application and other documents to amartin@ashlandcitytn.gov

Chandra Bee 8/15/2024
 Applicant Date



Janet Knight

2055 Highway 12 S
Ashland City, TN 37015
(615) 351-4558
janetknight01@gmail.com

August 13, 2024

Allen Nicholson
Alicia Martin
Fire Station 2
200 Little Marrowbone Rd
Ashland City, TN 37015

Dear Allen and Alicia,

This letter is to let you know that Amanda Bell, with At Home Realty, has my permission to apply for "Reclassification of Property Under the Zoning Ordinance" for my property located at 2055 Highway 12 S Ashland City, TN. She is working with my REALTOR, Shari Hart, as well as her client, Advanced Propane, on the rezone needed for their company. We are currently under contract pending the rezoning needed to operate their business which they purchased from Higher's Propane whom had been in business in our town for 24 years.

Sincerely yours,

 dotloop verified
08/13/24 10:40 AM CDT
0DUQ-MNCE-OWR0-6O9N

Janet Knight