

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

Chairwoman: Nicole Binkley

Committee Members: Vivian Foston, Gerald Greer, JT Smith, Steven Stratton, Mike Stuart, Jerome Terrell

CALL TO ORDER ROLL CALL APPROVAL OF AGENDA APPROVAL OF MINUTES

1. 07.01.24 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: 2055 Hwy 12S
- 4. Rezone Request: 202 N Main St
- 5. Rezone Request: 405 N Main St

OTHER

6. 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-July 01, 2024 5:30 PM Minutes

CALL TO ORDER

Chairwoman Binkley called the meeting to order at 5:35 p.m. **ROLL CALL** PRESENT Chairwoman Nicole Binkley Committee Member Gerald Greer Committee Member Steven Stratton Committee Member Vivian Foston Committee Member JT Smith Committee Member Jerome Terrell

ABSENT

Committee Member Mike Stuart

APPROVAL OF AGENDA

A motion was made by Committee Member Smith, Seconded by Committee Member Greer, to approve the agenda. All approved by voice vote. **Motion Passes.**

APPROVAL OF MINUTES

06.03.24 PC Meeting Minutes
 A motion was made by Committee Member Smith, Seconded by Committee Member Terrell, to
 approve the minutes. All approved by voice vote. Motion Passes.

PUBLIC FORUM

2. None.

OLD BUSINESS

3. AO Smith/ Ashland City Plat Approval

Mr. Nicholson discussed this with the board. A motion was made by Committee Member Greer, Seconded by Committee Member Stratton, to remove this item from the agenda. All approved by voice vote. **Motion Passes.**

4. Site Plan Approval ACE Retail

Mr. Kyle Schneider with Klober Engineering spoke on behalf of ACE Retail to address any questions. Mr. Clark gave his recommendation. A motion was made by Committee Member Greer, Seconded by Committee Member Terrell, to approve the site plan with the recommendation to address all further staff comments. Voting Yea: Chairwoman Binkley, Committee Member Greer, Committee Member Stratton, Committee Member Foston, Committee Member Smith, Committee Member Terrell. **Motion Passes.**

NEW BUSINESS

5. Rezone Request: Parcel 055 019.00

Mr Clark discussed this request with the board and gave his recommendation for approval. A motion was made by Committee Member Greer, Seconded by Committee Member Stratton, to approve the rezone request. Voting Yea: Chairwoman Binkley, Committee Member Greer, Committee Member Stratton, Committee Member Foston, Committee Member Smith, Committee Member Terrell. **Motion Passes.**

OTHER

6. Zoning Ordinance Redline

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

Mr. Nicholson gave an update on Legends Bank's landscaping.

ADJOURNMENT

A motion was made by Committee Member Greer, Seconded by Committee Member Foston, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:47 p.m.

CHAIRWOMAN NICOLE BINKLEY

SECRETARY ALICIA MARTIN, CMFO

dotloop signature verification: dtlp.us/v3tt-dg63-8YLT



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 <u>It is zoned residential. However, it is in the industrial zoning</u> district.

Description of Property (Attach Map):

Map 065

Parcel 046.01

2055 Highway 12 S is a single family residence built in 1977. 4.6+/- acres lot dimensions 239x801x221x873 currently zoned residential. United Mechanical parks trucks as well as other commercial equipment on property. The lot was previously a Used car/repo business from approximately 1970-1994. See map attached.

Reason for Reclassification Request: Property is located in the industrial zone as well as Opportunity Zone off Highway 12 S.

Located directly adjacent to Caymus Boats (Industrial zoning). Nashville Fabrication is also located directly behind this property.

Address: 2055 Highway 12 S Ashland City, TN 37015

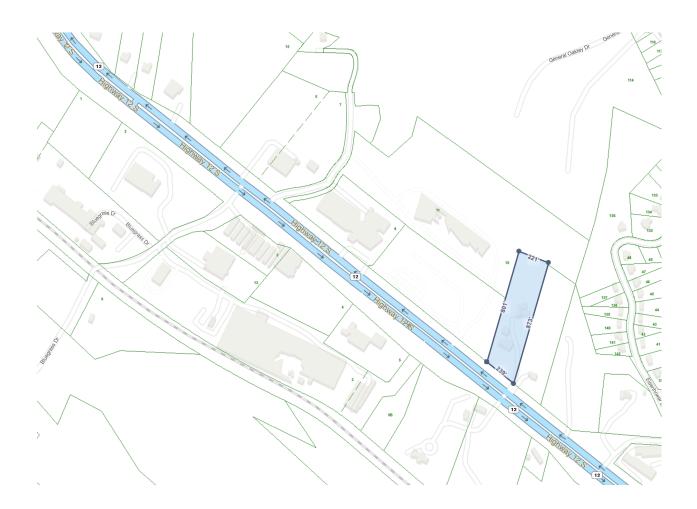
NOTE:

- 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

Seriously Sound LLC Trustee 2055 Highway 12.5 dottoop verified 07/09/24 11:32 AM CDT Trust S1MO-RASF-XKKE-WQ6G

Applicant



Neighbor's within 1,000 ft of Property:

- 1. Caymus Boats 2011 Highway 12 S
- 2. Nashville Fabrication 2039 Highway 12 S
- 3. Barry Baker 2059 Highway 12 S
- 4. Jackie Kemp 2054 Highway 12 S
- 5. Jarret Concrete 2012 Highway 12 S
- 6. Madison Mill in between Kemp property and Jarret Concrete off Highway 12 S

ORDINANCE NO.

AN ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE AMENDING THE OFFICIAL ZONING MAP, REZONING PARCEL 046.01 OF CHEATHAM COUNTY TAX MAP 065 LOCATED AT 2055 HWY 12 S

WHEREAS, said portion of property requested to be rezoned to I-3, Heavy Industrial District, is located in the corporate limits of the Town of Ashland City; and

WHEREAS, the Ashland City Municipal Planning Commission forwarded the request to the Mayor and Council on August 05, 2024, with a recommendation for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE: That the zoning ordinance be amended as follows:

SECTION 1. Pursuant to provisions of Sections 13-7-201 to 13-7-204, Tennessee Code Annotated, the property described herein is rezoned as follows:

The parcel included on Tax Map 065, Parcel 046.01 currently zoned R-1 (Low Density Residential) located at 2055 Highway 12 S is to be rezoned to the I-3 (Heavy Industrial District), as taken from the records of the Assessor of Property of Cheatham County, Tennessee as of July 15, 2024. This area to be zoned I-3 is marked with a red "X" and shown on the map below.

SECTION 2. This ordinance shall be effective 20 days after its final passage, the public welfare requiring it.

Recommended for approval by the Planning Commission at the regularly called meeting on <u>August 05</u>, <u>2024</u>.

First Reading Second Reading

ATTEST:

Mayor JT Smith

City Recorder Mary Molepske





Town of Ashland City

Building & Codes Department

233 Tennessee Waltz Parkway Suite 103 Ashland City TN 37015 (615) 792-6455

Application for Board of Zoning Appeals											
Appellant: Beovery Now	Address: 202. NAMAIN ST. AKON KIE, T.V.										
	Address: 202 N. MAIN S. ASHON C. M. STOD										
Location of Property: 202 N. MAIN	ST. ASNUM Crey, T.M. 37015 STON										

NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

Section 1: <u>Appeal from decision of Building Inspector</u> relating to the enforcement of the zoning ordinance or adopted code. Decision of the building inspector to be appealed:

E

Section 2: <u>Application for a variance as provided by the zoning ordinance</u>. The zoning provision from which a variance is requested:

EXISTING PROPERTY, TONG) Con. PROPOSE USE ADD TONING T-1 Peculiar or unusual conditions which justify the variance requested:

EXISTUDUSINESS USE RESEMBLES C.1. HOWEVER ONTIMINOD MANDATES I.1

**There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.

Section 3: <u>Application for a use on Appeal (Special Exception)</u> The zoning provision which allows a use on appeal to be considered:

The type, description, and size of the use to be considered: **There is a \$50.00 fee for a Special Exception variance

Appellant

Email completed application to: amartin@ashlandcitytn.gov

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ORDINANCE NO.

AN ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE AMENDING THE OFFICIAL ZONING MAP, REZONING PARCEL 013.00 OF CHEATHAM COUNTY TAX MAP 055C, GROUP J, LOCATED AT 202 N MAIN STREET

WHEREAS, said portion of property requested to be rezoned to I-1 DOD, Light Industrial, Downtown Overlay District, is located in the corporate limits of the Town of Ashland City; and

WHEREAS, the Ashland City Municipal Planning Commission forwarded the request to the Mayor and Council on August 05, 2024, with a recommendation for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE: That the zoning ordinance be amended as follows:

SECTION 1. Pursuant to provisions of Sections 13-7-201 to 13-7-204, Tennessee Code Annotated, the property described herein is rezoned as follows:

The parcel included on Tax Map 055C, Group J, Parcel 013.00 currently zoned C-1 DOD (Central Business and Downtown Overlay District) located at 202 N Main Street is to be rezoned to the I-1 DOD (Light Industrial and Downtown Overlay District), as taken from the records of the Assessor of Property of Cheatham County, Tennessee as of July 15, 2024. This area to be zoned I-1 DOD is marked with a red "X" and shown on the map below.

SECTION 2. This ordinance shall be effective 20 days after its final passage, the public welfare requiring it.

Recommended for approval by the Planning Commission at the regularly called meeting on <u>August 05</u>, <u>2024</u>.

First Reading Second Reading

ATTEST:

Mayor JT Smith

City Recorder Mary Molepske



ORDINANCE NO.

AN ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE AMENDING THE OFFICIAL ZONING MAP, REZONING PARCEL 008.00 OF CHEATHAM COUNTY TAX MAP 049N, GROUP C, LOCATED AT 405 N MAIN STREET

- WHEREAS, said portion of property requested to be rezoned to C-1 PUD DOD, Central Business, Downtown Overlay District, is located in the corporate limits of the Town of Ashland City; and
- **WHEREAS,** the Ashland City Municipal Planning Commission forwarded the request to the Mayor and Council on August 05, 2024, with a recommendation for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE: That the zoning ordinance be amended as follows:

SECTION 1. Pursuant to provisions of Sections 13-7-201 to 13-7-204, Tennessee Code Annotated, the property described herein is rezoned as follows:

The parcel included on Tax Map 049N, Group C, Parcel 008.00 currently zoned R-4 PUD DOD (High Density Residential Planned Unit Development and Downtown Overlay District) located at 405 N Main Street is to be rezoned to the C-1 PUD DOD (Commercial Business District Planned Unit Development Downtown Overlay District), as taken from the records of the Assessor of Property of Cheatham County, Tennessee as of July 15, 2024. This area to be zoned C-1 PUD DOD is marked with a red "X" and shown on the map below.

SECTION 2. This ordinance shall be effective 20 days after its final passage, the public welfare requiring it.

Recommended for approval by the Planning Commission at the regularly called meeting on <u>August 05</u>, <u>2024</u>.

First Reading Second Reading

ATTEST:

Mayor JT Smith

City Recorder Mary Molepske

