



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

1. 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 Klobber 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.

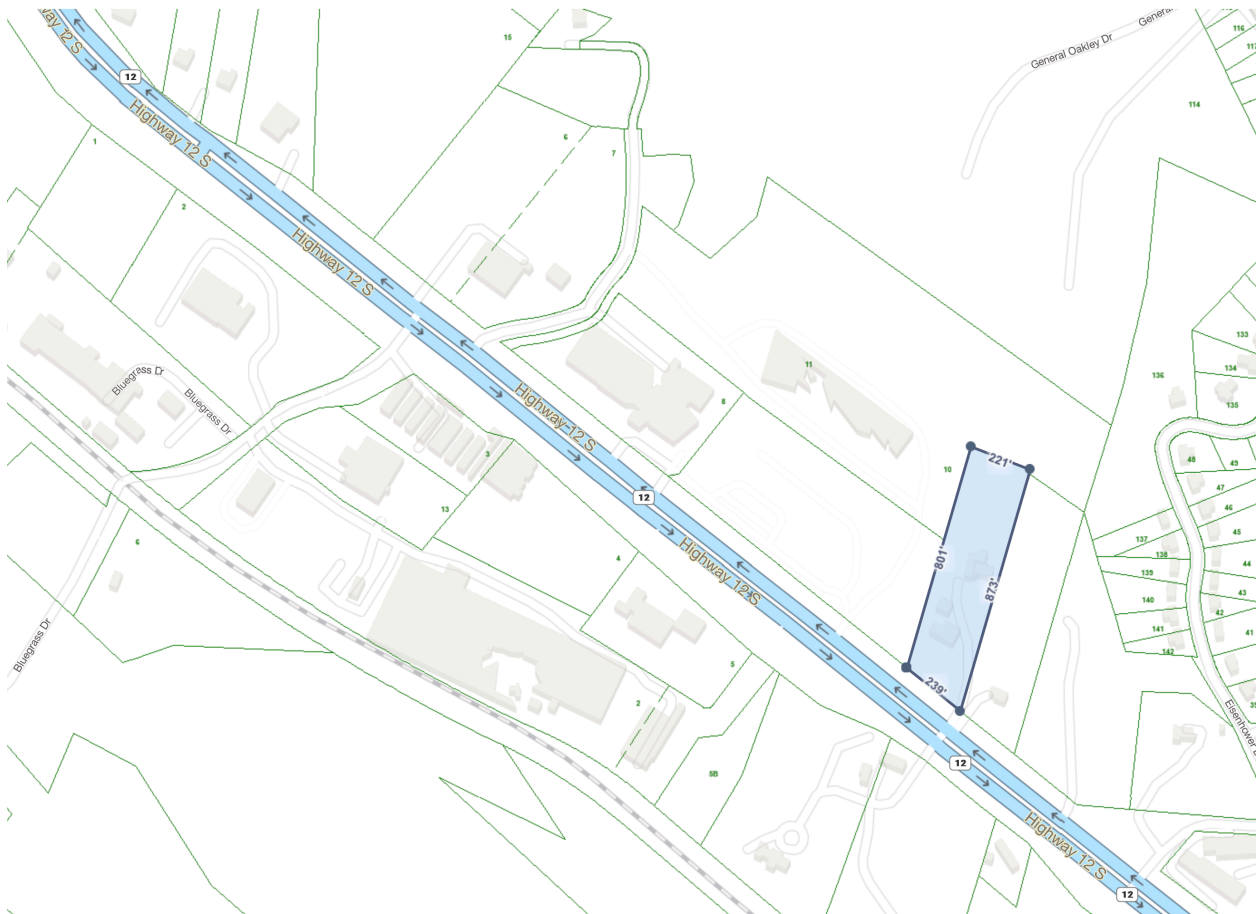
ADJOURNMENT

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

2055 Highway 12 S Ashland City, TN 37015



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.

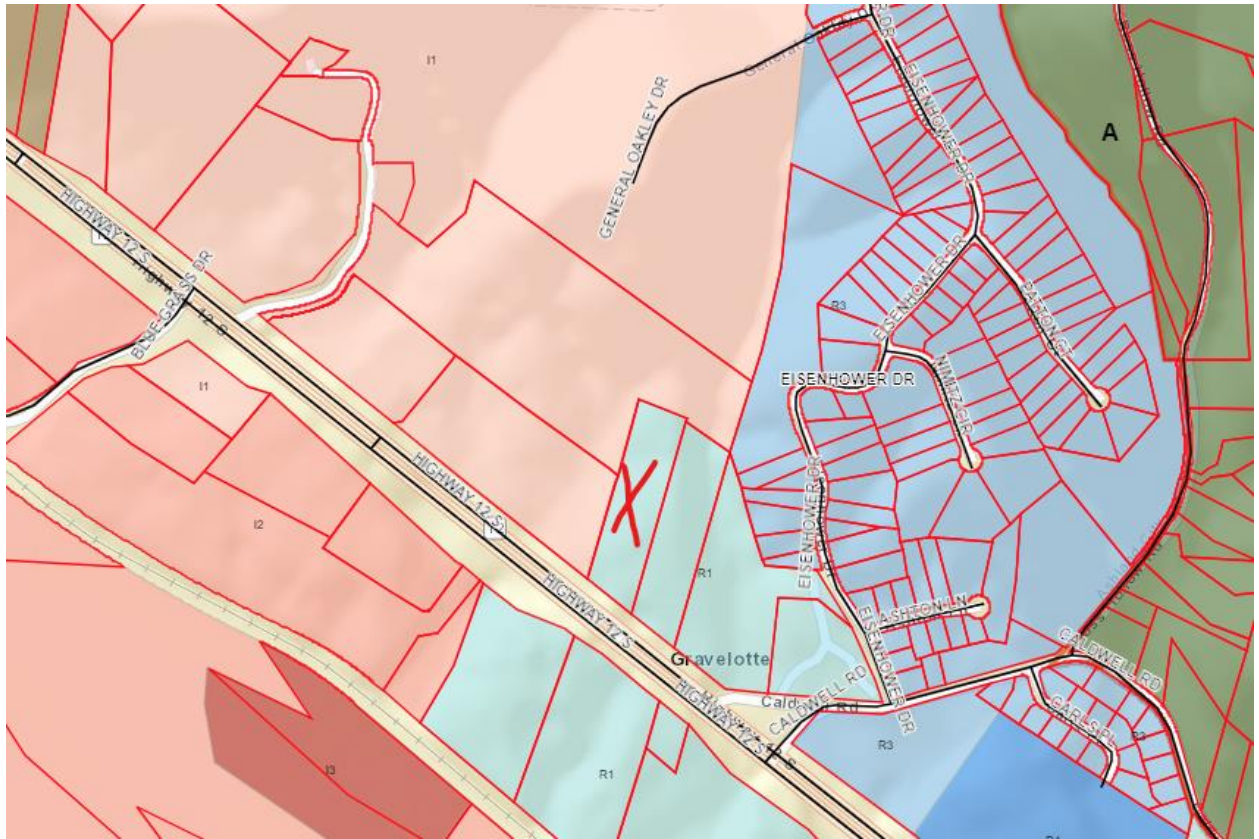
Recommended for approval by the Planning Commission at the regularly called meeting on August 05, 2024.

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: Geovany Nov

Address: 202 N. MAIN ST. Ashland City, TN 37015

Owner: ZSM Holdings

Address: 202 N. MAIN ST. Ashland City, TN 37015

Location of Property: 202 N. MAIN ST. Ashland City, TN 37015

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: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance or adopted code. Decision of the building inspector to be appealed:

E

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

EXISTING PROPERTY, ZONED C-1. PROPOSE USE PER ZONING T-1

Peculiar or unusual conditions which justify the variance requested: _____

EXISTING BUSINESS USE RESEMBLES C-1. HOWEVER ORDINANCE MANDATES T-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: Application for a use on Appeal (Special Exception) 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**

[Signature]
Appellant

7/12/24
Date

Email completed application to: amartin@ashlandcitytn.gov



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 August 05, 2024.

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 August 05, 2024.

First Reading
Second Reading

ATTEST:

Mayor JT Smith

City Recorder Mary Molepske

