



TOWN OF ASHLAND CITY
Planning and Future Growth Committee
Meeting
February 21, 2023 6:30 PM
Agenda

Chairwoman: Nicole Binkley

Committee Members: Tim Adkins, Amanda Bell, Vivian Foston, Gerald Greer, Valerie Kemp, Chris Kerrigan, Sierra Knaus, Amy Perkins, Joseph Preciado, JT Smith, Michael Smith, Steven Stratton, Mike Stuart, Jerome Terrell, Kevin Thompson, Leslie Wakefield, Tony Young

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) January 19, 2023 Planning and Future Growth Committee Meeting Minutes

PUBLIC FORUM

ELECT OFFICERS

2. Secretary

NEW BUSINESS

3. Design Review Manual Discussion
- [4.](#) Zoning Restriction Discussion

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



TOWN OF ASHLAND CITY
Planning and Future Growth Committee Meeting
January 19, 2023 6:00 PM
Minutes

CALL TO ORDER

Mayor Smith called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT

Committee Member Amanda Bell
Committee Member Gerald Greer
Committee Member Jerome Terrell
Committee Member Joseph Preciado
Committee Member JT Smith
Committee Member Kevin Thompson
Committee Member Leslie Wakefield
Committee Member Mike Stuart
Committee Member Michael Smith
Committee Member Nicole Binkley
Committee Member Sierra Knaus
Committee Member Tim Adkins
Committee Member Tony Young
Committee Member Valerie Kemp
Committee Member Vivian Foston

ABSENT

Committee Member Amy Perkins
Committee Member Chris Kerrigan
Committee Member Steven Stratton

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. November 10, 2022 Planning and Future Growth Meeting Minutes

A motion was made by Committee Member Kemp, Seconded by Committee Member Binkley, to approve the November 10, 2022 minutes as written. All approved by voice vote.

PUBLIC FORUM

None.

ELECTION OF OFFICERS

2. Chairman

At this time, Mayor Smith opened the floor for nominations for Chairman.

Committee Member Thompson nominated Committee Member Binkley. Committee Member Kemp nominated Committee Member Bell.

Mayor Smith closed the floor for nominations.

Votes for Committee Member Bell were as follows:

Voting Yea: Committee Member Bell, Committee Member Terrell, Committee Member Preciado, Committee Member Stuart, Committee Member Knaus, Committee Member Adkins, Committee Member Kemp.

Voting Nay: Committee Member Greer, Committee Member Smith, Committee Member Thompson, Committee Member Wakefield, Vice Chairman Smith, Chairwoman Binkley, Committee Member Young, Committee Member Foston.

Votes for Committee Member Binkley were as follows:

Voting Yea: Committee Member Greer, Committee Member Smith, Vice Chairman Smith, Chairwoman Binkley, Committee Member Knaus, Committee Member Adkins, Committee

Member Young, Committee Member Foston.

Voting Nay: Committee Member Bell, Committee Member Terrell, Committee Member Preciado, Committee Member Thompson, Committee Member Wakefield, Committee Member Stuart, Committee Member Kemp.

Committee Member Binkley is board appointed by majority vote.

3. Vice Chairman

At this time, Mayor Smith opened the floor for nominations for Vice Chairman.

Committee Member Greer nominated Committee Member Smith. Committee Member Kemp nominated Committee Member Bell. Committee Member Bell nominated Committee Member Kemp. Committee Member Kemp withdrew herself from the nominations.

Mayor Smith closed the floor for nominations.

Votes for Committee Member Smith were as follows:

Voting Yea: Committee Member Greer, Committee Member Terrell, Committee Member Smith, Committee Member Thompson, Committee Member Wakefield, Vice Chairman Smith, Chairwoman Binkley, Committee Member Foston.

Voting Nay: Committee Member Bell, Committee Member Preciado, Committee Member Stuart, Committee Member Knaus, Committee Member Adkins, Committee Member Young, Committee Member Kemp.

Votes for Committee Member Bell were as follows:

Voting Yea: Committee Member Bell, Committee Member Preciado, Committee Member Stuart, Committee Member Knaus, Committee Member Adkins, Committee Member Young, Committee Member Kemp.

Voting Nay: Committee Member Greer, Committee Member Terrell, Committee Member Smith, Committee Member Thompson, Committee Member Wakefield, Vice Chairman Smith, Chairwoman Binkley, Committee Member Foston.

Committee Member Smith is board appointed by majority vote.

4. Secretary

Mayor Smith asked to defer this item to the next agenda. A motion was made by Committee Member Greer, Seconded by Committee Member Foston, to defer the agenda item. All approved by voice vote. Committee Member Kemp asked why it was deferred. Mr. Nicholson stated that he would like to wait until they filled the position for the administrative assistant so that person could handle the minutes.

OLD BUSINESS

None.

NEW BUSINESS

5. Cheatham County Traffic Map Discussion

At this time, Mr. Gregory presented a video to the committee regarding traffic and growth and Committee Member Kemp left the meeting.

6. Growth Issues

Mr. Gregory presented traffic maps of Cheatham County to the committee and stated that the dots on the map were traffic count stations. He stated that the heaviest station was #52 and it was up by almost 30,000. Committee Member Stuart stated there has been a lot of time spent over various meetings to revitalize the downtown area, but it is not the only part of our town. After much discussion, the committee decided to look into adding signs to the highway to divert large trucks through town and to utilize the bypass.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Thompson, Seconded by Vice Chairman Smith, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 8:15 p.m.

CHAIRWOMAN NICOLE BINKLEY

R-1 = (5.051.1) - Single Family
15,000 sf min lot size & min per family

R-2 = (5.051.2) Single Family & Planned Dev as Cond Use (5.060)
12,000 sf min lot size & min per family

R-3 = (5.051.3) Single Family & Duplex & Planned Dev as Cond Use (5.060)
10,000 sf min lot size & min per family
15,000 sf min lot size Duplex & min per family
5,000 sf min per family – multi-family

R-4 = (5.051.4) Duplex & Multi-Family & min per family & Planned Dev as Cond Use (5.060)
12,000 sf min lot size Duplex
12,000 sf min lot size Two Family Zero Lot Line
15,000 sf min lot size Multi-family
6,000 sf min area per family Duplex
6,000 sf min area per family Two Family Zero Lot Line
3,000 sf min area per family Multi-Family
3,000 sf min area per family Planned Development (10 acre min for Planned Dev but not Multi?)

R-4 Mixed Density Residential – Planned Unit Development = (5.051.4)
Single Family, Duplex, Multi-Family - Negotiated Density?

R-5 = (5.051.5) Mobile Homes on Single Lots & Mobile Home Parks (4.080)
10,000 sf min lot size Single Lot
4,000 sf min lot size Mobile Home Park – Single Wide Unit
6,400 sf min lot size Mobile Home Park – Double-Wide Unit

PO = (5.052.4) Planned Dev as Cond Use
However, not listed at 5.060 as available as an underlying district
No residential density established

MRPO = (5.052.5) Many uses specified
However, Planned Dev as Cond Use is NOT included (Special Exception in MRPO)
20,000 sf min lot size
4,000 sf min lot size Per Dwelling Unit
25,000 sf min lot area Multi-Family and Multi-Use

Downtown Overlay District – (5.052.6) – Multi-Family, One-Family, Semi-Detached, Townhouse, Loft Apt.
5,000 1st Unit, 2,500 each additional unit
10 Stories Max Height

Cluster Residential (4.130) – Section 4 is Supplementary Provisions – NOT a zoning classification
6,000 sf min lot size
HOA required

C-1 (5.052.1) & C-2 (5.052.2) – Listed as “May Overlay” @ 5.060 – bulk requirements are greater