

Regular Minutes of the
Ashland City Planning Commission
June 2, 2008

DRAFT

The Ashland City Planning Commission met in regular session on June 2, 2008
At 5:30 p.m. in the Municipal Building.

Chairman Joe Macha called the meeting to order at 5:35p.m.

Commissioners present: Chris LaCrosse, Gary Norwood, Yvonne Stinnett, Hadley Williams, Jim Yates and Joe Macha

Commissioners Absent: Ed Nichols

Others Present: Michael Armstrong, Franklin Wilkinson, Sharon Caton, Hal Spears, James Fenton, Dean Banks, John Trovillion.

Approval of Minutes

A motion was made by Williams and 2nd by LaCrosse to approve the minutes as written.
Motion to approve the minutes was passed by unanimous voice vote.

Public Forum: None

Macha requested to amend the agenda and proceed to New Business; A. Major Subdivision – Hidden lake Resorts – Phase VA – Hal Spears.

Caton addressed the Commission and requested to move item F. below item B. Macha granted the request.

New Business:

A. Major Subdivision – Hidden lake Resorts – Phase VA – Hal Spears.

Hal Spears addressed the Commission and stated that they were in the process of completing Phase IV at this time. Phase V ties into Phase III for the purpose of getting the water, sewer and infrastructure to loop. Given the economy we decided to split Phase V into two sections, VA and VB. Spears presented his subdivision plat to the Commission for review. The completion of Phase V will complete the loop. Spears stated that Phase VB will include lot #108 thru lot #120 and Phase VA will include lot #90 thru lot #107. After further discussion Mayor Norwood made the motion to approve the subdivision plat with lot #90 thru lot #107 being Phase VA and lot #108 thru lot #120 being Phase VB. The motion was 2nd by LaCrosse. Caton stated that all staff comments have been addressed and Mr. Spears did secure a letter from Pleasant View Utility District on the water and sewer. Spears stated that he is not asking for a plat sign off tonight. He plans to install the water and sewer as apposed to bonding the water and

sewer. Pleasant View Utility District has provided a letter of intent to sign the milar when instillation if water and sewer is complete. The motion passed by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Jim Yates-yes, Joe Macha-yes

F. Text amendment for I-1 Zoning

Caton stated there are gentlemen present that have a proposal for a property in the I-1 Zoning district located next to Homax on Highway 12 South. It will involve an amendment to the I-1 Zoning to allow the use which is not currently listed as a permitted use in that particular zoning. Dean Banks and John Trovillion of Excel Waste addressed the Commission to present their proposed use for the property. Banks stated they are interested in opening a Construction & Demolition waste recycling facility on the property. The total acreage is 31 acres and they plan to use 7 acres to construct their site.

The goal is to recycle 60% of the C&D and up to 83%. Shingles, sheetrock, woods, cardboard, plastics, rock, concrete, etc. The facility will be fully enclosed. Macha asked how many trucks will be moving in and out during the day. Banks stated between 13 and 15 trucks of trucks owned by the company. Macha asked if anything would be thrown on the ground. Banks responded “no”. Mayor Norwood asked if they would be recycling appliances. Trovillion stated that they would not be recycling “white goods” and moving them off site to centers that deal with those type items. Mayor Norwood said his two main concerns are debris blowing off trucks running up and down the highway and that every thing on the site is screened properly. Banks stated they are prepared to adopt the highway for eight miles up the highway. Mayor Norwood also would like to make sure that every truck be required to be covered. Trovillion stated that if there were any problems it would be directed to either himself or Banks and would be handled directly. Macha asked for an explanation of “Text Amendment for I-1 Zoning” from Caton. Caton stated that this project was discussed for the purpose of reviewing the permitted uses for the I-1 Zoning. As the Zoning book is written if a specific use is not listed in the zoning as a permitted use or as a special exception then it is not permitted. James Fenton addressed the Commission and stated that the company represented here tonight is aware of design standards and other concerns as discussed here for the proposed site. Macha requested clarification of what is up for consideration before the Commission. Caton stated what is up for consideration is to add to the text of permitted uses; 13. Recycling of Construction and Demolition Materials, Household, Appliances, Glass, Plastic and Paper in compliance with the following standards:

STANDARDS FOR RECYCLING CENTERS

- 1. Berms, landscaping and screening sufficient to shield from public view all operations of the recycling center with the exception of truck and car traffic entry onto the site.**
- 2. Solid fencing shall be required at a height of not less than six (6) feet of a non-transparent material.**
- 3. All entry locations shall be gated. Gates may remain open during business operations but shall be locked and secured during non-operating hours.**

4. All loads traveling within Cheatham County to and from the facility shall be covered to prevent any debris blowing from the vehicle onto the road surface, right of ways, and public or private property.
5. Hours of operations for the recycling facility shall be restricted to 7:00 AM to 9:00 PM Monday through Saturday.
6. All recycling materials equipment, machinery, and processing stations shall be located within an enclosed building constructed according to the Design Standards adopted by the city.
7. The installation of sound absorbing material on walls and ceilings of enclosed or partially enclosed areas to aid in reducing reflected noise throughout all structures where processing equipment is located shall be required. Buffers are defined as materials, equipment or other structures designed to reduce noise from operations to a level less than sixty (60) decibels, measured at any point outside the lot line.
8. All debris, materials, and other products deposited outside the location of the recycling center on the adjacent right of way, roadway, and within 300 feet on either side of the side parcel lot line shall be the responsibility of the owners and operators of the facility. Removal of all such debris, materials, and other products shall be the responsibility of the recycling center owners and operators.
9. All facility lighting shall be directed in a fashion not to illuminate any area outside of the parcel.

After further discussion a motion was made by Yates and 2nd by Mayor Norwood to amend the text of the I-1 Zoning District to include the permitted use of Recycling of Construction and Demolition Materials, Household, Appliances, Glass, Plastic and Paper in compliance with the previously discussed standards.

The motion passed by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Jim Yates-yes, Joe Macha-yes

C. Definition-Dust free Ordinance (Adequate Parking Surfaces for Infill Development)

Caton stated there was some discussion some months ago about existing Commercial Zoned properties where the uses have been residential but the use is changed to commercial. One of the discussions that came from that was weather or not the Planning Commission would consider allowing a permeable parking surface that is dust free including gravel surface parking. The off street parking requirements found in the Zoning Ordinance at this time limit the parking surfaces to an impervious surface, primarily asphalt and concrete. There are methods and materials available that are permeable including gravel and concrete that allow water to run through it instead of channeling it off the surface. The primary application for this type of parking surface will be for existing commercial sites which are generally smaller sites. This is something that is simply presented for your consideration.

D. Land Disturbance-Discuss model ordinance

Caton addressed the commission and stated she gets quarterly reports from TDEC on water quality. The dumping and filling of unregulated fill material is having a negative impact on the water quality primarily in the county. The Commission should consider regulating what is being used to fill sites. In many cases the fill being used is construction debris and possibly hazardous and toxic materials not suitable for fill material. Along with unsuitable fill, in most cases compaction is not taking place to insure a build able lot. The land disturbance ordinance is not designed to hamper anyone it just requires a site plan and to let us know what is being put in the ground. LaCrosse asked how this would affect someone wanting to build a single family residence. Would this ordinance complicate the process of someone digging a footer or basement or clearing for a single lot for a house? Caton stated there is a section in the ordinance that exempts those types of activities from the ordinance. After further discussion a motion was made by Mayor Norwood and 2nd by Stinnett to forward the Land Disturbance ordinance to the City Council for adoption.

The motion passed by roll call vote. Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Jim Yates-yes, Joe Macha-yes

E. Design Standards for Multi-family & duplexes. – Discuss model ordinances.

Caton addressed the Commission stating that three copies of design standards were handed out to members last month as examples of what other communities are doing. The examples range from extreme to moderate requirements. Caton suggested written comments from each member or the appointment of a sub-committee to arrive at acceptable standards. The Commission verbally stated they have complete confidence in Caton to draft the ordinance for review. After further discussion Caton stated she would draft design standards for review at the next meeting based on discussion from the Commission.

6. Other: None

Old Business: Land Use Plan

Caton stated that if the agenda permits for next moth she would like to complete chapters 3, 4, & 5. Next month we will look at existing land use, policies and principles, and the month after that you will look at implementation. Next moth will be a good time to take the driving tour. Macha stated he has new tires but no air-conditioning.

A motion to adjourn was made by Williams and 2nd by Stinnett. Adjournment passed by unanimous voice vote.

Meeting was adjourned at **6:15 P.M.**

Chairperson Joe Macha