

Regular Minutes of the  
Ashland City Planning Commission  
November 5, 2007

## DRAFT

The Ashland City Planning Commission met in regular session on November 5, 2007  
At 5:30 p.m. in the Municipal Building.

Chairman Joe Macha called the meeting to order at 5:30p.m.

Commissioners present: Ed Nichols, Hadley Williams, Yvonne Stinnett, Joe Macha, Gary Norwood  
and Jim Yates

Commissioners Absent: Dwayne Noe

Others Present: Michael Armstrong, Franklin Wilkinson, Sharon Caton, James Finton, Chuck Walker,  
Ron Wilkinson, Lacy McCall, Diane Sanders, Brian Harris, Chris LaCross, Wren McGlaughlin,  
Robbie Davis.

Macha requested a motion to approve the minutes from October 1, 2007. A motion was made by  
Williams and 2nd by Stinnett to approve the minutes as written. Minutes were approved by unanimous  
voice vote.

Public Forum: James Finton, Director of Economic and Community Development, approached the  
Council to express his support for the upcoming project by Ashlandplace LP to develop apportion of  
Highway 12 South as an R-4 –MDR-PUD with a Commercial district overly.

Diane Sanders approached the council requesting rezoning of 2165 Bell St. from R-3 to R-4 and place  
24 apartments on the property. She stated she had previously met with the Planning Office on this  
project. Macha asked Caton if she had reviewed the project. Caton said she has done four concept  
reviews on the filed project. At the last concept review the developer was asked to identify the 15%  
slope line on the plat and that had not been done and submitted to the Planning Office. Considering the  
size of the lot, road access and the existing slopes the possibility of building on the lot is limited. Caton  
encouraged the Commission to review the request for the project but at this time the requirements for  
submittal have not been met by the developer. Macha said the Commission will review the project but  
first it had to go through the process.

Old Business:

Land Use Plan - Issues & Opportunities (Driving Tour)

Caton addressed the Commission requesting the driving tour be cancelled for the evening due to rain,  
darkness and the extensive agenda.

Planning Commission Appointments

Mayor Norwood addressed the council stating he is the one who makes the appointments to the  
Planning Commission and would like to wait at this time before making appointments.

### New Business

Request for extension of R-3 PUD Ordinance #328 for Map 55 parcel 18 – ZK Land Development. Caton addressed the Commission showing a visual power point presentation and explaining the R-3 PUD Zoning was conditional upon development starting by no later than December 12, 2007. At this time a new developer is interested in the project and is requesting the R-3 PUD zoning deadline to be extended six months. A motion was made by Norwood and second by Stinnett to extend the R-3 PUD Zoning deadline to July 1, 2008. If sufficient progress is not made by that date the Zoning will revert back to R-1. Motion passed by roll call vote. All members present voted yes.

### Preliminary R-4MDR-PUD w/Commercial Overlay District – Map 62, Parcel 13.03

Caton addressed the Commission stating this project is presented by Quad South as Ashlandplace and is located on Highway 12 South next to Sycamore Place Apartments. Caton said the project now contains multi-family, single family and commercial development. The documents submitted included an environmental study, housing impact, traffic study, wetlands study, FEMA study, Corp of Engineers study and others required for the R-4PUD. Over the last five months the project has developed into what is before the Commission and appears to be very well laid out. After further review and discussion of the site layout Ron Wilkinson approached the Commission to give a description of his organization and described some previous projects they have developed in the Nashville and Clarksville areas. Norwood asked Wilkinson for an explanation of “gated community”. Wilkinson described the gate as only controlling the access to the multi-family units. The system would include video surveillance, limiting access to the tenant’s discretion and would only be completely closed at night. The other portions to the property would remain open and free flowing. Buffer zones would be Created between uses and other properties. Mayor Norwood asked about the possibility of the multi-family units developing and building before the rest of the uses. McCall addressed the commission and stated that his company is building the multi-family units and seeking developers and investors to build out the commercial and single family portion of the PUD. He can not offer any guarantees that all uses will develop at the same time. The Preliminary Master Plan defines the areas and uses but could vary to some degree within the designated areas. We will have covenants and some level of control of what comes in. Wilkinson said the first phase would be multi-family and his partnership would not maintain ownership of the commercial property or single family property. They will sell the other properties to the end-user. Caton clarified that what is being requested is approval of the Preliminary Concept and approval of the Preliminary Master Plan with commercial up front, multi-family in the middle and single-family around the edge. After further discussion on how all areas of the PUD will develop a motion was made by Stinnett and second by Williams to approve the Preliminary Master Plan and Concept Plan for the R-4 MDR-PUD. Motion passed by roll call vote. All members present voted yes.

### Review Flood Zone Ordinance #329

Caton addressed the Commission for review of the adopted Flood Ordinance as presented to the Commission by the State Department Economic & Community Development as the minimum standard required by FEMA for local jurisdictions to adopt as a requirement. Caton pointed out that the Flood Ordinance adopted as presented by the State is more stringent than the minimum standards required by FEMA. A copy of FEMA Standards will be supplied to each Commission member.

Other: None

A motion to adjourn was made by Williams and 2<sup>nd</sup> by Stinnett.

Meeting was adjourned at **7:30 P.M.**