

**COOKEVILLE HISTORIC ZONING COMMISSION  
MINUTES  
APRIL 13, 2010  
5:00 P.M.**

The Cookeville Historic Zoning Commission met on Tuesday, April 13, 2010, at 5:00 p.m. in the Council Chambers, 45 East Broad Street, Cookeville, TN 38501.

**MEMBERS PRESENT:** Lee Carney, Calvin Dickinson, Cathy Lamb, Chris Wakefield, and Julia Woodford.

**MEMBERS ABSENT:** Alma Anderson and Greg Stamps.

**STAFF PRESENT:** Jayne Barns, and Ken Young.

**STAFF ABSENT:** James Mills.

**OTHERS PRESENT:** There was no one else in attendance.

**CONSIDER FOR APPROVAL THE MINUTES OF FEBRUARY 9, 2010.** Lee Carney made the motion to approve the minutes of February 9, 2010. Julia Woodford seconded the motion and the motion carried unanimously. **APPROVED.**

**CONSIDER FOR ACTION HISTORIC ZONING DISTRICT DESIGNATION FOR THE PUTNAM COUNTY COURTHOUSE AREA. REQUEST SUBMITTED BY THE HISTORIC ZONING COMMISSION.** Ken Young stated that as requested by the Historic Zoning Commission at the February 9, 2010 meeting, staff has studied the possible creation of a Courthouse Historic Overlay District. The proposed new district consists of twenty-three (23) parcels of property which are owned by nineteen (19) different parties. All of the parcels contain structures with dates of construction ranging from 1900 to 1993. Eighteen (18) structures in the area are over fifty (50) years old and the average structure age is approximately sixty-nine (69) years. The proposed new district area is zoned CBD (Central Business District) and current uses in the area are consistent with the zoning regulations.

Under the provisions of the Cookeville Historic Zoning Regulations two-thirds (66.6 %) of the property owners in an area proposed for Historic District designation must favor such designation before it can be approved. Therefore, with twenty-three (23) parcels in the proposed area the approval of the owners of sixteen (16) parcels would be required.

The Planning Department has contacted property owners in the area. Self-addressed stamped post cards were provided for each owner to indicate whether they favored or opposed historic zoning designation or needed more information. As of this date, the responses of nine (9) of the owners have been received via postcard. Three (3) property owners have indicated they favor the establishment of a Historic District and six (6) have indicated opposition to the proposal. No parties have requested additional information.

This represents an overall response of only thirty-nine percent (39%) of the owners with thirteen (13%) favoring the proposal and twenty-six (26%) opposing the proposal. Creation of a smaller district is not feasible because none of the owners that indicated support for the proposal own contiguous parcels.

Staff recommended discontinuing current effort to create a Historic Overlay District in the area due to a lack of support from the property owners.

There was discussion by the Board to continue the effort to create a Historic Overlay District at the Courthouse. The Board thought it would have been more effective to have the property owners attend an informational meeting first, and then after the initial meeting to send out the postcards. A few of the Board members reported that they talked to a couple of property owners that responded no, and the property owners told them that they didn't know a lot about Historic Zoning and that is why they checked no. The Board would like to invite the property owners to an informational meeting in May to help answer their questions and concerns.

Lee Carney made the motion to conduct an informational meeting for the property owners in May in order to continue the effort to create a Historic Overlay District in the Putnam County Courthouse Area. Cathy Lamb seconded the motion and the motion carried unanimously. **APPROVED.**

**ADJOURNMENT: 5:15 P.M.**

**SUBMITTED FOR APPROVAL**

**SUBMITTED FOR RECORDING**

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**JAYNE BARNS CPS  
PLANNING ASSISTANT**

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**CALVIN DICKINSON  
ACTING CHAIRMAN  
COOKEVILLE HISTORIC ZONING**