

**COOKEVILLE PLANNING COMMISSION
MINUTES
MARCH 26, 2012**

The Cookeville Planning Commission met on Monday, March 26, 2012 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Jim Stafne, Dr. Angelo Volpe, Dr. Roy Loutzenheiser, Judy Jennings, Chris Wakefield, Randy Dalton, David Webb, and Jim Woodford.

MEMBERS ABSENT: Aaron Bernhardt.

STAFF MEMBERS PRESENT: James Mills, Jayne Barns, and Ken Young.

STAFF MEMBERS ABSENT: Jim Shipley.

OTHERS PRESENT: Amye Wright.

CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED. Chris Wakefield made the motion to approve the agenda as submitted. Dr. Roy Loutzenheiser seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE MINUTES OF FEBRUARY 27, 2012. Dr. Angelo Volpe made the motion to approve the minutes of February 27, 2012. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION AMENDMENTS TO THE OFFICIAL STREET MAP. REQUEST SUBMITTED BY STAFF. James Mills stated that amendments to the Official Street Map are necessary due to the addition of several streets or portions of streets from 2009 through 2011. These streets are the result of annexation, new street construction, and new subdivision development. The purpose of the Official Street Map is to depict the streets for which the City of Cookeville is responsible for maintenance and to reflect the official names of these streets.

The recommended amendments are included in your information packet. A total of 7 streets or portions of streets are proposed for acceptance. This includes the addition of three (3) streets or portions of streets in new subdivisions, three (3) streets or portions of streets from annexation, and (1) street constructed by the city.

Staff recommended approval of amendments to Official Street Map.

Dr. Roy Loutzenheiser made the motion to approve the amendments to the Official Street Map. Dr. Angelo Volpe seconded the motion and the motion carried unanimously. **APPROVED AMENDMENTS TO THE OFFICIAL STREET MAP.**

CONSIDER FOR ACTION AMENDMENTS TO THE ZONING CODE SECTION 207 GENERAL SIGN REGULATIONS RELATING TO BILLBOARDS.

REQUEST SUBMITTED BY CITY COUNCIL. James Mills stated that at the request of the Cookeville City Council the Planning Department has prepared an amendment to Section 207, General Sign Regulations, of the Official Zoning Code that would prohibit the location of billboards within and around the Highlands Industrial-Business Park.

Earlier this year the City Council adopted protective covenants for the Highlands Industrial-Business Park. One of the provisions of the covenants was the prohibition of billboards within the park. Because Putnam County is a joint owner of the industrial-business park, the approval of the covenants by the Putnam County Commission is also required. When the covenants were submitted to the County Commission a few weeks ago the owner of a local billboard company lobbied against the exclusion of billboards and the adoption of the covenants was postponed.

The Highlands Industrial-Business Park is located entirely within the corporate limits of Cookeville and the city has the ability to regulate land use within its corporate limits through its zoning regulations. Assuming the County Commission will not approve the covenants unless the provision prohibiting billboards within the park is removed, the City Council has requested that the prohibition be addressed in the Zoning Code.

It is proposed that Section 207, General Sign Regulations, of the Official Zoning Code be amended to insert within Section 207.6P, Billboards, (5) Requirements for Billboards, a new Section U to read as follows:

- U. No billboard shall be located in the geographic area that is bounded on the east by State Highway 135 (South Willow Avenue/Burgess Falls Road); bounded on the south by the corporate city limits of the City of Cookeville; bounded on the west by the corporate city limits of the City of Cookeville; and bounded on the north by the southern right-of-way of Interstate 40.

The proposed amendment would not only prohibit billboards within the Highlands Industrial-Business Park but also on properties in the immediate vicinity of the park south of Interstate 40 and west of State Highway 135. The area within the immediate vicinity is included to address the potential expansion of the industrial-business park. Any existing billboards in the identified area would be “grandfathered” and be classified as nonconforming uses protected under Tennessee Code Section 13-7-208.

Staff recommended approval of the amendment to the Zoning Code.

Jim Woodford stated that the City has already spent a lot of money on the Highlands Industrial-Business Park and that the City Council wants the Park to be esthetically pleasing in order to draw businesses to the area.

Dr. Roy Loutzenheiser made the motion to approve the amendment to the Zoning Code Section 207, General Sign Regulations relating to billboards. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED AMENDMENTS TO THE COOKEVILLE ZONING CODE SECTION 207, GENERAL SIGN REGULATIONS, RELATING TO BILLBOARDS.**

James Mills stated that Study Items #2 & #3 are both related to the Bennett Road Extension Project and the date for the Public Hearing, if approved will be scheduled for May 21, 2012. The Public Hearing can not be scheduled for the next meeting due to the requirement of giving 30 days notice and there was not 30 days between the March 26th & April 23rd Planning Commission Meetings.

Mr. Mills added that there will be a Community Meeting held on April 26, 2012 from 5-7 p.m. at the Chamber of Commerce to discuss the Bennett Road Extension Project. Letters will be going out to the property owners in the area around the extension inviting them to attend the meeting. Mr. Mills also encouraged the Planning Commission Members to attend this meeting also.

Jim Woodford made the motion to take the following items for study and to approve setting a date for a Public Hearing for May 21, 2012, for amendments to the Major Street Plan and Future Land Use Plan, both relating to the Bennett Road extension project. Dr. Angelo Volpe seconded the motion and the motion carried unanimously. **STUDY ITEMS.**

- (1) CONSIDER FOR STUDY REZONING 730, 740 & 750 BLACKWELL PARK (TAX MAP # 83, PORTION OF PARCELS 77.03, P/O 77.10 AND 77.11) FROM RS10 (SINGLE FAMILY RESIDENTIAL) TO LM (LIGHT MANUFACTURING); REZONING 761, 781, 790 & 800 BLACKWELL PARK (TAX MAP # 83, PORTION OF PARCELS 77.12, 77.14, 77.06 AND 77.05) FROM CI (COMMERCIAL-INDUSTRIAL MIXED USE) TO LM (LIGHT MANUFACTURING); AND REZONING 771 BLACKWELL PARK & VACANT LOT LOCATED ON BLACKWELL ROAD (TAX MAP #83, PORTION OF PARCELS 77.30 & 74.00) FROM LM (LIGHT MANUFACTURING) TO CI (COMMERCIAL INDUSTRIAL MIXED USE). REQUEST SUBMITTED BY J. D. PARKS.**

- (2) CONSIDER FOR STUDY AMENDMENTS TO MAJOR STREET PLAN RELATING TO BENNETT ROAD EXTENSION PROJECT AND SET A DATE FOR A PUBLIC HEARING FOR MAY 21, 2012. REQUEST SUBMITTED BY STAFF.**

- (3) CONSIDER FOR STUDY AMENDMENTS TO FUTURE LAND USE PLAN ELEMENT OF COOKEVILLE 2030 PLAN RELATING TO BENNETT ROAD EXTENSION PROJECT AND SET A DATE FOR A PUBLIC HEARING FOR MAY 21, 2012. REQUEST SUBMITTED BY STAFF.**

STAFF REPORTS:

(1) MINOR PLAT APPROVALS:

- THE DIVISION OF LOT 2 OF THE REDIVISION OF TRACT #1 OF SYCAMORE SCHOOL SUBDIVISION – 2 LOTS LOCATED ON ELLIS AVENUE – ARD GROUP.

- **THE REDIVISION OF LOT 1 OF OLEN ALLISON DIVISION – 2 LOTS
LOCATED ON CLAY AVENUE – SHANE ALLISON.**

James Mills reported that the City has completed the Special Census in the South Willow Annexation Area and that 117 residents have been added for a total population of 30,500.

ADJOURNMENT: 5:45 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING
COMMISSION**