

**COOKEVILLE PLANNING COMMISSION
MINUTES
JANUARY 27, 2020**

The Cookeville Planning Commission met on Monday, January 27, 2020 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Jim Cobb, Judy Jennings, Daniel Odom, James Stafne, Kay Starkweather, Leslie Sullins Draper, Chris Wakefield and Eric Walker

MEMBERS ABSENT: Tracy Cody.

STAFF MEMBERS PRESENT: Jon Ward, Ken Young, and Haley Dickson

STAFF MEMBERS ABSENT: James Mills.

OTHERS PRESENT: Ben Wheeler, Rafferty Cleary and Michelle Price

ESTABLISHMENT OF QUORUM: Chairman Stafne announced that a quorum was present for the meeting.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN. Kay Starkweather made the motion to elect Jim Stafne as Chairman and Judy Jennings as Vice Chairman. Leslie Sullins Draper seconded the motion and the motion carried unanimously. **ELECTED JIM STAFNE AS CHAIRMAN AND JUDY JENNINGS AS VICE CHAIRMAN.**

CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED. Kay Starkweather made the motion to approve the agenda as submitted. Jim Cobb seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE MINUTES OF DECEMBER 16, 2019. Eric Walker made the motion to approve the minutes of December 16, 2019. Daniel Odom seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION PRELIMINARY PLAT OF ELKINS TOWNHOMES, 42 LOTS LOCATED OFF NORTH WILLOW AVENUE. REQUEST SUBMITTED BY DONNIE ELKINS. DEVELOPER HAS REQUESTED THIS ITEM BE WITHDRAWN.

Jon Ward stated that Mr. Donnie Elkins submitted a plat for Elkins Townhomes, a 42 lot townhouse development located off North Willow Avenue. Mr. Elkins submitted a letter requesting that the plat be withdrawn from consideration at this time

Jim Cobb made the motion to approve the request as submitted. Leslie Sullins Draper seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR SIX (6) MONTH EXTENSION OF THE PRELIMINARY PLAT OF CLAREMONT SUBDIVISION, 12 LOTS LOCATED AT 507 WEST STEVENS STREET. REQUEST SUBMITTED BY AARON BERNHARDT.

Jon Ward stated that Mr. Aaron Bernhardt has submitted a request for a six (6) month extension of his Claremont Preliminary Plat, which is a 12 lot single family attached subdivision located off of West Stevens Street. The Preliminary Plat was approved by the Planning Commission on January 27, 2019 for a period of one (1) year.

Analysis: As provided in Article II, Section D, Subsection 9 of the Subdivision Regulations, a six (6) month extension can be applied for by the developer and granted by the Planning Commission provided a \$50.00 fee is submitted with the request. Mr. Bernhardt submitted the fee with his request for an extension. No work has begun to install improvements on the site, nor have any changes been made to the plat since the preliminary plat was approved.

Recommendation: Approval of the request for a six (6) month extension of the Preliminary Plat subject to all conditions as established by the Planning Commission on January 27, 2019.

Kay Starkweather made the motion to approve the request recommended by staff. Eric Walker seconded the motion and the motion carried unanimously. **APPROVED.**

STUDY ITEMS:

- (1) CONSIDER FOR STUDY REZONING OF 1901, 1913 & 1919 N WASHINGTON AVE FROM CL (LOCAL COMMERCIAL) AND 420, 430, 502, 512 & 518 E JERE WHITSON ROAD FROM RS-10 (SINGLE FAMILY RESIDENTIAL) TO RM-14 (MULTI-FAMILY RESIDENTIAL). REQUEST SUBMITTED BY AARON BERNHARDT.
- (2) CONSIDER FOR STUDY THE RENAMING OF FOUNDATION DRIVE TO JAKE HOOT DRIVE. REQUEST SUBMITTED BY PAM EALEY, HABITAT FOR HUMANITY.
- (3) CONSIDER FOR STUDY AN AMENDMENT TO THE ZONING CODE TO INCLUDE MICROBREWERIES AND BREWPUBS AS A PERMITTED USE IN THE CI, COMMERCIAL-INDUSTRIAL MIXED USE DISTRICT. REQUEST SUBMITTED BY MANNY EDWARDS.
- (4) CONSIDER FOR STUDY 2020 ANNUAL REPORT & PROGRAM DESIGN. REQUEST SUBMITTED BY STAFF.

Kay Starkweather made the motion to accept the items for study. Jim Cobb seconded the motion and the motion carried unanimously. **APPROVED.**

STAFF REPORTS:

- (1) MINOR PLATS APPROVED & RECORDED:
 - (2) J.H. STONE BLOCK – TWO (2) LOTS LOCATED ON WEST 6TH STREET – CHARLES MINNEAR
 - (3) PAUL GENTRY COMBINATION & LOT LINE ADJUSTMENT – ONE (1) LOT LOCATED ON BUFFALO VALLEY ROAD – MARK MORRISON
 - (4) RONALD MAYBERRY SUBDIVISION – ONE (1) LOT LOCATED ON LEE SEMINARY ROAD – CHRIS VICK

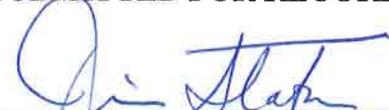
ADJOURNMENT: 5:35 P.M.

SUBMITTED FOR APPROVAL



HALEY DICKSON
PLANNING ASSISTANT

SUBMITTED FOR RECORDING



JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING
COMMISSION