CITY OF GALLATIN
COUNCIL COMMITTEE MEETING

March 12, 2013 **6:00 pm** **Dr. J. Deotha Malone Council Chambers**

- Call to Order: Councilwoman Brackenbury Presiding
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Hayes – Kemp – Mayberry – Overton – Mayor Graves
- Approval of Minutes: February 26, 2013 Council Committee Meeting
- Public Recognition
- Mayor's Comments

AGENDA

1. Park and Ride **(Councilman Hayes)**
2. South Pardue Avenue on-street parking **(Nick Tuttle, Engineering)**
3. Ordinance #O1302-8 amending the Zoning ordinance of the City of Gallatin, Tennessee by amending property located at 420A and 420B Odoms Bend Road **(Katherine Schoch, Codes/Planning)**
4. Brown's Tires (f/k/a/ Oakley's Grocery)

- Other Business
- Department Head Reports
- Adjourn

City of Gallatin
Council Committee Meeting

Tuesday, February 26, 2013
Dr. J. Deotha Malone Council Chambers
Gallatin City Hall

PRESENT:

Mayor Jo Ann Graves
Vice Mayor John D. Alexander
Councilwoman Julie Brackenbury
Councilman Steve Camp
Councilman Craig Hayes
Councilwoman Anne Kemp
Councilman Ed Mayberry
Councilman Jimmy Overton

ABSENT:

OTHERS PRESENT:

Rosemary Bates, Special Projects Director
Rachel Nichols, Finance/I.T. Director
Nick Tuttle, City Engineer
Ann Whiteside, Mayor's Office
Billy Crook, Fire Chief
Connie Kittrell, City Recorder
David Brown, Leisure Services Director
News Examiner, Reporter

Don Bandy, Police Chief
Ronnie Stiles, Public Works Dir.
Dave Crawford, Personnel Off.
Katherine Schoch, Codes/Planning Asst. Dir.
David Gregory, Public Utilities Dir.
Joe Thompson, City Attorney
James Fenton, EDA
Gallatin Newspaper, Reporter

Call to Order

Councilman Jimmy Overton called the meeting to order.

Approval of Minutes

Councilman Overton presented the minutes of the February 12, 2013 Council Committee Meeting for approval.

Councilwoman Kemp made motion to approve; Vice Mayor Alexander seconded. Motion carried with 7 ayes and 0 nays.

Public Recognition

Councilman Overton opened public recognition.

Randy Lucas of 111 College Street stated he was present on behalf of the William B. Bate Camp, Sons of the Confederate Veterans. Mr. Lucas stated at one time there was a Civil War Trail Marker marking the Battle of Gallatin at the intersection of East Main Street and Hartsville Pike that was destroyed and has been misplaced. Mr. Lucas stated he was seeking permission from the City to replace that marker but move the marker just past Perkins Drugs on Hartsville Pike. Mr. Lucas also stated that his organization would bear the costs and maintenance of the marker.

Mayor Graves stated she would call Commission Susan Whitaker to request the marker.

With no one else wishing to speak, public recognition was closed.

Mayor's Comments

- Metropolitan Planning Organization brochure on desk was handed out to all Metro and County Mayors at the recent meeting. Mayor added that the picture on the front cover is our 109 Bridge with more pictures inside. Mayor continued that they also mention Gallatin's SR-109 Bridge Replacement, Hendersonville's Indian Lake Boulevard and SR-386 Interchange and Gallatin's Town Creek Greenway.

- Sunday, February 24th, the Gallatin Fire Department Clown Troop was presented the state award for Public Education

- Wednesday, March 6th is the Ribbon Cutting for the Phase II of the Greenway at 2:00 P.M. at the trailhead parking area located on Broadway

- Friday, March 1st at 12:00 Noon is the World Day of Prayer at House of Grace on Lock Four Road

- Saturday, March 2nd is the Sumner County United Way benefit at the Union Station in Nashville

- Saturday, March 8th is the Gallatin Chamber of Commerce Banquet at the Epic Center

- Square Fest is the last weekend in April and a Car Show is a returning event

Agenda

1. MS4 Stormwater Permit Annual Report

City Engineer Nick Tuttle presented the annual Stormwater permit report and there were no questions from Council.

2. TDOT Consultant Selection Policy

City Engineer Nick Tuttle stated the Tennessee Department of Transportation requires that all local governments managing projects funded in total or part by the Federal Highway Administration adopt local guidelines for selection of professional consultants and then provide proof of such adoption to TDOT. Mr. Tuttle stated the city has been doing this but we need to adopt this policy as part of the operating procedure.

Councilwoman Kemp made motion to approve; Vice Mayor Alexander seconded. Motion carried with 7 ayes and 0 nays.

3. Active Transportation Capital Projects

City Engineer Nick Tuttle presented a list of active transportation capital projects and gave the status of each project. Mr. Tuttle explained that the shading indicates no City funds were involved.

There was much discussion on these projects.

4. Davis Drive Traffic Calming

City Engineer Nick Tuttle stated his recommendation is to return the street to original status with no speed bumps or three way stop signs.

Vice Mayor Alexander made motion to approve; Councilwoman Kemp seconded. Motion carried with 7 ayes and 0 nays.

5. Improvements at Long Hollow Golf Course

Leisure Services Director David Brown stated the improvements are to build another section of cart sheds, add a wash shed, finish the cart paths, build deck/patio onto the club house and add restrooms for the back nine holes. Mr. Brown added that he plans to rent cart sheds for personal golf cart storage.

Mayor requested Mr. Brown check with the planning department on portable restrooms.

6. Ordinance #O1302-7 Rankin Branch Interceptor – Phase II

Public Utilities Director David Gregory requested council authorize funds to award the bid for contract "112" Rankin Branch Interceptor – Phase II in the amount of $1,324,233.05 to Cleary Construction, Inc.

Councilman Mayberry made motion to approve; Councilman Hayes seconded. Motion carried with 7 ayes and 0 nays.

7. Brown's Tires (a/k/a Oakley's Grocery)

City Attorney Joe Thompson explained the map of the property that includes three parcels which makes an estimated 3.71 acres. Mr. Thompson also explained the State has a $100,000 lien and the City of Gallatin has a $27,000 lien attached to the property.

There was discussion on the State waiving entire/partial lien, environmental issues, and the city having a need for the property.

Mr. Thompson stated if the city gave him authorization for this property he would request a commitment from the State of exactly what they were going to release and what conditions, if any, they would place on our use of the property. After this information is gathered and if Council wanted to move forward, the next step would be to think about a contract and look at any possible issues.

Council continued to discuss opportunities and directed Mr. Thompson to move forward.

8. Adopt Roadway Lighting Guide for the City of Gallatin

City Attorney Joe Thompson recommended the Mayor appoint a committee with a representative from the Electric Department, the Planning Department, the Engineering Department, the Risk Manager and any others to look at a lighting plan.

Electric Department Director Bill Draper explained the electric department's policy and practices on installing security lights.

9. 332 North Wilmore – Dangerous Building

City Attorney Joe Thompson stated this house is located at the intersection of Perrolee and Wilmore and there are five apartments in this house. Mr. Thompson stated there were issues in January and February and Fire Inspector Mark Parrish notified the property owner that the structure was in violation of the City's Life Safety Code. The property owner's attorney has contacted the city.

Mr. Thompson continued to explain and informed council that this will be on the agenda for next Tuesday's Council Meeting.

10. Appropriate Funds for Purchase of Hardware/Software to Log and Archive Electronic Communications

Finance/IT Director Rachel Nichols explained the record retention policies that require correspondence files be retained a minimum of five years. Ms. Nichols added that recent events have shown that we have inadequate resources to comply with retention policies as related to electronic correspondences (emails). Ms. Nichols stated the system we have in place does not meet those requirements.

Vice Mayor Alexander made motion to approve; Councilwoman Kemp seconded.

Discussion continued.

City Attorney Joe Thompson explained this came to light from pending litigation requesting an e-discovery hold order.

Discussion continued.

Councilwoman Kemp called for the vote.

Councilman Overton called for the vote. Motion carried with 7 ayes and 0 nays.

11. Virtual Building Program

Economic Development Director James Fenton explained the agreement with Curtis Construction that will enable them to design, engineer and permit a building. This will reduce the time needed for a new company to begin building by nearly six months.

Mr. Fenton stated he has funds to begin this program but there is the possibility that if no lots are sold, the EDA will be responsible for the remaining balance of $68,855.

Council continued to discuss.

Mayor stated this predates Mr. Fenton. Mayor stated Mr. Walker approached several builders and no one wanted to commit except Charles Curtis Construction.

12. Discussion on Budget Process

Mayor asked for feedback and suggestions from Council on budget hearings.

Councilman Overton stated he preferred meetings after work hours to allow all council members to participate in the hearings.

Council discussed.

Councilman Overton asked council members to contact Mayor Graves with their suggestions.

Other Business

City Attorney Joe Thompson stated he needed to meet with council concerning pending litigation.

Mayor Graves informed Council that Personnel Official Dave Crawford received an email from Mr. Allers stating he would be out another six weeks. Mr. Allers is not due to go back to his doctor until April 4th.

Mayor stated Ms. Schoch was put in charge on an interim basis and it has been customary in the past to compensate them for their extra duties.

Councilman Overton requested this be on the agenda next Tuesday night and the Mayor to present her recommendation.

Department Head Reports

Special Projects Director Rosemary Bates stated the monthly active grant status report was on their desks.

City Engineer Nick Tuttle state he wanted to apply for three spot safety grants:

SR 174 – Solar Powered School Flashers - $7,000
Albert Gallatin – Shafer School Flashers - $7,000
Guardrail on 31E along the Greenway - $65,000

Finance/IT Director Rachel Nichols passed out the sales tax graph.

Adjourn

With no further business to discuss, Councilman Overton adjourned the meeting.

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

March 12, 2013

DEPARTMENT: **Councilman Hayes** **AGENDA #** 1

SUBJECT:
RTA Park-n-Ride Property Donation

SUMMARY:
The Regional Transportation Authority (RTA) has received a grant to build a park-n-ride lot at the corner of Enterprise Drive and GreenLea Boulevard. The RTA has worked with the property owner to obtain the grant and move the process forward. The property can be used as the required match for the grant; however, it must be in the City of Gallatin's name to be accepted as the match. The property owner is offering to donate the property, approximately 1.2 acres, to the City of Gallatin. Attached are letters of support for the project from Dr. Jerry Faulkner, President of Volunteer State Community College, and Kevin Kuntz, General Manager of Gap, Inc. in Gallatin. The property is appraised at $122,300.00 per the appraisal and review appraisal commissioned and paid for by the RTA. A representative from the RTA will be at the Council Committee Meeting to answer any questions.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☒ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

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VOLUNTEER STATE Community College

1480 Nashville Pike ♦ Gallatin, TN 37066-3188
615/230-3500 ♦ Fax 615/230-3502 ♦ www.volstate.edu

Office of the President

July 24, 2012

Lee K. Zoller, President
Green & Little
P. O. Box 8037
Gallatin, TN 37066

Lee,

I am so pleased to learn that we are moving ever closer to the opening of the Park-n-Ride lot across from the Volunteer State's north entrance. I applaud Green & Little for making the property available and I am excited to hear about the $556,400 grant via the MPO-managed funds from the Federal Highway Administration's Surface Transportation Program.

This is an important asset for the college and will make a difference in the lives of our students. Recent data shows that almost 1400 (~15%) of our students reside in Davidson County. Hundreds of others, including scores from Sumner County, have jobs in Nashville. This transit opportunity will make it more convenient for students to connect their home, jobs and college goals.

I hope that we will soon hear that the final preparations have fallen in place. I look forward to the ground-breaking and even more to the opening day. As always, please let us know if we at the college can do anything to further support this project.

Sincerely,

Jerry L. Faulkner, Ph.D.
President

RECEIVED
AUG 03 2012
By MAYOR'S OFC

Gallatin Campus
100 Gap Blvd.
Gallatin, TN 37066
615 230 2300 tel

Gap Inc.

August 30, 2012

Lee Zoller
Green & Little, LP
1175 Nashville Pike
Gallatin, TN 37066

Gap Inc. would like to give our enthusiastic support of the proposed Park-n-Ride project set to be located between our facility and Volunteer State's campus. The possibility of consistent, reliable transportation for our employees, student-employees and their families is very encouraging for our community.

It would be wonderful to see Gallatin enjoy the benefits of connectivity to downtown Nashville and surrounding areas, while offering a more rural, scenic community in which to work, study and live. Additionally, it will place Gallatin in the spotlight for leading-edge growth and development.

The availability of this Park-n-Ride lot will help to offer those of our employees who live outside of Sumner County an affordable alternative to ever-increasing commuting costs, both financially and environmentally. We are excited to follow this project and look forward to news of its construction.

Regards,

RECEIVED
SEP 18 2012
By MAYOR'S OFC

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

March 12, 2013

DEPARTMENT: **Engineering** **AGENDA #** 2

SUBJECT:
South Pardue Avenue On-Street Parking

SUMMARY:
Council requested this item be placed on the agenda for discussion.

RECOMMENDATION:
The Police Department recommended in a 2011 Traffic Study to install the appropriate signage to make South Pardue Avenue (between Winchester and Bledsoe) a one-way street from south to north. The Engineering Division concurs with this recommendation.

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

MARCH 12, 2013

DEPARTMENT: **CODES/PLANNING** **AGENDA #** 3

SUBJECT:
Ordinance #O1302-8 amending the Zoning Ordinance of the City of Gallatin, Tennessee by amending property located at 420A and 420B Odoms Bend Road.

SUMMARY:
Applicant request approval to amend the Zoning Ordinance of the City of Gallatin, Tennessee by amending Agricultural Residential (A) zone district to Specific Plan (SP) zone district. Property contains 14.45 (+/-) acres, S.B.E. Tax Map 136//Parcels 031.00, 032.00, and 034.00. Property is located at 420A and 420B Odoms Bend Road. This rezoning was recommended with conditions at the February 25, 2013 Planning Commission meeting.

RECOMMENDATION:

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☒ **Ordinance**	☐ **Contract**	☒ **Other**

Approved ☐
Rejected ☐
Deferred ☐

Notes:

ORDINANCE NO. O13Ø2-8

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL RESIDENTIAL (A) ZONE DISTRICT TO SPECIFIC PLAN (SP) ZONE DISTRICT – JOHN B. GARROTT, ETAL, OWNER(S) – 14.45 (+/-) ACRES – S.B.E. TAX MAP #149//PARCELS 031.00, 032.00, AND 034.00 –LOCATED AT 420A AND 420B ODOMS BEND ROAD

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2013-10, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A and imposes those recommendations as conditions to this rezoning; and
2. That based upon recommendation of approval by the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property defined and described in Exhibit B, Garrott Brothers Continuous Mix Preliminary Master Development Plan, attached hereto, shall be amended from the regular zoning district of Agricultural Residential (A) zone district to the regular zoning district of Specific Plan (SP) zone district, and the Garrott Brothers Continuous Mix Preliminary Master Development Plan is hereby approved.
3. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning changes herein made.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

_____

MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

GMRPC Resolution No. 2013-10

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. O13Ø2-8 TO THE GALLATIN CITY COUNCIL - ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL RESIDENTIAL (A) ZONE DISTRICT TO SPECIFIC PLAN (SP) ZONE DISTRICT – JOHN B. GARROTT, ETAL, OWNER(S) – 14.45 (+/-) ACRES – S.B.E. TAX MAP #149//PARCELS 031.00, 032.00, AND 034.00 – LOCATED AT 420A AND 420B ODOMS BEND ROAD – PC0095-13

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, Rogers Engineering Group, at its regular meeting on February 25, 2013; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, attached hereto as Exhibit A, and the evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103 and 13-4-102:

1. This zoning amendment is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.

2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can is justified by the public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the zoning amendment and Preliminary Master Development Plan to the Gallatin City Council with the following conditions:

1. The Planning Commission approve the proposed architectural elevations as submitted. The applicant shall submit final architectural elevations of the proposed building as part of the Final Master Development Plan for Planning Commission approval.
2. The Planning Commission approve the proposed landscaping plan as submitted. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.

EXHIBIT A

3. The applicant shall submit a detailed sign package as part of the Final Master Development Plan for review and approval by the Planning Commission. A sign permit is required prior to the installation of any signage on site.
4. The applicant shall add Parcel 31.00 to the Bulk Regulations title.
5. The applicant shall correct Maximum Building Height in the Bulk Regulations from 80 feet to 45 feet.
6. The applicant shall correct the Minimum Building Setback (collector) to Minimum Building Setback Line in the Bulk Regulations.
7. The applicant shall correct the Minimum Building/Structure Setback along Residential to Minimum Building/Structure Setback along Residential Districts.
8. The applicant shall the proposed uses in the Site Data: ready mix concrete plant-cement and/or concrete plant; sand and pea gravel offloading and hauling; transport and warehousing.
9. The applicant shall change Extensive Manufacturing to Commercial for the sand and pea gravel offloading and hauling; transport and warehousing in the Site Data.
10. The applicant shall add the following note to the plan: "The applicant shall submit a Final Master Development Plan to the Planning Commission for review and approval for the portion of the development pertaining to the process of crushing non-hazardous material (steel slag) within three (3) months from approval of rezoning request and Preliminary Master Development Plan by City Council".
11. The applicant shall correct the zoning for TVA Steam Plant in the Surrounding Property Uses to Agriculture (A) zone district.
12. The applicant shall correct and label the location of the monument sign to be 15 feet from the property line/right-of-way.
13. The applicant shall remove the label 'Signage on Wall' from the 10' High Gravel/Sand Bins.
14. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
15. The applicant shall submit four (14) corrected copies of the Preliminary Master Development Plan Documents to the Codes/Planning Department by Friday, March 1, 2013; 8 a.m.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE: 6

NAY: 0

DATED: 02/25/2013

EXHIBIT A

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 4
2/25/13 GMRPC MEETING

Public Comment
Applicant requests approval of a Preliminary Master Development Plan to rezone 14.35 (+/-) acres from Agricultural (A) to Specific Plan District (SP) for the Garrott Brothers Continuous Mix Development located at 420A and 420B Odoms Bend Road. (PC0095-13)

Attachment 4-1	**Garrott Brothers Continuous Mix Development PMDP**
Attachment 4-2	**Ordinance O13Ø2-8**
Attachment 4-3	**Rezoning Request letter from Richard M. Jones dated February 14, 2013**
Attachment 4-4	**Response letter from Richard M. Jones dated February 14, 2013**
Attachment 4-5	**Photograph of Concrete Ready Mix Plant**
Attachment 4-6	**Architectural Elevation - Breakroom/Restroom Building**

ANALYSIS
The applicant is requesting approval of a Preliminary Master Development Plan to rezone 14.35 acres (+/-) from Agricultural (A) to SP Specific Plan District (SP) for the Garrott Brothers Continuous Mix Development. The property is located at 420A and 420B Odoms Bend Road and is currently zoned Agricultural (A). The property is located outside the city limits of Gallatin, but located in the Gallatin Planning Region and Urban Growth Boundary. A portion of the property is located in Zone AE which is a special flood hazard area.

The applicant brought forth the rezoning request to the Planning Commission Work Session on February 11, 2013. Originally the applicant requested the property to be rezoned to an Industrial General (IG) zone district. Through discussion with the Planning Commission, the applicant and Staff agreed that the proposed activities and uses for this property would be better suited under a Specific Plan (SP) zone district, which requires the approval of a Preliminary Master Development Plan.

Background
The existing site consists of three (3) tax map and parcels incorporated into the two (2) tracts of land for the proposed development. The northern tract located along Odoms Bend Road consists of Parcel 34.00 where the proposed concrete ready mix plant will be located. The northern tract is primarily vacant except for the two (2) small old truck/parts storage areas and an access road from Odoms Bend Road, which it leads to the United States Corps of Engineer (USCOE) property located along Old Hickory Lake and the southeastern tract.

The southeastern tract is located along Old Hickory Lake adjacent to the east of the (USCOE) property and consists of Parcel 31.00 and Parcel 32.00. Parcel 32.00 is the Anderson Cemetery and no development is to occur within that area. Parcel 31.00 consists of storage piles for sand or pea gravel which would be unloaded from a dock located on (USCOE) property to a conveyor system leading to the storage piles. On Parcel 31.00 the Uniserve Corporation has an existing operation for the process of crushing non-hazardous materials (steel slag) and piles of steel are located on site. An addition unloading dock is located along Old Hickory Lake near this operation on the USCOE property.

EXHIBIT A

The owner of the property is requesting a rezoning in order to construct a concrete ready mix plant on the northern tract. The other purpose of this rezoning request is to bring an existing, legal non-conforming use, including the offloading and hauling operation of sand and pea gravel on portion of the southeastern tract, into compliance with the Gallatin Zoning Ordinance. The use classification for the sand and pea gravel offload and haul is transport and warehousing.

Also the applicant would like to bring the existing, non-conforming use of crushing non-hazardous materials (steel slag) into compliance with the Gallatin Zoning Ordinance. It is important to note that this particular use is currently considered a zoning violation because there is no approved site plan for this use on this property. The use classification for the process of crushing non-hazardous materials (steel slag) is steel works (other than those listed).

Specific Plan District (SP)

- The Specific Plan District (SP) was adopted as a new zone district by the City Council in May 2011 and is intended to be an alternative zoning process that permits any land uses, mixture of land uses, and alternative development standards, as may be required to address the unique characteristics of an individual property through a comprehensive site specific zoning plan.
- The SP zone district regulations require that a site specific zoning plan be designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, structures, utilities, access, transit, parking, and streets collectively avoid monotony, promote variety, and yield a context sensitive development.
- The site specific zoning plan must also comply with the building, fire and life safety codes adopted by the City of Gallatin and can be applied to any property in the city and planning region.
- The proposed uses, bulk regulations, site design, landscaping and architectural standards for each SP zone district are established as part of the approval of the Preliminary Master Development Plan for the development.

Gallatin on the Move 2020 General Development and Transportation Plan

The *Gallatin on the Move 2020 General Development and Transportation Plan* identifies the Garrott Brothers Continuous Mix property on the Community Character Area Map as being located in the Rural Community Character Area adjacent to the Steam Plant Special Character Area. The Plan describes the Steam Plant as a district or area that presently does not fit or is envisioned fitting into the other categories and having singular characteristics not likely to be replicated elsewhere in the community. Much of this character area is currently undeveloped, except for the Steam Plant, and presents a unique opportunity for industrial growth adjacent to existing agricultural area while preventing adverse impacts to natural resources and surrounding population.

The proposed primary land uses applicable for the Steam Plant area are transportation, communication and utilities and the applicable zone districts are Industrial Restrictive (IR) and Industrial General (IG). The Specific Plan (SP) zoning designation will enable the property to be developed as an industrial site with specific uses and site regulations to prevent adverse impacts to natural resources, including Old Hickory Lake, and other surrounding properties.

Proposed Specific Plan (SP) Zoning

The Garrott Brothers Continuous Mix Development is envisioned to be an industrial site development that will have a limited amount of land uses approved as part of the zoning plan, including commercial and industrial. The proposed activities and uses are as follows:

EXHIBIT A

Northern Tract:

- Parcel 34.00 - The proposed industrial activity for this portion of the development is Extensive Manufacturing Activity with a proposed use of Cement and/or Concrete Plant.

Southeastern Tract:

- Portion of Parcel 31.00 – The proposed commercial activity for this portion of the development is Commercial with a proposed use of Transport and Warehousing.
- Portion of Parcel 31.00 – The proposed industrial activity for this portion of the development is Extensive Manufacturing with a proposed use of Steel Works (other than those listed) - process of crushing non-hazardous materials (steel slag).
- Parcel 32.00 – No activity or use has been identified on the PMDP for this portion of the development.

The applicant has submitted the Preliminary Master Development Plan (PMDP) documents as required by Gallatin Zoning Ordinance Section 07.09.040, Specific Plan District. The PMDP establish the uses, bulk regulations, site design, landscaping and architectural standards for the entire development.

Preliminary and Final Master Development Plan Process

The review and approval process are outlined in Section 07.09.040 of the Gallatin Zoning Ordinance. In addition, any modifications or revisions of the Master Development Plan are outlined in Section 07.09.04.C and procedures to amend a Preliminary Master Development Plan or Final Master Development Plan are outlined in Section 07.09.040.E. The Planning Commission will review the proposed PMDP and rezoning request and make a recommendation to the City Council.

Use Standards and Bulk Regulations

The applicant has worked with Staff to review and develop the proposed uses as well as the site and development standards as necessary for the Garrott Brothers Continuous Mix Development to operate on this property. The proposed bulk regulations and standards are based on the Industrial General (IG) zone district with some modifications. The permitted uses and bulk regulations for the development are outlined in the PMDP and rezoning exhibit. Development regulations and performance standards not addressed in the PMDP and will be governed by the Zoning Ordinance.

Architectural Design Standards

To ensure a consistent design standard throughout the development stone, brick and/or concrete split-face block materials shall be used as the predominant exterior façade materials. This standard is set forth for the principle building and accessory structures. Concrete stacked blocks may be used for earthen material storage areas that require screening. Metal siding may be used for structures that are attached to the processing or manufacturing equipment. To ensure a consistent color standard throughout the development, earth tone colors shall be used as the predominant exterior façade colors for the principle building and accessory structures. Architectural design standards not addressed in the PMDP will be governed by the Zoning Ordinance. The applicant has submitted a photograph of the proposed machinery and architectural elevations of the proposed Breakroom/Restroom Building; please refer to Attachments 4-5 and 4-6. Staff is comfortable with the conceptual photograph and architectural elevations as submitted since they meet the requirements for a SP zone district. The applicant shall submit final architectural elevations of the

proposed building as part of the Final Master Development Plan for Planning Commission approval.

Landscape Design Standards
The bufferyards and screening provisions for the SP zone district are to improve, enhance, and safeguard the physical appearance of the development. The sustainability of the natural surrounding the development is important in preventing adverse impacts to the natural resources and the surrounding population. The existing mature trees and vegetation shall be saved and utilized as much as possible in the required bufferyards. A Type 50 Bufferyard is required along all residential districts and a Type 25 Bufferyard is required along the collector street (Odoms Bend Road). Areas of the development that do not utilize existing mature trees and vegetation, bufferyards, interior landscaping and parking area screening requirements shall follow the Performance Standards governed by the Zoning Ordinance. Staff is comfortable with the conceptual landscaping plan as submitted since it meets the requirements of the SP zone district. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.

Free Standing and Wall Mounted Sign Standards
It is important that the free standing and wall mounted signs for this development are aesthetically pleasing since they will impact the surrounding agricultural properties. One (1) free standing sign shall be permitted along the public right-of-way for the development whether the development has a single or multiple occupants. The face of any one (1) sign shall be less than or equal to one (1) square foot per one (1) linear foot of street frontage, but in no case shall a sign exceed one hundred (100) square feet. The free standing sign shall have a height limit of six (6) feet.

In the development, whether the development has a single or multiple occupant(s), each independent business or use having an outside public entrance may have a wall mounted signage in an amount to one (1) square foot per one (1) linear foot of front face of the business. In no case shall signage for any one (1) façade be greater than one hundred twenty (120) square feet.

The applicant shall submit a detailed sign package as part of the Final Master Development Plan for review and approval by the Planning Commission. A sign permit is required prior to the installation of any signage on site.

Utility Districts
The property is currently being serviced by the following utility owners. The electrical service is provided by Cumberland Electric Membership Corporation, the water service is provided by Castilian Springs-Bethpage Utility District. Road maintenance is provided by the Sumner County Highway Department. The property has a private sanitary sewer septic system and no natural gas service is available to site.

Engineering Division Comments
The applicant has satisfactorily addressed the Engineering Division review comments. The applicant has submitted a Traffic Impact Study to the Engineering Division and it is currently under review.

Other Departmental Review Comments
The applicant has satisfactorily addressed the other departmental review comments.

EXHIBIT A

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the rezoning request and Preliminary Master Development Plan for the Garrott Brothers Continuous Mix Development to City Council with the following conditions:

1. The Planning Commission approve the proposed architectural elevations as submitted. The applicant shall submit final architectural elevations of the proposed building as part of the Final Master Development Plan for Planning Commission approval.
2. The Planning Commission approve the proposed landscaping plan as submitted. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.
3. The applicant shall submit a detailed sign package as part of the Final Master Development Plan for review and approval by the Planning Commission. A sign permit is required prior to the installation of any signage on site.
4. The applicant shall add Parcel 31.00 to the Bulk Regulations title.
5. The applicant shall correct Maximum Building Height in the Bulk Regulations from 80 feet to 45 feet.
6. The applicant shall correct the Minimum Building Setback (collector) to Minimum Building Setback Line in the Bulk Regulations.
7. The applicant shall correct the Minimum Building/Structure Setback along Residential to Minimum Building/Structure Setback along Residential Districts.
8. The applicant shall the proposed uses in the Site Data: ready mix concrete plant-cement and/or concrete plant; sand and pea gravel offloading and hauling; transport and warehousing.
9. The applicant shall change Extensive Manufacturing to Commercial for the sand and pea gravel offloading and hauling; transport and warehousing in the Site Data.
10. The applicant shall add the following note to the plan: "The applicant shall submit a Final Master Development Plan to the Planning Commission for review and approval for the portion of the development pertaining to the process of crushing non-hazardous material (steel slag) within three (3) months from approval of rezoning request and Preliminary Master Development Plan by City Council".
11. The applicant shall correct the zoning for TVA Steam Plant in the Surrounding Property Uses to Agriculture (A) zone district.
12. The applicant shall correct and label the location of the monument sign to be 15 feet from the property line/right-of-way.
13. The applicant shall remove the label 'Signage on Wall' from the 10' High Gravel/Sand Bins.
14. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
15. The applicant shall submit four (14) corrected copies of the Preliminary Master Development Plan Documents to the Codes/Planning Department by Friday, March 1, 2013; 8 a.m.

EXHIBIT A

Tony Allers
Director

Katherine Schoch
Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Project Comments

Meeting Date: 02/25/2013
RE: GARROTT BROTHERS CONTINUOUS MIX, Rezoning without PMDP
Reference #: PC0095-13

Department of Public Utilities
Review Date: 02/04/2013
1. No sanitary sewer available to this site.
2. Site is in Castalian Springs/Bethpage Utility District area for water service.

Planning Department
Review Date:
Codes/Planning Department Project Manager: Robert Kalisz
Review Date: 2/8/2103

1. Remove Sheet 3 of 3.
2. Remove General notes pertaining to development of site.
3. Remove project description and edit site history by removing line about concrete plnat between 2000-2001.
4. Add parcel 32.00 (Anderson Cemetery) in general notes, site data table, and site layout.
5. Add, move, or remove any information concerning bulk regulations in site data table.
6. Correct utilities owners as note.
7. Show and label all existing structures, storage areas, operations, docks, etc. and enhance these areas on the rezoning exhibit.
8. Show and label setbacks, yards, and bufferyards on rezoning exhibit.
9. Refer parcel 32.00 (Anderson Cemetery) as part of Garrott Bros. ownership.
10. Remove proposed use in site data table.
11. Add a statement purpose stating to rezone from Agricultural (A) to Industrial General (IG) two (2) tracts of land containing 14.35 (+/-) acres.
12. Show and label city limits and location map.
13. Show and label any information concerning the size and location of cemetery (length, width, square footage). No development in cemetery area.
14. Submit copy of signed affidavit for public note letter at appropriate time.
15. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
16. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats,

site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
17. Submit a detailed response letter addressing all departmental review comments.
18. RETURN CHECKPRINT & CHECKLIST
19. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on February 14, 2013.
20. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department
Review Date: 02/06/2013
No comments

Engineering Division
2-20-2013 JZW Resubmittal:
TIS has been submitted, but not approved yet.

2-5-2013 JZW:
1. Provide Traffic Impact Study (TIS) addressing the following: -109/Odoms Bend intersection as it will be built with the TDOT 109 bridge project (sight distance issues, LOS, Signal Warrant, etc.) - Odom's Bend width and adequacy for increase in truck traffic -Existing and projected traffic generation numbers from facility -Site access sight distance issues -Any other potential traffic related issues facility might cause or be perceived to cause
2. Add note: Approval of this zoning request is conditioned upon the approval of an appropriate traffic impact study by City Engineer, and construction and implementation of those improvements and policies identified in the study.
3. Add note: Approval of this zoning request is conditioned upon the approval of an appropriate stormwater management plan addressing all local, state, and federal stormwater quality and quantity requirements approved by City Engineer, and construction and implementation of those improvements and policies identified in the plan.

Fire Department
Review Date: 02/05/2013
No comment

Police Department
Review Date: 02/05/2013
Reviewed: no comments

Gallatin Department of Electricity
Review Date: 02/05/2013
Not in GDE's service area. Cumberland Electric services this area.

EXHIBIT A

EXHIBIT A ATTACHMENT 4-3

ROGERS ENGINEERING GROUP

312 Durham Avenue North, Suite A
Gallatin, TN 37066
Tele: (615) 230-7269
Fax: (615) 230-7271

February 14, 2013

RECEIVED
FEB 14 2013
GALLATIN PLANNING & ZONING

City of Gallatin
Planning Department
132 W. Main Street
Gallatin, TN 37066

Re: **Rezoning & Development Plans Garrott Brothers Continuous Mix**
420A & 420B Odoms Bend Road
Tax Map 149, Parcels 34.00 & 31.00, D.B.531, PG.476 & 495 R.O.S.C., TN
Request for Rezoning of 6.94 ±Ac and 7.51±Ac (total 14.45± AC)
from A to SP (Specific Plan District)
Grounds for Amendment

Mr. Allers,

This document is to present our case for the rezoning of the above noted acreage. Each topic will be listed and discussed below.

General Facts and Land Use Compatibility

Garrott Brothers Continuous Mix desires to set up a permanent concrete plant on this site and more specifically on Parcel 34.00 (being near Odoms Bend Road). This site is presently used as access to the Garrott Brothers sand offload from the Cumberland River. For the past 30+ years Garrott Brothers has been utilizing this site and dock for sand offload and delivery to their continuous mix plants. As shown on the exhibit, the offload dock, scales, a portion of the loading hoppers, and conveyors are on USACOE property being leased by Garrott Brothers. The tracts considered are presently zoned in Sumner County but are in the Gallatin Planning Region. The present zoning of the area is "A". The 2020 Character Map for this area is Rural Community. The adjacent parcel to the east bordering these two (2) parcels is approximately 20± AC, zoned "A", and fits with the Character Map. However, the Character Map addresses the Steam Plant area as a "Special Area" ("does not fit or is not envisioned fitting into the other categories presented"). Between the Garrott property and the Steam Plant lies approximately 500' with 90' being the area next to the River of the adjacent parcel and approximately 410' beyond being USACOE property. This is to the east of the property. To the west (Zoning "A") of the property

RESUBMITTAL PC0095-13

EXHIBIT A ATTACHMENT 4-3

is the abandoned Gallatin Boat Plant property with a large industrial-type building on the river. To the north (across Odoms Bend Road) as "A" zoning that again fits with the Character Map. We believe this zoning change fits with the overall Character Map due to its long-term use and its proximity to long-term SP property. This site is presently and will continue to be used as a sand offload, storage, and haul site. It is due to this existing long-term use of the site, the site's proximity to the Steam Plant property and being adjacent to the USACOE property, we do not believe this rezoning will present a negative impact on the overall plan of this community.

Sanitary Sewer, Water Services and Gas Services

Water Service is by Castalian Springs Water. A 4" water main lies to the north of this property and runs along the north side of Odoms Bend Road. Pressure is adequate for normal service per Castalian Springs Water District. Septic is private, therefore no additional demands will be placed on a public sewer system.

Environmental Impact on Adjacent Properties

This site is heavily wooded along the parcel borders. We believe any further development on these parcels will not be significant in auditory, visual, odor or any similar impacts.

Storm Water Runoff

Stormwater runoff will, of course, be controlled with any future development. The stormwater from these parcels outfalls into the Cumberland River.

Present Utilization

Much of this acreage has been used over time for some sort of industrial usage. The rezoning will bring the site into conformance with zoning and will require a Site Plan approval for any future uses.

Impact on Community Facilities

We do not believe the rezoning of these parcels will have any significant inpact on community facilities (schools, hospitals, etc).

If our office can supply and additional needed information, please contact us at your convenience.

Sincerely,

Richard M. Jones

Richard M. Jones
Rogers Engineering Group

RECEIVED
FEB 14 2013
GALLATIN PLANNING
& ZONING

RESUBMITTAL

PC0095-13

EXHIBIT A ATTACHMENT 4-4

ROGERS ENGINEERING SERVICES INC.

312 Durham Avenue North, Suite A
Gallatin, TN 37066
Tele: (615) 230-7269
Fax: (615) 230-7271

February 14, 2013

City of Gallatin
Planning Division
132 West Main Street
Gallatin, Tennessee 37066

RECEIVED
FEB 14 2013
GALLATIN PLANNING & ZONING

Re: PMDP
Garrott Brothers Continuous Mix
420A & 420B Odoms Bend Road
Gallatin, TN 37066
PC File Number: PC0095-13

Mr. Kalisz:

We are submitting one (1) full size and fifteen (15) half-size plans of the above-mentioned project along with a digital file with the plans in .pdf and .dwg format. Addressed below are the project comments dated 2-8-13.

Dept. of Public Utilities

1. Understood.
2. Water utility provider changed to Castalian Springs / Bethpage Utility District.

Planning Department

1. Removed sheet 3 of 3.
2. Removed General Notes pertaining to site development.
3. Removed project description. Edited site history.
4. Parcel 32.00 (Anderson Cemetery) added to General Note #6, Site Data Table and Site Layout.
5. Modified Site Data Table to reflect comments.
6. Water and Electric Utility Owners corrected.
7. Existing structures and storage areas have been labeled and the line weight has been increased.
8. All Setbacks, Yards, and Bufferyards have been added to Rezoning Exhibit.

RESUBMITTAL PC0095-13

9. Parcel 32.00 (Anderson Cemetery) added to General Note #6, Site Data Table and Site Layout.
10. Removed Proposed Use in Site Data Table.
11. Added a "Purpose" Note stating request to rezone.
12. City Limits added to Vicinity Map.
13. Boundary of Anderson Cemetery is shown on plans. Area is shown as a rectangle 50' x 100', however the actual location of the boundary is undefined.
14. Affidavit will be submitted at appropriate time.
15. 16 sets of plans are being submitted.
16. Digital files are being submitted with this set of plans.

Codes Department
No Comments

Engineering
1. Submitted by R.G. Phillips on 2-12-13.
2. Note added (General Note #16).
3. Note added (General Note #17).

Fire Department
No Comment

Police Department
No Comment

Gallatin Department of Electricity
1. Changed Utility Owner to CEMC.

Sumner County, E-911
No Comment

Industrial Pretreatment
No Comment

RECEIVED
FEB 14 2013
GALLATIN PLANNING
& ZONING

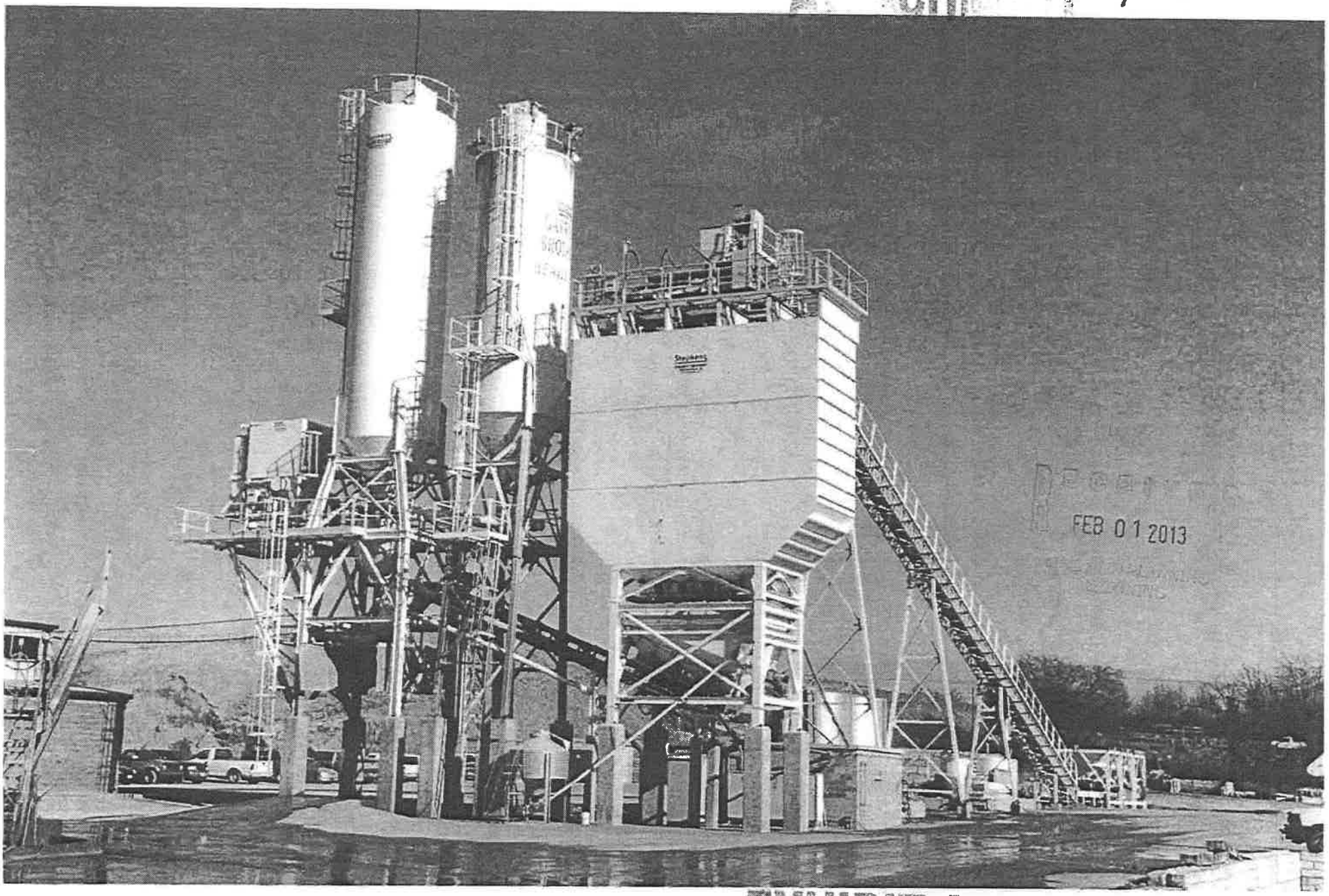
If our office may be of further assistance to you on this project please contact us at your convenience.

Sincerely,

Richard M. Jones, P.E.
Rogers Engineering Group, Inc.

ATTACHMENT 44
EXHIBIT A
RESUBMITTAL
PC0095-13

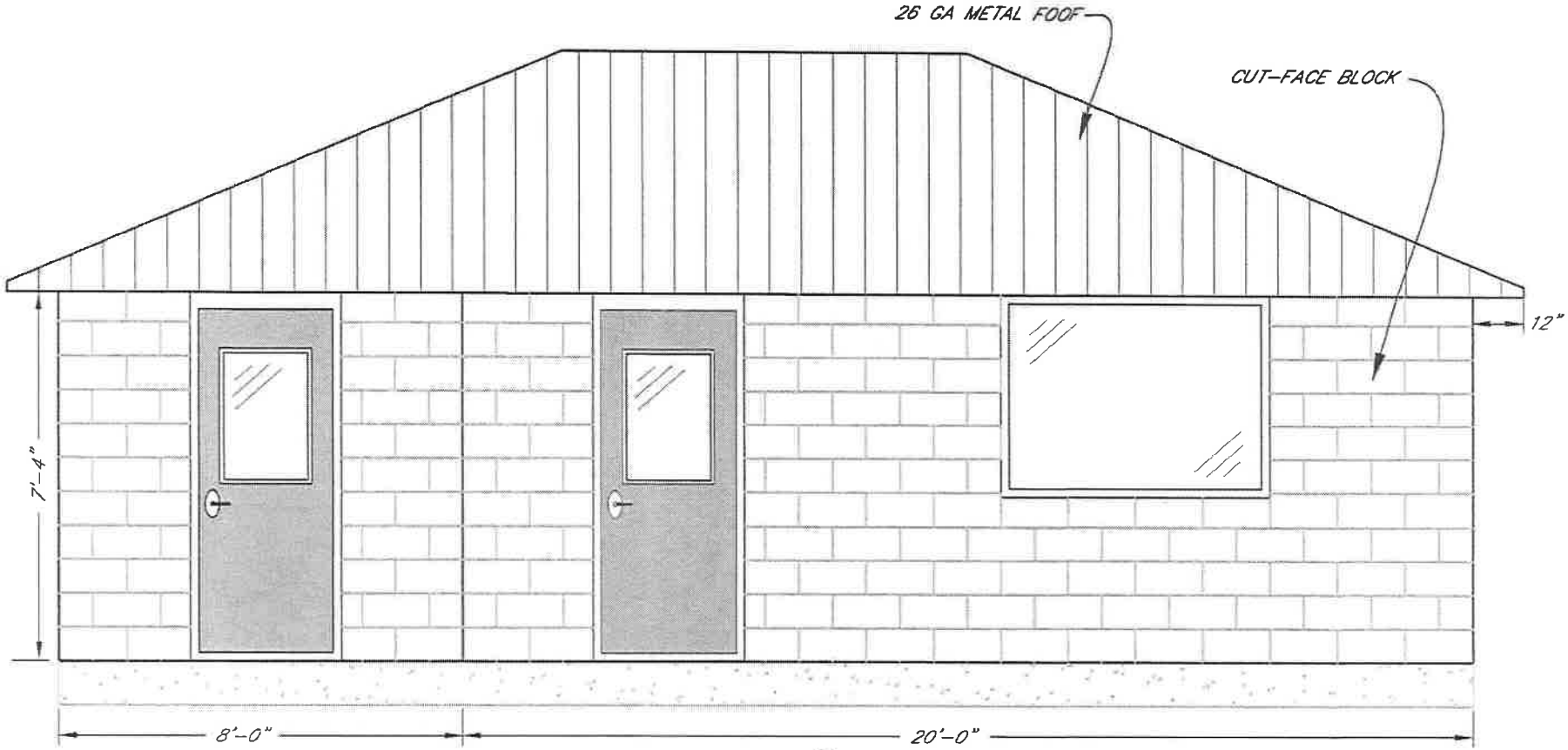
ATTACHMENT 4-5



FEB 01 2013

EXHIBIT A PC0095-13

ATTACHMENT 4-6



IF YOU DIG IN TENNESSEE
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

ROGERS ENGINEERING GROUP
312 DURHAM AVENUE NORTH, SUITE A
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 016909
STATE OF TENNESSEE
2/14/2013

GARROTT BROTHERS BREAK ROOM & RESTROOM		
SCALE 1/2" = 1'-0"	APPROVED BY:	REVISED:
DATE: 14 FEBRUARY 2013		JOB #13-004
ROGERS ENGINEERING GROUP 312 DURHAM AVENUE NORTH, SUITE A Gallatin, Tennessee 37066		TEL: 615-230-7269 FAX: 615-230-7271 richard.jones@rogersgroupinc.com
ELEVATIONS		DRAWING NUMBER A-1 of 1

EXHIBIT A

PC0095-13

City of Gallatin, Tennessee *Codes/Planning Department*

Gallatin Municipal-Regional Planning Commission
ACTION FORM

DATE: February 26, 2013

TO: Mr. Richard Jones
Rogers Engineering Group
312 Durham Ave.
Gallatin, TN 37066

FROM: Gallatin Codes/Planning Department

RE: February 25, 2013, Gallatin Municipal-Regional Planning Commission Meeting
Garrott Brothers Continuous Mix, PC File: PC0095-13

At the above referenced meeting, the request for approval of a preliminary master development plan was:

☐ RECOMMENDED
☒ RECOMMENDED WITH CONDITIONS
☐ NOT RECOMMENDED
☐ DEFERRED

Conditions of Approval:

1. The Planning Commission approves the proposed architectural elevations as submitted. The applicant shall submit final architectural elevations of the proposed building as part of the Final Master Development Plan for Planning Commission approval.
2. The Planning Commission approves the proposed landscaping plan as submitted. The applicant shall submit a detailed landscaping plan as part of the Final Master Development Plan for Planning Commission approval.
3. The applicant shall submit a detailed sign package as part of the Final Master Development Plan for review and approval by the Planning Commission. A sign permit is required prior to the installation of any signage on site.
4. The applicant shall add Parcel 31.00 to the Bulk Regulations title.
5. The applicant shall correct Maximum Building Height in the Bulk Regulations from 80 feet to 45 feet.
6. The applicant shall correct the Minimum Building Setback (collector) to Minimum Building Setback Line in the Bulk Regulations.
7. The applicant shall correct the Minimum Building/Structure Setback along Residential to Minimum Building/Structure Setback along Residential Districts.

EXHIBIT A

132 West Main Street Gallatin, TN 37066-3244 (615) 451-5796 Fax (615) 452-0348

8. The applicant shall the proposed uses in the Site Data: ready mix concrete plant-cement and/or concrete plant; sand and pea gravel offloading and hauling; transport and warehousing.
9. The applicant shall change Extensive Manufacturing to Commercial for the sand and pea gravel offloading and hauling; transport and warehousing in the Site Data.
10. The applicant shall add the following note to the plan: "The applicant shall submit a Final Master Development Plan to the Planning Commission for review and approval for the portion of the development pertaining to the process of crushing non-hazardous material (steel slag) within three (3) months from approval of rezoning request and Preliminary Master Development Plan by City Council".
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13. The applicant shall remove the label 'Signage on Wall' from the 10' High Gravel/Sand Bins.
14. The applicant shall submit a copy of the signed affidavit that adjacent property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
15. The applicant shall submit four (14) corrected copies of the Preliminary Master Development Plan Documents to the Codes/Planning Department by Friday, March 1, 2013; 8 a.m.

Approval contains the following requirements:

☒ LIST CONDITIONS OF APPROVAL ON RESUBMITTAL

☒ CITY COUNCIL APPROVAL
- Council Committee: 3/12/13
- 1st Reading at City Council: 3/19/13
- Ad runs for Public Hearing by Codes/Planning Department:3/13/13
- Public Hearing at City Council: 4/2/13
- 2nd Reading at City Council: 4/16/13

CITY COUNCIL SUBMITTAL:

☒ SUBMIT 14 CORRECTED, FOLDED COPIES (1 FULL SIZE AND 13 HALF SIZE IF ORIGINAL PLANS ARE LARGER THAN 18 x 24)

☒ SUBMIT 5 COPIES OF THE ARCHITECTURAL PLAN AND 7 SETS OF THE PICTURES

cc: Mr. John Garrott
PC File PC0093-13
Mayor Jo Ann Graves
Joe Thompson, City Attorney

EXHIBIT A

CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

February 26, 2013

DEPARTMENT: **City Attorney** **AGENDA #** 4

SUBJECT:
BROWN'S TIRES (f/k/a Oakley's Grocery)

SUMMARY:
At the last Council Committee Meeting on February 12, 2013, the Council deferred this for the next Committee Meeting.

In 2012, the City undertook - with the assistance of a state grant - the remediation of the fire hazard/public nuisance at the corner of West Eastland and Blythe Street. The end result is that the property is now vacant. Because the City has liens against the property - both directly and indirectly through the state - the property owner is interested in determining whether the City has an interest in acquiring the property.

RECOMMENDATION:
For discussion purposes.

ATTACHMENT:

☐ **Resolution**	☐ **Correspondence**	☐ **Bid Tabulation**
☐ **Ordinance**	☐ **Contract**	☐ **Other**

Approved ☐
Rejected ☐
Deferred ☒

Notes: