
CITY OF GALLATIN COUNCIL MEETING

May 21, 2013

6:00 pm

Dr. J. Deotha Malone
Council Chambers

- Call to Order – Mayor Jo Ann Graves
- Invocation -
- Pledge of Allegiance – Councilwoman Kemp
- Roll Call: Vice Mayor Alexander – Brackenbury – Camp – Hayes – Kemp – Mayberry – Overton
- Approval of Minutes: May 7, 2013
- Public Recognition on Agenda Related Items
- Mayor's Comments

AGENDA

1. **Second Reading – Ordinance #O13Ø3-11** amending Article 8.00, Provisions for Commercial Districts and Article 11, Off-street Parking and Loading Regulations, of the Zoning Ordinance of the City of Gallatin, Tennessee by amending, Section 08.01.010, Uses and Structures, in order to add the Undertaking Service use and Section 11.02.010.C Applicability of Regulations to Core Commercial District, in order to update Parking requirements (**Vice Mayor Alexander**)
2. **Second Reading – Ordinance No. O13Ø4-19** concurring and approving amendment to the Preliminary Master Development Plan for Fairway Farms, Phases 2 and 3, in order to amend the Phase Lines, Lot Layout, Open Space, Design Standards, and increase the overall density and number of units in the Development – Property zoned R15 Planned Residential Development (R15 PRD) Zone District – Rick Halcomb, Owner – 82.83 (+/-) acres – S.B.E. Tax Map #114, part of Parcel 040.01 – located north of Long Hollow Pike (SR 174) and west of Wendling Boulevard (**Councilman Overton**)
3. **Second Reading – Ordinance No. O13Ø4-24** appropriating \$60,000 from Drug Fund Undesignated balance to Drug Fund Expense Budget (**Councilman Hayes**)
4. **Second Reading – Ordinance No. O13Ø5-25** to provide revenue for the City of Gallatin Tennessee for municipal purposes for the 2013 tax year and the 2014 fiscal year (**Vice Mayor Alexander**)
5. **First Reading – Ordinance No. O13Ø4-20** appropriating \$12,350.25 from revenue received for insurance recoveries (**Councilman Camp**)
6. **First Reading – Ordinance No. O13Ø5-26** appropriating funds from the sale of equipment for the Public Works Department in the amount of \$3,347.77 (**Councilwoman Brackenbury**)
7. **First Reading – Ordinance No. O13Ø5-27** adopting the Annual Budget for the Fiscal Year beginning July 1, 2013 through June 30, 2014 (**Councilman Mayberry**)

8. **First Reading – Ordinance No. O13Ø5-28** appropriating funds from revenue in the amount of \$7,061.72 received by Environmental Services Recycling Program **(Councilwoman Kemp)**
9. **First Reading – Ordinance No. O13Ø5-29** transferring \$54,000 for 2013 year end budget adjustments **(Councilman Mayberry)**
10. **First Reading – Ordinance No. O13Ø5-31** regulating the use of Engine Compression Braking devices **(Councilman Overton)**

- Other Business – Resolution No. R13Ø6-23 Reclassifying Building Official
- Public Recognition on Non-Agenda-Related Items
- Recess
- Budget Hearings
- Adjourn

City of Gallatin City Council Meeting

May 7, 2013

The Gallatin City Council met in regular session on Tuesday, May 7, 2013, in the Dr. J. Deotha Malone Council Chambers Gallatin City Hall. Mayor Jo Ann Graves called the meeting to order at 6:00 P.M. Vice Mayor/Pastor John D. Alexander led the opening prayer and Councilwoman Anne Kemp led the Pledge of Allegiance.

City Recorder Connie Kittrell called the roll and the following were present:

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

Others Present

Joe Thompson, City Attorney	Billy Crook, Fire Chief
Ronnie Stiles, Public Works Director	David Brown, Leisure Services Director
David Kellogg, Public Utilities Dept.	Rachel Nichols, Finance/IT Director
Amy Summers, Interim Personnel Official	Nick Tuttle, City Engineer
Don Bandy, Police Chief	James Fenton, EDA Director
Rosemary Bates, Special Projects Director	<u>News Examiner</u> , Reporter
Connie Kittrell, City Recorder	
Katherine Schoch, Interim Director Codes/Planning	
Ann Whiteside, Mayor's Office	

Approval of Minutes

Mayor Graves presented the minutes of the April 16, 2013 City Council Meeting for approval. Councilwoman Kemp made motion to approve; Vice Mayor Alexander seconded. Motion carried with 7 ayes and 0 nays.

Public Recognition on Agenda Related Items

Mayor opened public recognition on agenda related items. With no one wishing to speak, Mayor Graves closed public recognition.

Mayor's Comments

Mayor stated the Derby Day 5K Run Event was a great success, even in the rain. Mayor thanked all city departments and employees for their hard work to make this a great event.

Mayor gave a summary of the proposed 2013/2014 budget:

- 1% COLA for employees
- No property tax increase
- \$4 monthly increase in sanitation fee
- \$7.5 million bond for Albert Gallatin Extension, GreenLea Blvd., Public Works Building and Lights at Triple Creek Ball Fields

Mayor stated she would hand out the budgets to all departments after the Council meeting tonight.

Agenda

Councilman Hayes requested moving items #12. and #13. to the front of the agenda. There were no objections to this request.

12. Resolution #R1305-21

Confirming appointment of Amy Summers as Personnel Official and establishing initial annual salary.

Councilman Hayes requested this resolution be deferred to next week's work session for more discussion. There was no objection. Resolution deferred.

13. Resolution #R1305-22

Appointing Addam McCormick as Director of Codes and Planning and establishing initial annual salary.

Councilman Hayes requested this resolution be deferred to next week's work session for more discussion. There was no objection. Resolution was deferred.

1. Ordinance #O1303-11 - Public Hearing

Vice Mayor Alexander presented this ordinance amending Article 8.00, Provisions for Commercial Districts and Article 11, Off-Street Parking and Loading Regulations, of the Zoning Ordinance of the City of Gallatin, Tennessee by amending, Section 08.01.010,

Uses and Structures, in order to add the Undertaking Service Use and Section 11.02.010.C. Applicability of Regulations to Core Commercial District, in order to update Parking Requirements.

Mayor Graves called for the public hearing.

With no one wishing to speak, Mayor closed the public hearing.

2. Ordinance #O1304-19 - Public Hearing

Councilman Overton presented this ordinance concurring and approving amendment to the Preliminary Master Development Plan for Fairway Farms, Phases 2 and 3, in order to amend the Phase Lines, Lot Layout, Open Space, Design Standards, and increase the overall density and number of units in the Development - Property zoned R15 Planned Residential Development (R15 PRD) Zone District - Rick Halcomb, Owner - 82.83 (+/-) Acres - S.B.E. Tax Map #114, part of Parcel 040.01 - located North of Long Hollow Pike (SR 174) and West of Wendling Boulevard.

Mayor Graves called for the public hearing.

Suzette Clay of 355 Huntington Drive in Cambridge Farms Subdivision spoke. Ms. Clay requested more information.

Katherine Schoch of the Planning Department stated she would meet with Ms. Clay to explain the amendments.

With no one else wishing to speak, Mayor closed the public hearing.

3. Ordinance #O1303-13 - Second Reading

Councilwoman Brackenbury presented this ordinance amending Gallatin Municipal Code Chapter 2, Administration, by adding a new section 2-47, relative to Interim Pay Provisions.

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

4. Ordinance #O1304-15 - Second Reading

Councilman Overton presented this ordinance appropriating 2011/2012 Carry-Over Recycling Funds.

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

5. Ordinance #O1304-16 – Second Reading

Councilman Hayes presented this ordinance appropriating funds from revenue received by the Gallatin Police Department in the form of a State and Federal Grant.

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

6. Ordinance #O1304-17 – Second Reading

Councilman Camp presented this ordinance appropriating \$37,800 received from the State of Tennessee by the Police Department for Training Supplements.

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

7. Ordinance #O1304-18 – Second Reading

Councilman Mayberry presented this ordinance appropriating funds from Fund 122 Undesignated Balance.

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

8. Ordinance #O1304-21 – Second Reading

Vice Mayor Alexander presented this ordinance appropriating funds from revenue received from FBIVCTF and OCDEF.

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

9. Ordinance #O1304-23 – Second Reading

Councilwoman Kemp presented this ordinance appropriating \$13,742 from the Codes/Planning Department to the Police Department for Salary and Benefits of the Property Maintenance Inspector.

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

10. Ordinance #O1304-24 – First Reading

Councilman Hayes presented this ordinance appropriating \$60,000 from Drug Fund Undesignated balance to Drug Fund Expense Budget.

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

11. Ordinance #O1304-25 – First Reading

Vice Mayor Alexander presented this ordinance to provide revenue for the City of Gallatin, Tennessee for municipal purposes for the 2013 tax year and the 2014 fiscal year.

Vice Mayor Alexander made motion to approve; Councilman Mayberry seconded.

There was discussion on the required three (3) readings and any amendments.

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

Councilman Hayes left the meeting at this time.

Other Business

- Councilman Overton requested compression brakes be on the agenda for discussion at next week's work session.
- Councilman Overton also requested an update on the old Health Department building/EMS Building on South Water at the next work session.

City Attorney Joe Thompson stated everyone is out except for dispatch and they plan to be out by the end of this month. Mr. Thompson stated we cannot add them to our insurance until they are completely out of the building.

- Finance/IT Director Rachel Nichols provided information to council members regarding fringe benefits that are taxable by the IRS. Discussion continued.
- Mayor Graves provided council members with the same article she had given to Department Heads concerning personal cell phones.
- Councilwoman Brackenbury requested an update on the drainage in Halewood Subdivision and the proposed recycle center in the Station Camp area.

Mayor Graves explained that the Resource Authority had wanted to place recycle bins in this area with a cost sharing from Sumner County and the City of Gallatin but this is not going to occur.

City Engineer Nick Tuttle gave an update on the drainage issues at Spencer and Duncan Streets.

Discussion continued on an interim plan for homeowners and a projected timeline for a plan of action.

- Mayor Graves announced the Taste of Gallatin event set for May 23 at the Triple Creek Park Pavilion, rain or shine.
- Mayor also announced Third Thursday on Main begins next week, May 16th with the Wanna Beatles performing.
- Police Chief Don Bandy announced a neighborhood meeting at Guild Elementary School Thursday at 6:00 P.M.

Public Recognition on Non-Agenda Related Items

Mayor called for public recognition on non-agenda related items. With no one wishing to speak, Mayor closed public recognition.

Adjourn

With no other business to discuss, the meeting was adjourned.

Mayor Jo Ann Graves

ORDINANCE AMENDING ARTICLE 8.00, PROVISIONS FOR COMMERCIAL DISTRICTS, AND ARTICLE 11, OFF-STREET PARKING AND LOADING REGULATIONS, OF THE ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING, SECTION 08.01.010, USES AND STRUCTURES, IN ORDER TO ADD THE UNDERTAKING SERVICE USE AND SECTION 11.02.010.C APPLICABILITY OF REGULATIONS TO CORE COMMERCIAL DISTRICT, IN ORDER TO UPDATE PARKING REQUIREMENTS

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. 2013-17, 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 that Section 08.01.010, Uses and Structures, shall be amended by deleting the section in its entirety and replacing it with the following:

08.01.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the Core Commercial District as shown on the Gallatin Municipal Zoning Map, the following activities are permitted:

Residential Activities

- Single Family Dwelling
- Attached Dwelling
- Multi-Family Dwellings, subject to the requirements contained in Articles 12.00 and 13.00.

Community Facility Activities

- Place of Worship
- Essential Service
- Community Assembly
- Non-assembly Cultural
- Administrative
- Utility
- Vehicular

Commercial Activities

- Convenience Sales and Service - Two-Pump Maximum
- Automotive Parking (Limited Lot)
- Transient Habitation
- Food Service
- General Personal Service
- Financial, Consulting and Administrative

Business and Communication Service
General Retail Sales and Service
Consumer Laundry and Repair
Retail Business Supply
Group Assembly – Limited
Medical Services
Undertaking Services

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that Section 11.02.010.C, Applicability of Regulations to Core Commercial District, shall be amended by deleting the section in its entirety and replacing it with the following:

C. Applicability of Regulations to Core Commercial District – Accessory off-street parking spaces within the Core Commercial District shall be provided as follows:

1. For any activity permitted as of right in the Core Commercial District, accessory off-street parking shall not be required and in no case shall the number permitted exceed 50 percent (50%) of the gross floor area of a building, **50 percent (50%) of the maximum capacity in the largest place of public assembly**, or 200 spaces per zone lot, whichever requires fewer spaces, provided, however, on a zone lot containing eighty thousand (80,000) square feet or more, the maximum permitted floor area for accessory off-street parking may be fifty percent (50%) of the gross floor area but may not exceed 300 spaces.
2. For activities permitted by a conditional use permit, the Board of Appeals shall specify the maximum number of accessory off-street parking spaces permitted, and in no case shall the amount of space for accessory use exceed fifty percent (50%) of the gross floor area of any building, **50 percent (50%) of the maximum capacity in the largest place of public assembly**, or 200 spaces for any zone lot, whichever requires fewer spaces.

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: April 16, 2013.

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE TO THE GALLATIN CITY COUNCIL AMENDING ARTICLE 8.00, PROVISIONS FOR COMMERCIAL DISTRICTS, AND ARTICLE 11, OFF-STREET PARKING AND LOADING REGULATIONS, OF THE ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING, SECTION 08.01.010, USES AND STRUCTURES, IN ORDER TO ADD THE UNDERTAKING SERVICE USE AND SECTION 11.02.010.C APPLICABILITY OF REGULATIONS TO CORE COMMERCIAL DISTRICT, IN ORDER TO AMEND CORE COMMERCIAL PARKING REQUIREMENTS – PC0106-13

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the zoning amendment submitted by the applicant, City of Gallatin, at its regular meeting on March 25th, 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 be 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 to the Gallatin City Council.

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.

EXHIBIT A

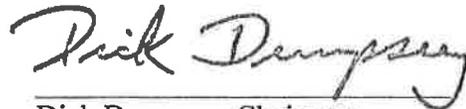
IT IS SO ORDERED.

PRESENT AND VOTING

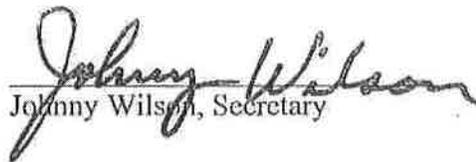
AYE: 6

NAY: 0

DATED: 3/25/13

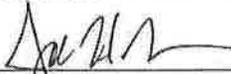


Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 6 3/25/13 GMRPC MEETING

Public Comment

The City of Gallatin requests approval to amend the Gallatin Zoning Ordinance, Section 08.01.010, Uses and Structures, in order to add the Undertaking Service use to the Core Commercial (CC) zone district and update Section 11.02.010.C, Applicability of Regulations to Core Commercial District, in order to update parking requirements for the CC zone district. (PC0106-13)

Attachment 6-1 Ordinance No. O1303-11

Attachment 6-2 Proposed Changes to GZO Section 08.01.010 and 11.02.010.C

ANALYSIS

The City of Gallatin is requesting a recommendation of approval to amend Gallatin Zoning Ordinance Section 08.01.010, Uses and Structures, in order to add the Undertaking Service use to the Core Commercial (CC) zone district and update Section 11.02.010.C, Applicability of Regulations to Core Commercial District, in order to update parking requirements for the CC zone district.

Staff was asked whether or not a funeral home was a permitted use within the CC zone district and Staff realized it was not a permitted or conditional use. Upon further investigation, Staff realized that Undertaking Service is a permitted use in both the Commercial General (CG) and Commercial Services (CS) zone districts. Staff spoke with the Fire Marshall to determine if potential fire hazards with crematoriums was a reasoning for excluding the Undertaking Service use from the CC zone district due to the more compact building pattern of the core commercial area. The Fire Marshall said there would be no fire hazards associated with a crematorium due to the regulations place on the installation and operation of a crematorium. Staff thinks the use was inadvertently left out of the CC zone district and should be added since it is consistent with the other types of permitted uses in the zone district. Additionally, there is very little property zoned CC in the City, most of which is located in downtown Gallatin.

The Gallatin Zoning Ordinance, in Section 11.02.010.C, provides regulations for parking within the Core Commercial zone district. This section states that no parking is required within the CC zone district whether it is a permitted or a conditional use. This section does provide a cap or maximum on how much parking is allowed if a project proposes parking within the CC zone district. This amendment will amend the wording of this section to include parking requirements that are based on the capacity of assembly spaces, such as a funeral home. There are other existing permitted uses within the CC zone district that have parking based on capacity, such as Place of Worship, Community Assembly, and Food Service. The amended wording is shown below.

C. Applicability of Regulations to Core Commercial District – Accessory off-street parking spaces within the Core Commercial District shall be provided as follows:

- 1. For any activity permitted as of right in the Core Commercial District, accessory off-street parking shall not be required and in no case shall the number permitted exceed 50 percent (50%) of the gross floor area of a building, 50 percent (50%) of the maximum capacity in largest the place of public assembly, or 200 spaces*

EXHIBIT A

per zone lot, whichever requires fewer spaces, provided, however, on a zone lot containing eighty thousand (80,000) square feet or more, the maximum permitted floor area for accessory off-street parking may be fifty percent (50%) of the gross floor area but may not exceed 300 spaces.

2. *For activities permitted by a conditional use permit, the Board of Appeals shall specify the maximum number of accessory off-street parking spaces permitted, and in no case shall the amount of space for accessory use exceed fifty percent (50%) of the gross floor area of any building, **50 percent (50%) of the maximum capacity in largest the place of public assembly**, or 200 spaces for any zone lot, whichever requires fewer spaces.*

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed amendment to City Council.

ORDINANCE AMENDING ARTICLE 8.00, PROVISIONS FOR COMMERCIAL DISTRICTS, AND ARTICLE 11, OFF-STREET PARKING AND LOADING REGULATIONS, OF THE ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING, SECTION 08.01.010, USES AND STRUCTURES, IN ORDER TO ADD THE UNDERTAKING SERVICE USE AND SECTION 11.02.010.C APPLICABILITY OF REGULATIONS TO CORE COMMERCIAL DISTRICT, IN ORDER TO UPDATE PARKING REQUIREMENTS

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. 2013-17, 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 that Section 08.01.010, Uses and Structures, shall be amended by deleting the section in its entirety and replacing it with the following:

08.01.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the Core Commercial District as shown on the Gallatin Municipal Zoning Map, the following activities are permitted:

Residential Activities

- Single Family Dwelling
- Attached Dwelling
- Multi-Family Dwellings, subject to the requirements contained in Articles 12.00 and 13.00.

Community Facility Activities

- Place of Worship
- Essential Service
- Community Assembly
- Non-assembly Cultural
- Administrative
- Utility
- Vehicular

Commercial Activities

- Convenience Sales and Service - Two-Pump Maximum
- Automotive Parking (Limited Lot)
- Transient Habitation
- Food Service
- General Personal Service
- Financial, Consulting and Administrative

- Business and Communication Service
- General Retail Sales and Service
- Consumer Laundry and Repair
- Retail Business Supply
- Group Assembly – Limited
- Medical Services
- Undertaking Services**

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that Section 11.02.010.C, Applicability of Regulations to Core Commercial District, shall be amended by deleting the section in its entirety and replacing it with the following:

C. Applicability of Regulations to Core Commercial District – Accessory off-street parking spaces within the Core Commercial District shall be provided as follows:

1. For any activity permitted as of right in the Core Commercial District, accessory off-street parking shall not be required and in no case shall the number permitted exceed 50 percent (50%) of the gross floor area of a building, **50 percent (50%) of the maximum capacity in the largest place of public assembly**, or 200 spaces per zone lot, whichever requires fewer spaces, provided, however, on a zone lot containing eighty thousand (80,000) square feet or more, the maximum permitted floor area for accessory off-street parking may be fifty percent (50%) of the gross floor area but may not exceed 300 spaces.
2. For activities permitted by a conditional use permit, the Board of Appeals shall specify the maximum number of accessory off-street parking spaces permitted, and in no case shall the amount of space for accessory use exceed fifty percent (50%) of the gross floor area of any building, **50 percent (50%) of the maximum capacity in the largest place of public assembly**, or 200 spaces for any zone lot, whichever requires fewer spaces.

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

EXHIBIT A
ATTEST:

ATTACHMENT 6-1

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

08.01.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the Core Commercial District as shown on the Gallatin Municipal Zoning Map, the following activities are permitted:

Residential Activities

- Single Family Dwelling
- Attached Dwelling
- Multi-Family Dwellings, subject to the requirements contained in Articles 12.00 and 13.00.

Community Facility Activities

- Place of Worship
- Essential Service
- Community Assembly
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Commercial Activities

- Convenience Sales and Service - Two-Pump Maximum
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- Business and Communication Service
- General Retail Sales and Service
- Consumer Laundry and Repair
- Retail Business Supply
- Group Assembly – Limited
- Medical Services
- Undertaking Services**

RECEIVED
FEB 28 2013

GALLATIN PLANNING
& ZONING

PC 0106-13

11.02 General Regulations; Off-Street Parking

11.02.010 Applicability

Off-street parking shall be provided for any new building constructed; for new uses or conversions of existing, conforming buildings; or for enlargements of existing structures.

C. Applicability of Regulations to Core Commercial District – Accessory off-street parking spaces within the Core Commercial District shall be provided as follows:

1. For any activity permitted as of right in the Core Commercial District, accessory off-street parking shall not be required and in no case shall the number permitted exceed 50 percent (50%) of the gross floor area of a building, **50 percent (50%) of the maximum capacity in largest the place of public assembly**, or 200 spaces per zone lot, whichever requires fewer spaces, provided, however, on a zone lot containing eighty thousand (80,000) square feet or more, the maximum permitted floor area for accessory off-street parking may be fifty percent (50%) of the gross floor area but may not exceed 300 spaces.
2. For activities permitted by a conditional use permit, the Board of Appeals shall specify the maximum number of accessory off-street parking spaces permitted, and in no case shall the amount of space for accessory use exceed fifty percent (50%) of the gross floor area of any building, **50 percent (50%) of the maximum capacity in largest the place of public assembly**, or 200 spaces for any zone lot, whichever requires fewer spaces.

RECEIVED
FEB 28 2013
GALLATIN PLANNING
& ZONING

PC0106-13



City of Gallatin, Tennessee

Codes/Planning Department

**Gallatin Municipal-Regional Planning Commission
ACTION FORM**

DATE: March 26, 2013

TO: Katherine Schoch, Interim Codes/Planning Director
City of Gallatin
132 West Main Street
Gallatin, TN 37066

FROM: Gallatin Codes/Planning Department

RE: March 25, 2013, Gallatin Municipal-Regional Planning Commission Meeting
Text Amendment, GZO Sec. 08.01.010, CC PC File: PC0106-13

At the above referenced meeting, the request for approval of the text amendment was:

- RECOMMENDED
- RECOMMENDED WITH CONDITIONS
- NOT RECOMMENDED
- DEFERRED

- CITY COUNCIL APPROVAL
 - Council Committee: 4/9/13
 - 1st Reading at City Council: 4/16/13
 - Ad runs for Public Hearing by Codes/Planning Department: 4/17/13
 - Public Hearing at City Council: 5/7/13
 - 2nd Reading at City Council: 5/21/13

cc: Mayor Jo Ann Graves
Joe Thompson, City Attorney
PC File PC0107-13

EXHIBIT A

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

APRIL 9, 2013

DEPARTMENT: CODES/PLANNING

AGENDA # 5

SUBJECT:

Ordinance #O1303-11 amending the Zoning Ordinance of the City of Gallatin, Tennessee, Article 8.00, Provisions for Commercial Districts, and Article 11.00, Off-Street Parking and Loading Regulations.

SUMMARY:

Applicant requests amending Section 08.01.010, Uses and Structures, in order to add the Undertaking Service use and Section 11.02.010.C, Applicability of Regulations to Core Commercial District, in order to update Parking Requirements. These amendments were recommended at the March 25, 2013 Planning Commission meeting.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

EXHIBIT A

AMENDED ORDINANCE NO. 01304-19

ORDINANCE CONCURRING AND APPROVING AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASES 2 AND 3, IN ORDER TO AMEND THE PHASE LINES, LOT LAYOUT, OPEN SPACE, DESIGN STANDARDS AND INCREASE THE OVERALL DENSITY AND NUMBER OF UNITS IN THE DEVELOPMENT – PROPERTY ZONED R15 PLANNED RESIDENTIAL DEVELOPMENT (R15 PRD) ZONE DISTRICT – RICK HALCOMB, OWNER – 82.83 (+/-) ACRES – S.B.E. TAX MAP #114, PART OF PARCEL 040.01 – LOCATED NORTH OF LONG HOLLOW PIKE (SR-174) AND WEST OF WENDLING BOULEVARD

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. 2013-19, 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 Gallatin Municipal-Regional Planning Commission recommendation conditions of approval one (1) through five (5) as described in Exhibit A, and hereby imposes those conditions on this Amended Preliminary Master Development Plan; and
2. That after review of the action of 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 Amended Preliminary Master Development Plan for the real property illustrated in Exhibit B, Amended Preliminary Master Development Plan of Fairway Farms, Phases 2 and 3, is hereby approved.

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: April 16, 2013

PASSED SECOND READING: _____

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

RESOLUTION RECOMMENDING APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASES 2 AND 3, IN ORDER TO AMEND THE PHASE LINES, LOT LAYOUT, OPEN SPACE, DESIGN STANDARDS AND INCREASE THE OVERALL DENSITY AND NUMBER OF UNITS IN THE DEVELOPMENT. PROPERTY CONTAINS 154 LOTS ON 82.83 (+/-) ACRES AND IS LOCATED NORTH OF LONG HOLLOW PIKE (SR-174) AND WEST OF WENDLING BOULEVARD – PC0044-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on March 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 be 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 considers the zoning amendment to be a major amendment to the approved Preliminary Master Development Plan and hereby recommends approval of the Amended Preliminary Master Development Plan to the Gallatin City Council with the following conditions:

1. The Planning Commission approve the conceptual architectural elevations and photographs 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.

EXHIBIT A

2. The Planning Commission approve the conceptual 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 detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.
4. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Final Master Development Plan and Construction Plans for Phases 2 and 3.
5. 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).
6. The applicant shall revise the Preliminary Master Development Plan to provide a roadway connection to Wentworth Drive.

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

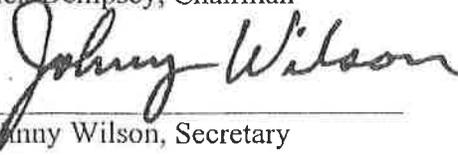
AYE: 6

NAY: 0

DATED: 03/25/2013

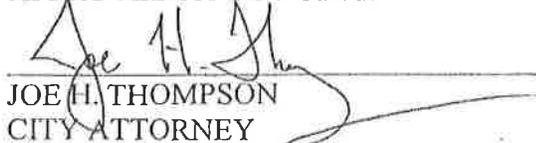


Dick Dempsey, Chairman



Johnny Wilson, Secretary

APPROVED AS TO FORM:



JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 2
3/25/13 GMRPC MEETING

Public Comment

Applicant requests approval of an Amended Preliminary Master Development Plan for Fairway Farms, Phases 2 and 3, in order to amend the phase lines, lot layout, open space, design standards and increase the overall density and number of units in the development. Property contains 154 lots on 82.83 (+/-) acres and is located north of Long Hollow Pike (SR-174) and west of Wendling Boulevard. (PC0044-12)

- Attachment 2-1 Amended Preliminary Master Development Plan
- Attachment 2-2 Fairway Farms Architectural Exhibit, Rev. 3/21/13
- Attachment 2-3 Email, J. Bruce Rainey, 3/22/13

ANALYSIS

The applicant is requesting approval of an Amended Preliminary Master Development Plan for Fairway Farms, Phases 2 and 3, in order to amend the phase lines, lot layout, open space, design standards and increase the overall density and number of units in the development. The property contains 154 lots on 82.83 (+/-) acres and is located north of Long Hollow Pike (SR-174) and west of Wendling Boulevard. The property is currently zoned R15 Planned Residential Development (R15 PRD) and One-Family Detached Dwellings are a permitted use in the R15 PRD zone district. A portion of the property is located in a special flood hazard area, Zone AE.

Previous Approvals

Rezoning and Approval of Preliminary Master Development Plan

- City Council originally approved the Preliminary Master Development Plan (PMDP) for Fairway Farms and rezoned the property from Agricultural (A) to Residential-R15 Planned Residential Development (R15 PRD) on January 4, 2005.
- The original PMDP that was submitted for consideration by the Planning Commission contained a total of 479 lots on 261.17 acres. The PMDP was divided into two parts, Area A and Area B. Area A contained a mixture of lot sizes ranging from 9,000 square feet to 18,000 square feet while Area B consisted entirely of 9,000 square foot lots. The PMDP included alley loaded lots in portions of Area A and roadway connections into Cambridge Farms and Eagle Creek. However, when the PMDP was considered by City Council, the Council approved the PMDP with revisions removing the connections into the adjoining subdivisions and required the developer to add a roadway and bridge crossing to connect areas A and B. The approved PMDP contained a total of 482 lots with a density of 1.85 dwelling units per acre and 27.7 percent open space.

Lot Count – Original PMDP Approved for Fairways Farms – January 2005

Number of Lots	Area "A"	Area "B"	Total
18,000 sq.ft.	62	0	62
15,000 sq.ft.	138	0	138
9,000 sq.ft.	119	163	282
Total	319	163	482

Revised Preliminary Master Development Plan

- The Planning Commission approved a minor amendment to the PMDP on November 28, 2005 to remove the alleys that were originally planned to serve the lots in Area A located in the front of the development. The Revised PMDP approved by Planning Commission contained a total of 472 lots with a density of 1.81 dwelling units per acre and 31.4 percent open space.

Lot Count – Revised PMDP Approved for Fairways Farms – November 2005

Number of Lots	Area “A”	Area “B”	Total
18,000 sq.ft.	62	0	62
15,000 sq.ft.	131	0	131
9,000 sq.ft.	116	163	279
Total	309	163	472

Final Master Development Plans, Preliminary and Final Plats

- Various Final Master Development Plans, Preliminary Plats and Final Plats have been approved by the Planning Commission for Phase 1, Sections 1 to 4 and Phase 3, Section 1. According to a summary submitted by the applicant, the following number of lots have been approved to date:

Lot Count – As-built for Fairway Farms Phase 1, Sections 1 – 4, and Phase 3, Section 1

Number of Lots	Area “A”	Area “B”	Total
18,000 sq.ft.	69	0	69
15,000 sq.ft.	75	0	75
**12,000 sq.ft.	13	0	13
9,000 sq.ft.	37	0	37
Total	194	0	194

** The 12,000 sq.ft. lots are not shown as a separate lot size category on the approved Revised PMDP. The applicant is requesting approval to add the 12,000 sq.ft. lot category to the site data table as part of the proposed amendment to the PMDP.

Major/Minor Amendment

As part of the zoning amendment to R15 PRD, the applicant was required to submit a PMDP to the Planning Commission and City Council for approval outlining the proposed improvements and development for the property. Any changes to the approved PMDP require review by the Planning Commission and any changes that the Planning Commission deems to be major amendments are required to be reviewed and approved by the City Council.

The property has been posted with Zoning Action Pending signs in case the Planning Commission determines that the proposed changes constitute a major amendment to the approved PMDP. If the Planning Commission decides to consider the proposed changes as a major amendment to the approved PMDP, Public Comment will be held at the Planning Commission meeting and the plan and Planning Commission recommendation will be forwarded to City Council for final action. If the project proceeds to City Council, the applicant is required to notify the adjoining property owners by mail regarding the required Public Hearing and notice of the Public Hearing for this project will be advertised in the newspaper.

Proposed Amendments to PMDP

The applicant is requesting approval to amend the PMDP for Fairway Farms in order to increase the overall density and number of units in the development, amend the phase lines for Phases 2 and 3 and revise the overall lot layout, lot sizes, amount of required open space and design standards for the development. The applicant made the following revisions to the proposed PMDP amendment based on staff review comments, comments received at several Planning Commission Work Sessions and a neighborhood meeting with residents in the development:

- The applicant has revised the proposed PMDP amendment to decrease the total number of additional number of lots from 49 to 29 lots.

- Thirty-three 9,000 square foot lots have been replaced with 15,000 square foot lots.
- The required open space for Phases 2 and 3 was reduced from 42.8 percent to 39.8 percent. The overall required open space exceeds the minimum 20 percent required by the Zoning Ordinance.
- The required bufferyard adjacent to Cambridge Farms was revised to show the existing trees located along this property line. The applicant has requested that the existing trees be counted towards meeting the required buffer yard requirements. The applicant shall be required to submit a tree survey as part of the approval of the Final Master Development Plan.
- Additional architectural plans were submitted and added to the architectural design standards booklet and the minimum requirements for the 9,000, 12,000, and 15,000 square foot lots were revised to increase the minimum house size to 1,800 square feet for ranch style houses and 2,000 square feet for a two story houses. The proposed changes have been noted in the General Design Notes on the Preliminary Master Development Plan and will only apply to the changes proposed in Phases 2 and 3.
- The Wentworth Drive connection that was previously added in response to staff review comments about the substantial increase in density has been removed. The applicant indicated that the connection was removed based on feedback received from existing residents in the development during the neighborhood meeting and is in keeping with the previously approved PMDP.
- Additional technical changes have been made to update the site data table and revise the typical road cross-section to match the previously approved section.
- The side yard requirement for the 9,000 square foot lots has been increased from 5-feet to 10-feet.

Engineering Division Comments

The Engineering Division had several comments during the initial review of the proposed amendment. The following items were not addressed as part of the resubmittal and need to still be addressed by the applicant:

- Provide street names for all proposed roadways.
- Updated drainage calculations will be required for Phases 2 and 3 at construction plan stage due to proposed changes.
- Label floodway as stream buffer as well. No disturbance will be allowed within stream buffer.
- Add note to PMDP that traffic calming measures will be required at construction plan stage.
- Remove paving schedule.

Other Departmental Review Comments

The following other departmental comments for this project will need to be addressed by the applicant and included as part of any conditions of approval.

Fire Department

- Location of fire hydrants needs to be shown.

Public Utilities/Industrial Pre-Treatment

- Approval for previously submitted water/sanitary sewer plans have expired.
- Detailed plans and specifications indicating new proposed phases shall be submitted to this Department for review and approval.

EXHIBIT A

RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed amendment to the Preliminary Master Development Plan a Major Amendment pursuant to Gallatin Zoning Ordinance Section 12.02.050 A and F.

Staff recommends that the Planning Commission recommend approval of the Amended Preliminary Master Development Plan for Fairway Farms Phase 2 and 3 to City Council with the following conditions of approval:

1. The Planning Commission approve the conceptual architectural elevations and photographs 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 conceptual 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 detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.
4. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Final Master Development Plan and Construction Plans for Phases 2 and 3.
5. 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).

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Project Comments

Meeting Date: 03/25/2013

RE: FAIRWAY FARMS, PHASES 2 & 3, Preliminary Master Development Plan

Reference #: PC0044-12

Department of Public Utilities

Review Date:

2/4/2013: 2nd Amended Resubmittal:

Detailed plans and specifications for water and sanitary sewer installations must be submitted for approval.

01/03/2013: Amended Resubmittal:

Must submit detailed plans and specifications for water and sanitary sewer approval.

Resubmittal: 11/19/2012

1. Must submit detailed plans & specifications for water and wastewater installations for approval.

09/27/2012

1. Detailed plans and specifications for water and sanitary sewer installations must be submitted for approval.

Planning Department

Codes/Planning Department Project Manager: Jim Svoboda .2nd Amended Resubmittal

Review date: 2/12/2013

1. Correct site data table - site acreage in Revised Part A and B should be 261.70 (+/-) acres.
2. Note 6 says open space shall be owned and maintained by HOA. Has existing current open space been transferred to the HOA?
3. Remove gated section.
4. If Planning Commission recommends approval of revising plan, Staff recommends connection to Wentworth Drive by constructed due to increase in density.
5. What scale is being used: 1" = 100'?
6. Clarify in Ph. 2 & #, where changes are being proposed, the number of existing and proposed 18,000, 15,000, 12,000 and 9,000 to better be able to determine scope of proposed changes in Area A.
7. Type 25 foot buffer adjacent to Cambridge Farms is proposed in bufferyard easement. Add note stating buffers shall be maintained by property owner.

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

8. Staff has concerns about the impact of the increased density and layout changes on the existing development especially from Turnbo Drive south on Goodman to Long Hollow Pike.
9. Reserved area shown on Nelms was part of required open space/clubhouse area. Explain Reserve category.
10. Resubmittal may be submitted by Monday, February 18, 2013 by 10 AM.
11. Made sure dimensions and square footages for proposed buildings/architectural plans are clearly labeled in pattern book.
12. Submit sixteen (16) full sized, corrected, folded copies of the resubmittal documents and 16 architectural elevations if needed.
13. 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.
14. Submit a detailed response letter addressing all departmental review comments.
15. RETURN CHECKPRINT & CHECKLIST
16. Resubmittal documents must be turned in to the Codes/Planning Department by 10:00 AM on Monday, February 18, 2013.
17. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes/Planning Department Project Manager: Jim Svoboda Amended Resubmittal: 1/14/2013

1. Correct Site Data Table. Site Data Table needs to reflect totals for overall development including area "A" and "B". total site size is 261.17 (+/-) acres. See site data table from approved PMDP. If you want to still break down changes for areas "A", that is o.k.. Just make sure to include area "B" in table. New totals also need to reflect area "B".
2. Lots 96-101, 102 - 105 are new and resulted in open space being removed behind existing 139.
3. Must provide list of adjoining property owners either in table in plan or note on separate sheet. Include properties in Cambridge Farms and Fairway Farms.
4. Area shown as "gated" will not be accepted by City of Gallatin and will need to be maintained by HOA. Add to notes.
5. Villages of Fairway Farms is what area "B" was called. Either pick new name or call Villages area "A".
6. Increase in density and open space changes. Staff will recommend Planning Commission consider this a major change to PMDP.
7. Check with Engineering to see if updated traffic study will be required.
8. Type 25 and 35 bufferyards must be approved by Planning Commission at FMDP. No wood fence in Type 35; provide details of proposed fencing. Verify lot size compatibility requirement to determine bufferyard width required.
9. Additional comments to be provided after work session on 1/14/2013.
10. 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.

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

11. 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. 11. Submit a detailed response letter addressing all departmental review comments.
12. RETURN CHECKPRINT & CHECKLIST
13. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 1/18/2013.
14. Resubmittals must include the above information in order to be considered a complete resubmittal.

11/19/2012 Resubmittal review Date:

1. One-Family Attached Dwellings are not permitted in the R-15 PRD zone district as defined per Section 06.09.080.B2. However, use can be called One-family attached townhouse residential and be limited to 30 percent of the total lots in development. Since this will be considered a major change staff would recommend consider requesting a rezoning to R10 PRD.
2. Provide updated overall site data table for the proposed changes and remaining portions of the development. Must delineate lot count by lot sizes.
3. Provide lot data table establishing minimum required yards by type of use.
4. Overall design guidelines and typical architectural elevations have not been submitted as required. This application cannot be considered by PC without the required information. In addition, previous approvals have stipulated that certain percentages of lots be limited from having front loading gargages. Need to address how the proposed changes will impact these requirements. Provide updated design standard notes and building elevations. Changes that impact the portion of the development not included in this submittal cannot be changed unless the other owners in the development are included in the application.
5. Address Engineering Division comments concerning sink hole/drainage issues and provide typical cross.sections for roads.
6. Provide typical lot configuration for one-family attached townhouses.
7. Add note that no construction is permitted within the regulatory floodway. Remove lots and proposed landscaping located within the floodway.
8. Provide information about how minimum recreation area is being provided. Overall recreation area is calculated on total area in the PRD, Provide calculations in site development table.
9. Correct FAR information.
10. Provide overall lot count for entire development.
11. 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. 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.

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

12. Submit a detailed response letter addressing all departmental review comments.
13. RETURN CHECKPRINT & CHECKLIST
14. Resubmittal documents must be turned in to the Codes/Planning Department by 2:00 PM on 12/03/2012.
15. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department

Review Date:

2/4/2013: 2nd Amended Resubmittal:

No comments

1/9/2013: Amended Resubmittal:

No comments

11/19/2012 Resubmittal:

1. Provide information on fire separation on attached units.

09/28/2012

No comments

Engineering Division

Review Date:

3-21-2013 JZW "4th Amended" Resubmittal:

1. Provide street names for all proposed roadways.
2. Be aware updated drainage calculations will be required for phases 2 and 3 at construction plan stage due to proposed changes.
3. Label floodway as stream buffer as well. Be aware, no disturbance will be allowed within stream buffer.
4. Be aware at construction plan stage, traffic calming measures will be required. Add note on PMDP indicating this.
5. Remove paving schedule.

2-18-2013 JZW "3rd Amended" Resubmittal:

1. Street x-section should match what has been previously approved and has already been built in existing subdivision.
2. Provide street names for all proposed roadways.
3. Be aware updated drainage calculations will be required for phases 2 and 3 at construction plan stage due to proposed changes.
4. Label floodway as stream buffer as well. Be aware, no disturbance will be allowed within stream buffer.
5. Be aware at construction plan stage, traffic calming measures will be required.

2-5-2013 JZW "2nd Amended" Resubmittal:

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

1. Street x-section should match what has been previously approved and has already been built in existing subdivision.
2. Provide street names for all proposed roadways.
3. Designate gated area as having private roadways. Gates are not allowed within public ROW.
4. Be aware updated drainage calculations will be required for phases 2 and 3 at construction plan stage due to proposed changes.
5. Label floodway as stream buffer as well. Be aware, no disturbance will be allowed within stream buffer.
6. Be aware at construction plan stage, traffic calming measures will be required.

1-11-2013 JZW "Amended" Resubmittal:

1. Street x-section should match what has been previously approved and has already been built in existing subdivision.
2. Provide street names for all proposed roadways.
3. Designate gated area as having private roadways. Gates are not allowed within public ROW.
4. Be aware updated drainage calculations will be required for phases 2 and 3 at construction plan stage due to proposed changes.
5. Label floodway as stream buffer as well. Be aware, no disturbance will be allowed within stream buffer.
6. Be aware at construction plan stage, traffic calming measures will be required.

12-5-2012 JZW Resubmittal:

1. Provide street x-section. Section should match what has been previously approved and has already been built in existing subdivision.
2. Provide street names for all proposed roadways.
3. Provide sidewalk connection around proposed "hammerhead".
4. Be aware updated drainage calculations will be required for phases 2 and 3 at construction plan stage due to proposed changes.
5. Label floodway as stream buffer as well. Be aware, no disturbance will be allowed within stream buffer.
6. Be aware at construction plan stage, traffic calming measures will be required.

11-20-2012 JZW Revised:

1. Provide street x-section. Section should match what has been previously approved and has already been built in existing subdivision.
2. Phase 3 Section 1 drainage calculations utilize southern portion of subject property as injection well, assuming no runoff from 100yr storm or less to be discharged. Proposed layout would require substantial grading in area of injection well. Because the injection well throat has never been located, there is a good possibility any grading in area would slow down or stop water from being conveyed into well and/or decrease storage capacity causing flooding issues. Existing downstream issues exist, so no increase in volume, flow, or velocity will be allowed. Until detailed plans, calculations, and study is performed, Engineering recommends against proposed changes to southern portion of property.

EXHIBIT A

Tony Allers

Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch

Assistant Director

3. Provide street names for all proposed roadways.
4. Provide sidewalk connection around proposed "hammerhead".
5. Be aware updated drainage calculations will be required for phases 2 and 3 at construction plan stage due to proposed changes.
6. Show existing contours.
7. Show/label designated detention pond areas.
8. Label floodway as stream buffer as well. Be aware, no disturbance will be allowed within stream buffer.
9. Be aware at construction plan stage, traffic calming measures will be required.

10-3-2012 JZW:

1. Provide street x-section. Section should match what has been previously approved and has already been built in existing subdivision.
2. Label street name.
3. Phase 3 Section 1 drainage calculations utilize southern portion of subject property as injection well, assuming no runoff from 100yr storm or less to be discharged. Proposed layout would require substantial grading in area of injection well. Because the injection well throat has never been located, there is a good possibility any grading in area would slow down or stop water from being conveyed into well and/or decrease storage capacity causing flooding issues. Existing downstream issues exist, so no increase in volume, flow, or velocity will be allowed. Until detailed plans, calculations, and study is performed, Engineering recommends against proposed changes to southern portion of property.

Fire Department

Review Date:

2/5/2013: 2nd Amended Resubmittal:

Location of fire hydrants need to be shown.

1/11/2013: Amended Resubmittal:

No comment at this time.

11/19/2012 This department has no comments at this time.

Police Department

Review Date:

2/5/2013: 2nd Amended Resubmittal

Reviewed: no comments

1/7/2013: Amended Resubmittal Reviewed: no comments

11/15/2012 Resubmittal: Reviewed: no comments

09/28/2012 Reviewed: no comments

Jim Svoboda

From: J. Bruce Rainey [jbr823@bellsouth.net]
Sent: Friday, March 22, 2013 9:41 AM
To: Jim Svoboda
Cc: Katherine Schoch
Subject: Fw: agreed plan
Attachments: 090065_Fairway Farms Ph 2 & 3 Rev PMDP_3.15.13.pdf

----- Original Message -----

From: J. Bruce Rainey
To: Katherine Schoch
Cc: Rick Halcomb ; Mike Turturice ; Chuck & Shannon Allen ; Bridget Henneman ; David Graves ; Mike Greene ; Scott Schlarb ; Michael Colwell ; Anna Vale ; Jerry Lawless ; Judy Moore ; Brad Bestwina ; Julie Peters ; Jennifer Palsgrove ; Shana van Benschoten ; Tony Thomas ; Rob and April Schroeder ; Dave and Beth Porter
Sent: Friday, March 15, 2013 10:05 AM
Subject: agreed plan

Katherine,

Attached is the latest plan on Fairway Farms. This plan as amended represents an agreement between the Developer and a majority of the homeowners group of Fairway Farms.

The additional agreed changes are:

the minimum home size in the 9000 and 12,000 and 15000 sf lots has been increased to 1800 sf for a ranch style home and 2000 for a two story home.

Also in keeping with the previously Council approved plan, the connection into Cambridge farms has been eliminated and that area redistributed among the existing lots.

Additional technical changes have been made as follows:

With the revisions in number of lots have revised bufferyard note between Cambridge Farms and Fairway Farms

The Road cross-section has been revised to match the previously approved section

The Site Data table calculations have been corrected.

The sideyard requirement on 9000sf lots has been corrected to 10'

With these revisions and agreements I am asking that the revised plan of Fairway Farms be considered a minor change to the approved master plan and be considered for approval by the Gallatin Planning Commission March 25, 2013.

Please advise to the number of additional copies needed. Call if you have questions.

Thank you

J. Bruce Rainey
Bruce Rainey & Associates
116 Maple Row Blvd.
Hendersonville, TN 37075



EXHIBIT A

City of Gallatin, Tennessee

Codes/Planning Department

**Gallatin Municipal-Regional Planning Commission
ACTION FORM**

DATE: March 26, 2013

TO: Mr. Bruce Rainey
Bruce Rainey & Associates
116 Maple Row Blvd.
Hendersonville, TN 37075

FROM: Gallatin Codes/Planning Department

RE: March 25, 2013, Gallatin Municipal-Regional Planning Commission Meeting
Fairway Farms, Ph. 2 & Ph. 3, PC File: PC0044-12

At the above referenced meeting, the Planning Commission considered the proposed amendment to the Preliminary Master Development Plan as a Major Amendment pursuant to Gallatin Zoning Ordinance Section 12.02.050 A and F.

- RECOMMENDED
 RECOMMENDED WITH CONDITIONS
 NOT RECOMMENDED
 DEFERRED

Planning Commission recommend approval of the Amended Preliminary Master Development Plan for Fairway Farms Phase 2 and 3 to City Council with the following conditions of approval:

1. The Planning Commission approves the conceptual architectural elevations and photographs 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 conceptual 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 detailed plans and specifications for the installation of the water and sanitary sewer infrastructure for approval by the Gallatin Public Utilities Department.
4. The applicant shall satisfactorily address the Engineering Division review comments as part of the approval of the Final Master Development Plan and Construction Plans for Phases 2 and 3.
5. 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).



City of Gallatin, Tennessee

Codes/Planning Department

6. The applicant shall revise the Preliminary Master Development Plan to provide a roadway connection to Wentworth Drive.

Approval contains the following requirements:

- CITY COUNCIL APPROVAL
 - Council Committee: 4/9/13
 - 1st Reading at City Council: 4/16/13
 - Ad runs for Public Hearing by Codes/Planning Department: 4/17/13
 - Public Hearing at City Council: 5/7/13
 - 2nd Reading at City Council: 5/21/13

cc: Mr. Rick Halcomb
Mayor Jo Ann Graves
Joe Thompson, City Attorney
PC File PC0044-12

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

APRIL 9, 2013

DEPARTMENT: CODES/PLANNING

AGENDA # 6

SUBJECT:

Ordinance #01304-19 Concurring and Approving Amendment to the Preliminary Master Development Plan for Fairway Farms, Phases 2 and 3, property located north of Long Hollow Pike (SR-174) and west of Wendling Boulevard

SUMMARY:

Applicant requests approval of an amendment to the Preliminary Master Development Plan for Fairway Farms for Phases 2 and 3, in order to amend the phase lines, lot layout, open space and number of units in the development. The property contains 154 lots on 82.83 (+/-) acres. The Planning Commission recommended approval of the Amended Preliminary Master Development Plan at the March 25, 2013 meeting with six (6) conditions of approval and recommended that the applicant revise the plan to include a roadway connection to Wentworth Drive.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

EXHIBIT A

ORDINANCE NO. 01304-24

ORDINANCE APPROPRIATING \$60,000 FROM DRUG FUND UNDESIGNATED BALANCE
TO DRUG FUND EXPENSE BUDGET

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$60,000 is hereby appropriated from the City of Gallatin Drug Fund Undesignated Balance, Account # 127-27100 to Police Department Drug Fund, Account #127-42129-329; and

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

PASSED FIRST READING: May 7, 2013

PASSED SECOND READING:

MAYOR JO ANN GRAVES

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

JOE THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

April 23, 2013

DEPARTMENT: Police Department

AGENDA # 4

SUBJECT: Appropriate Funds from Drug Fund Undesignated Balance.

SUMMARY:

Ordinance appropriating \$60,000 from Drug Fund Undesignated Balance 127-27100 to Drug Fund Expense Budget 127-42129-329

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

**ORDINANCE TO PROVIDE REVENUE FOR THE CITY OF GALLATIN
TENNESSEE FOR MUNICIPAL PURPOSES FOR THE 2013 TAX YEAR AND THE
2014 FISCAL YEAR**

BE IT ORDAINED by the City of Gallatin, Tennessee, that:

SECTION I. PROPERTY TAX:

A. All property, real, personal or mixed within the corporate limits of said City shall be and is hereby assessed for taxation for municipal purposes for the tax year 2013, except as is exempt from taxation by the Constitution and the laws of the State of Tennessee.

B. The levy be and is hereby made:

(1) to contribute to the general current expenses of said municipality that are paid from the General Fund; and

(2) to provide an amount, totaling \$1,273,408, to contribute to the retiring of the current year's principal and interest obligations;

a tax of ninety-nine cents (\$0.99) per every one hundred dollars (\$100.00) of taxable property.

C: All collections of property taxes from levies of past years be collected entirely in, and become revenue of the General Fund and that any expenses incurred in collecting such delinquent taxes be entirely expenses of the General Fund.

D. The Tax Assessor for Sumner County, Tennessee, is hereby authorized to assess all the property lying within the Corporate Limits of the City of Gallatin, Tennessee, and the assessment is hereby adopted as the assessed or taxable value of said property for municipal purposes for the City of Gallatin, Tennessee, upon which shall be levied the tax rate as provided in this ordinance.

SECTION II. BUSINESS TAX: The privilege tax levied by the General Assembly of the State of Tennessee known as the "Business Tax Act" and as amended, be and the same is hereby levied for municipal purposes for the City of Gallatin, Tennessee, for the year 2013 and all arts, trades, callings, or occupations created and declared to be a privilege within the City of Gallatin, and for their exercises within the City of Gallatin, the same taxes are hereby levied and shall be collected for the municipal purposes as are now levied and collected for State purposes under and by virtue of said Act of the General Assembly of the State of Tennessee, as amended.

SECTION III. IN-LIEU TAX: Pursuant to, T.C.A. § 7-34-115, payments in lieu of *ad valorem* taxes shall be paid by municipal utility systems to the municipality in an amount not to exceed the amount of taxes payable on privately owned property of similar nature.

SECTION IV, EFFECTIVE DATE: All laws and ordinances in conflict with this ordinance, be and the same are repealed, and this ordinance shall be effective from and after its passage, the public welfare requiring it.

Passed first reading: May 7, 2013.

Passed second reading:

Passed third reading:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON, CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

April 23, 2013

DEPARTMENT: Finance

AGENDA # 5

SUBJECT:

Tax Rate

SUMMARY:

Discussion of the City property tax rate for 2013-14.

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. O1304-20

ORDINANCE APPROPRIATING \$12,350.25 FROM REVENUE RECEIVED FOR
INSURANCE RECOVERIES

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$12,350.25 is hereby appropriated from revenue received from Insurance Recoveries, account #110-36350,

with \$2,926.81 for railroad crossing damages appropriated as follows:

\$70.26 to Facility Maintenance Salaries, 11041800-111

\$561.04 to Street Maintenance Salaries, 11043120-111

\$312.00 to Vehicle Maintenance Salaries, 11043170-111

\$417.87 to Street Maintenance Vehicle Repairs, 11043120-261

\$47.38 to Vehicle Maintenance Vehicle Repairs, 11043170-261

\$1,518.26 to Street Maintenance Sign Parts, 11043120-342

with \$258.34 appropriated to Street Department Sign Supplies, account #11043120-342, for sign and post damages,

with \$301.88 appropriated to Street Maintenance and Repairs, account #11043120-268, for damages on South Water,

with \$7,800 appropriated to Fire Department Equipment, account #11042220-942, for a thermal imaging camera,

with \$480.00 appropriated to Downtown Streetscape, account #31141100-812, for damages to a bollard and \$129.69 for labor on same to Street Department Salaries, account 11043120-111,

with \$453.53 appropriated to Police Maintenance and Repairs Vehicles, account #11042110-261, for patrol car damages, and,

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

PASSED FIRST READING:.

PASSED SECOND READING:.

MAYOR JO ANN GRAVES

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

JOE THOMPSON
CITY ATTORNEY

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

5/14/2013

DEPARTMENT: Finance/I. T.

AGENDA #

SUBJECT:

Appropriate \$12,350.25 of insurance recoveries to various accounts for damages to city property

SUMMARY:

Appropriate \$12,350.25 of insurance recoveries to various accounts for damages to city property

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01305-26

ORDINANCE APPROPRIATING FUNDS FROM SALE OF EQUIPMENT FOR THE
PUBLIC WORKS DEPARTMENT IN THE AMOUNT OF \$3,347.77

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum
of \$3,347.77 is hereby appropriated from account # 110-36330, Sale of Equipment to the
following accounts: \$35.77 to 110-41800-261 Facility Maintenance Repair and
Maintenance of Equipment and \$3,312.00 to 110-43120-261 Street Department Repair
and Maintenance of Equipment.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE
that this ordinance shall take effect on its 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 THOMPSON, CITY ATTORNEY

35.77+
257.00+
165.00+
2,890.00+
3,347.77+

35.77+
257.00+
165.00+
2,890.00+
3,347.77+*

City of Gallatin
Gov Deals - Assets Sold
Check No. 24778 Dated 20-Mar-2013

ID	Description	VIN/Serial	Net Results	Department	Check #	Check Date
257	MOBILE HOME - UNIT # 6	TNALH1187	\$25.00	City Hall - Admin	24778	3/20/13
	City Hall - Admin Totals	G/L No. 110-36330	\$25.00			
242	OFFICE CHAIRS		\$7.00	GPD	24778	3/20/13
256	2003 Ford Crown Victoria Police	2FAFP71W33X140671	\$1,500.00	GPD	24778	3/20/13
	GPD - Totals	G/L No. 110-36330	\$1,507.00			
259	CIRCUIT BREAKERS		\$35.77	PWK - Fac. Maint.	24778	3/20/13
	PWK - Fac. Maint - Totals	G/L No. 110-36330	\$35.77			
252	BLOCKS		\$51.00	PWK - Streets	24778	3/20/13
254	BLOCKS		\$51.00	PWK - Streets	24778	3/20/13
255	BLOCKS		\$51.00	PWK - Streets	24778	3/20/13
260	BLOCKS		\$68.00	PWK - Streets	24778	3/20/13
261	BLOCKS		\$36.00	PWK - Streets	24778	3/20/13
	PWK - Streets - Totals	G/L No. 110-36330	\$257.00			

24778

GOVDEALS INC. A SUBSIDIARY OF LIQUIDITY SERVICES, INC.

Vendor	Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Memo	Net
City of Gallatin							
	242-101712-2621	3/11/2013	\$7.00	\$7.00	\$0.00	242	\$7.00
	252-123112-2621	3/11/2013	\$51.00	\$51.00	\$0.00	252	\$51.00
	254-123012-2621	3/11/2013	\$51.00	\$51.00	\$0.00	254	\$51.00
	255-123012-2621	3/11/2013	\$51.00	\$51.00	\$0.00	255	\$51.00
	256-012213-2621	3/11/2013	\$1,500.00	\$1,500.00	\$0.00	410	\$1,500.00
	257-012213-2621	3/11/2013	\$25.00	\$25.00	\$0.00	257	\$25.00
	259-020813-2621	3/11/2013	\$35.77	\$35.77	\$0.00	259	\$35.77
	260-021513-2621	3/11/2013	\$68.00	\$68.00	\$0.00	260	\$68.00
	261-021513-2621	3/11/2013	\$36.00	\$36.00	\$0.00	261	\$36.00

G/L No.	#'s	Comments	Amount Paid	Discount	Net
110-36330	25.00	City Hall - Admin	\$1,824.77	\$0.00	\$1,824.77
110-36330	1,507.00	GPD			
110-36330	35.77	PWK - Fac. Maint			
110-36330	257.00	PWK - Streets			

GovDeals

GOVDEALS INC.
A SUBSIDIARY OF LIQUIDITY SERVICES, INC.
1920 L STREET N.W., 6TH FLOOR
WASHINGTON, DC 20036
800-613-0156 OPT 4 (202) 467-6868

Bank of America

ACH R/T 054001204
15-120/540 DC
233

3/20/2013 \$1,824.77

DATE AMOUNT

One Thousand Eight Hundred Twenty Four Dollars and 77 Cents

PAY TO THE ORDER OF
City of Gallatin
132 W Main St
Gallatin TN 37066-3232

James E. Smith
AUTHORIZED SIGNATURE

⑈024778⑈ ⑈054001204⑈ 226004433907⑈

Details on Back. Security Features Included

City of Gallatin, TN
GovDeals, Inc.
Check No. 22759 Dated 01/23/2013

Inventory ID	Description	Category	Net Results	Department
128	MICROPHONE MIXER	Communication/E	\$51.00	PWK - Streets
194	TREAD MILL	Exercise Equipm	\$5.00	GPD
215	SONY X-POD AMPLIFIER	Audio/Visual Eq	\$72.50	GPD
221	BLOCKS	Builders Suppli	\$64.00	PWK - Streets
253	BLOCKS	Bullders Suppli	\$50.00	PWK - Streets
Totals			\$242.50	

22759

GOVDEALS INC. A SUBSIDIARY OF LIQUIDITY SERVICES, INC.

Vendor						1/23/2013		
Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Memo		Net	
128-030812-2621	1/15/2013	\$51.00	\$51.00	\$0.00	128		\$51.00	
194-082112-2621	1/15/2013	\$5.00	\$5.00	\$0.00	194		\$5.00	
215-091112-2621	1/15/2013	\$72.50	\$72.50	\$0.00	215		\$72.50	
221-091912-2621	1/15/2013	\$64.00	\$64.00	\$0.00	221		\$64.00	
253-123112-2621	1/15/2013	\$50.00	\$50.00	\$0.00	253		\$50.00	

<u>G/L</u>	<u>\$</u>	<u>Comments</u>				
110-36330	77.50	GPD				
110-36330	165.00	PWK-Streets	\$242.50	\$242.50	\$0.00	\$242.50

22759

GOVDEALS INC.
A SUBSIDIARY OF LIQUIDITY SERVICES, INC.
1920 L STREET N.W., 6TH FLOOR
WASHINGTON, DC 20036
(202) 467-8888 (202) 467-4058

Bank of America
ACH R/T 054001204
15-120640 DC
233

1/23/2013 \$242.50

Two Hundred Forty Two Dollars and 50 Cents

DATE AMOUNT

PAY TO THE ORDER OF
City of Gallatin
132 W Main St
Gallatin TN 37066-3232

James E. Smith
AUTHORIZED SIGNATURE

⑈022759⑈ ⑆054001204⑆ 226004433907⑈

Security Features Included

GovDeals, Inc.
City of Gallatin, TN
Check No. 26380 Dated 1-May-2013

Inventory ID	Description	Category	Net Results	Department	Paid	Check #
262	1997 Clayton 13.8' X 66' Single Wide Mobile Home	Buildings	\$2,260.00	PWK - Streets	4/13/13	26380
263	1996 Sunpointe Mobile Home 13.8' X 46'	Buildings	\$50.00	PWK - Streets	4/2/13	26380
264	1981 Eagle 13.8' X 56.6' Mobile Home	Buildings	\$50.00	PWK - Streets	4/2/13	26380
365	1985 Fleetwood 13.8' X 56' Mobile	Buildings	\$530.00	PWK - Streets	4/2/13	26380
266	Treadmil C964	Exercise Equipm	\$101.00	GFD	4/17/13	26380
267	Filing Cabinets	Office Equipmen	\$49.00	GPU - Sewer	4/18/13	26380
268	VACUUM CLEANERS (3)	Janitorial Equip	\$10.00	GFD	4/17/13	26380

26380

GOVDEALS INC. A SUBSIDIARY OF LIQUIDITY SERVICES, INC.

Vendor

City of Gallatin

5/1/2013

Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Memo	Net
262-041013-2621	4/25/2013	\$2,260.00	\$2,260.00	\$0.00	262 PWK - Streets	\$2,260.00
263-032213-2621	4/25/2013	\$50.00	\$50.00	\$0.00	263 PWK - Streets	\$50.00
264-032213-2621	4/25/2013	\$50.00	\$50.00	\$0.00	264 PWK - Streets	\$50.00
265-032213-2621	4/25/2013	\$530.00	\$530.00	\$0.00	265 PWK - Streets	\$530.00
266-041513-2621	4/25/2013	\$101.00	\$101.00	\$0.00	266 GFD	\$101.00
267-041513-2621	4/25/2013	\$49.00	\$49.00	\$0.00	267 GPU - Sewer	\$49.00
268-041513-2621	4/25/2013	\$10.00	\$10.00	\$0.00	268 GFD	\$10.00
269-041513-2621	4/25/2013	\$67.00	\$67.00	\$0.00	269 City Hall - IT	\$67.00

G/L	\$'s	Comments				
110-36330	\$2,290.00	PWK - Streets				
110-36330	\$101.00	GFD				
110-36330	\$67.00	City Hall - IT				
413-36330	\$49.00	GPU - Sewer	\$3,117.00	\$0.00		\$3,117.00

GovDeals
 GOVDEALS INC.
 A SUBSIDIARY OF LIQUIDITY SERVICES, INC.
 1920 L STREET N.W., 8TH FLOOR
 WASHINGTON, DC 20036
 800-613-0156 OPT 4 (202) 467-6868

Bank of America
 ACH RPT 054001204
 15-120540 DC
 233

Three Thousand One Hundred Seventeen Dollars and 00 Cents

PAY TO THE ORDER OF City of Gallatin
 132 W Main St
 Gallatin TN 37066-3232

26380

5/1/2013 \$3,117.00

DATE AMOUNT

James E. Smith
 AUTHORIZED SIGNATURE

CITY OF GALLATIN
THE COUNCIL COMMITTEE
AGENDA SUMMARY
5/14/2013

AGENDA # _____

DEPARTMENT: Public Works

SUBJECT: Ordinance to appropriate \$3347.77 from the Sale of Equipment account #110-36330 crediting \$35.77 to 110-41800-261 Facility Maintenance Repair and Maintenance of Equipment and \$3312.00 to 110-43120-261 Street Department Repair and Maintenance of Equipment

SUMMARY:

RECOMMENDATION:
Approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other see attached

Approved
Rejected _____
Deferred _____

Notes:

**ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE,
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2013 THROUGH JUNE 30, 2014.**

Whereas, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

Whereas, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

Whereas, the governing body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the governing body will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body estimates anticipated revenues of the municipality from all sources to be as follows:

General Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Local Taxes	\$19,036,022	\$18,720,120	\$19,441,120
Intergovernmental Revenue	5,420,706	7,880,164	4,055,300
Fines and Forfeitures	1,359,480	860,500	600,250
Miscellaneous Revenue	2,608,879	2,049,313	1,845,597
Total Revenue	\$28,425,087	\$29,510,097	\$25,942,267
Fund Balance	\$5,600,172	\$8,573,311	5,695,158
Total Available Funds	\$34,025,259	\$38,083,408	\$31,637,425

Special Revenue Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Miscellaneous Revenue	\$ 27,983	\$ 41,520	\$ 27,000
Total Revenue	\$ 27,983	\$ 41,520	\$ 27,000
Fund Balance	\$ -	\$ -	\$ -
Total Available Funds	\$ 27,983	\$ 41,520	\$ 27,000

Environmental Serv Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Miscellaneous Revenue	\$ 1,558,881	\$ 1,848,928	\$ 1,795,000
Total Revenue	\$ 1,558,881	\$ 1,848,928	\$ 1,795,000
Fund Balance	\$ -	\$ -	\$ -
Total Available Funds	\$ 1,558,881	\$ 1,848,928	\$ 1,795,000

Drug Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Court Fines and Costs	\$ 115,932	\$ 122,500	\$ 150,000
Total Revenue	\$ 115,932	\$ 122,500	\$ 150,000
Fund Balance	\$ 58,400	\$ 73,396	\$ 35,896
Total Available Funds	\$ 174,332	\$ 195,896	\$ 185,896

Water/Sewer Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Total Revenue	\$ 11,420,830	\$ 12,738,250	\$ 13,185,750
Fund Balance	\$ 8,823,746	\$ 8,315,840	\$ 6,799,968
Total Available Funds	\$ 20,244,576	\$ 21,054,090	\$ 19,985,718

Gas Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Total Revenue	\$ 14,313,279	\$ 16,280,000	\$ 19,276,000
Fund Balance	\$ 9,436,446	\$ 10,353,636	\$ 10,539,108
Total Available Funds	\$ 23,749,725	\$ 26,633,636	\$ 29,815,108

SECTION 2: That the governing body appropriates from these anticipated revenues and unexpended and unencumbered funds as follows:

General Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Government Administration	\$ 6,276,748	\$ 10,342,335	\$ 7,094,932
Public Safety	\$ 10,883,501	\$ 11,399,293	\$ 11,595,082
Public Works	\$ 1,871,337	\$ 2,553,136	\$ 2,128,447
Parks and Recreation	\$ 4,251,183	\$ 4,511,287	\$ 4,194,417
Economic Development	\$ 254,357	\$ 544,918	\$ 315,592
Debt Service	\$ 1,259,545	\$ 1,276,908	\$ 1,274,408
Operating Transfers	\$ 1,655,277	\$ 2,760,373	\$ -
Total Appropriations	\$ 26,451,948	\$ 33,388,250	\$ 26,602,878

Special Revenue Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Public Safety	\$ 25,212	\$ 28,559	\$ 27,000
Total Appropriations	\$ 25,212	\$ 28,559	\$ 27,000

Environmental Serv Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Environmental Services	\$ 1,764,612	\$ 1,848,928	\$ 1,794,783
Total Appropriations	\$ 1,764,612	\$ 1,848,928	\$ 1,794,783

Drug Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Police	\$ 130,231	\$ 160,000	\$ 150,000
Total Appropriations	\$ 130,231	\$ 160,000	\$ 150,000

Water/Sewer Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Utilities	\$ 11,928,736	\$ 19,264,521	\$ 14,701,622
Total Appropriations	\$ 11,928,736	\$ 19,264,521	\$ 14,701,622

Gas Fund	FY 2012 Actual	FY 2013 Estimated	FY 2014 Proposed
Utilities	\$ 13,396,089	\$ 18,008,615	\$ 19,090,528
Total Appropriations	\$ 13,396,089	\$ 18,008,615	\$ 19,090,528

SECTION 3. At the end of the next fiscal year the governing body estimates balances/deficits as follows:

General Fund	\$ 5,034,547
Special Revenue Fund	\$ -
Environmental Serv Fund	\$ 217
Drug Fund	\$ 35,896
Water/Sewer Fund	\$ 5,284,096
Gas Fund	\$ 10,724,580

SECTION 4. That the governing body recognizes that the municipality has bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Redemption	Interest Requirements	Debt Authorized and Unissued	Condition of Sinking Fund
Bonds - General fund	\$ 495,000	\$ 309,864	\$ -	within
Notes - General fund	\$ 365,000	\$ 102,764	\$ -	General fund
Bonds - Water/Sewer fund	\$ 1,280,000	\$ 1,436,254	\$ -	

SECTION 5. During the coming fiscal year the governing body has planned capital projects and proposed funding as follows:

Proposed Capital Projects	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
Water/Sewer lines	\$ 1,000,000.00	\$ -
Gas lines	\$ 1,000,000.00	\$ -
Greelea Extension	\$ -	\$ 2,500,000.00
Albert Gallatin/Hattenrack Rd Extension	\$ -	\$ 4,000,000.00
Public Works Facilities	\$ -	\$ 750,000.00
Triple Creek Ballfield Lighting	\$ -	\$ 300,000.00

SECTION 6. No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Section 6-56-205 of the *Tennessee Code Annotated*.

SECTION 7. Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-209 of the *Tennessee Code Annotated*.

SECTION 8. A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Section 6-56-206, *Tennessee Code Annotated* will be attached.

SECTION 9. If for any reason a budget ordinance is not adopted prior to the beginning of the next fiscal year, the appropriations in this budget ordinance shall become the appropriations for the next fiscal year excluding capital until the adoption of the new budget ordinance in accordance with the Section 6-56-210, *Tennessee Code Annotated* provided sufficient revenues are being collected to support the continuing appropriations. Approval of the Director of the Office of State and Local Finance in the Comptroller of the Treasury for a continuation budget will be requested if any indebtedness is outstanding.

SECTION 10. All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11. This ordinance shall take effect on July 1, 2013, the public welfare requiring it.

Passed First Reading:

Passed Second and Final Reading:

Mayor Jo Ann Graves

Approved as to Form: Joe Thompson, City Attorney

Attest: Connie Kittrell, City Recorder

General	
City Administration	1,089,389
Finance	565,621
City Recorder	468,016
Insurances	762,500
City Attorney	344,114
Information Technology	471,693
Personnel Administration	188,847
Engineering	1,783,537
Planning Commission	21,100
Planning & Codes	971,227
Government Buildings	480,927
Police Department	6,538,934
A.C.E.S. Program	120,000
Fire Department	4,765,198
Animal Control	118,911
Public Works Administration	340,206
Street Maintenance	1,360,071
Vehicle Maintenance	428,170
Community Enhancement	116,500
Community Services	148,000
Leisure Services	578,666
Civic Center	1,082,500
Golf Course	849,871
Parks	1,418,880
Economic Development	315,592
Bond Expenses	1,274,408
Operating Transfers	-
SOR	7,000
Police Special	20,000
Environmental Serv Admin	36,000
Waste Collections	1,758,783
Drug Fund Investigations	-150,000
Water/Sewer	
Water Treatment and Pumping	1,342,833
Transmission & Distribution	2,425,673
Customer Accounting	529,907
Administration & General	1,189,564
Depreciation	3,428,184
Bond Expense	2,716,254
Paying Agent	800
Sewer Collection/Lines	1,067,591
Sewer System Rehabilitation	378,613
Sewer Treatment & Disposal	1,317,142
Sewer Admin & General	218,398
Sewer Pre-treatment Program	87,663
Gas	

Depreciation	800,000
Purchased Gas	15,000,000
Transmission & Distribution	2,142,953
Customer Accounting	420,227
Administration & General	717,348

City of Gallatin, Tennessee
 Summary of the City Budget
 For the Fiscal Year Ending June 30, 2014

	Actual 2011-12	Estimated 2012-13	Estimated 2013-14
GENERAL FUND			
REVENUES			
Local Taxes	19,036,022	18,720,120	19,441,120
State of Tennessee	4,628,832	5,922,710	4,055,300
Federal Government	791,874	1,957,454	-
Other Sources	3,968,359	2,909,813	2,445,847
Total Revenues	28,425,087	29,510,097	25,942,267
EXPENDITURES			
Salaries	16,485,705	17,170,824	17,916,951
Other Costs	14,036,215	16,217,427	8,685,927
Total Expenditures	30,521,920	33,388,251	26,602,878
Beginning Balances - July 1	8,568,203	6,471,370	2,593,216
Ending Balances - June 30	6,471,370	2,593,216	1,932,605
Employment	377	381	381
DEBT SERVICE FUND	within General Fund		
STREET FUND	within General Fund		

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

5/14/2013

DEPARTMENT: Finance/I. T.

AGENDA #

SUBJECT:

Ordinance approving the 2013/2014 budget

SUMMARY:

Ordinance approving the 2013/2014 budget

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE NO. 01305-28

ORDINANCE APPROPRIATING FUNDS FROM REVENUE IN THE AMOUNT OF \$7,061.72 RECEIVED BY ENVIRONMENTAL SERVICES RECYCLING PROGRAM

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the sum of \$7,061.72 is hereby appropriated from revenue received for Environmental Services Recycling Program, account #125-36000, to the following account numbers:

\$3,500.00 to 311-43000-847, Service Center Building Fund and

\$3,561.72 to 125-43230-489, Recycling Programs;

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

PASSED FIRST READING: _____

PASSED SECOND READING: _____

MAYOR JO ANN GRAVES

ATTEST:

APPROVED AS TO FORM:

CONNIE KITTRELL
CITY RECORDER

JOE THOMPSON
CITY ATTORNEY

Account Inquiry - Munis [City of Gallatin Live Database]

Home
Browse
Advanced
Print
PDF
Excel
Email
Schedule
Notes
Attachments
Date
Months
Alerts
Total

Account

Fund	125	ENV SERV	Acct	125-36000
Org	125	ENV SERV	Acct name	OTHER REVENUE
Object	36000	OTHER REV	Type	Revenue
Project			Status	Active

Budget Rollup Group
MultiYr Fund
Account Notes

4 Year Comparison

Current Year
History

Yr/Per 2013/01	Fiscal Year 2013	Fiscal Year 2012	Fiscal Year 2011	Fiscal Year 2014
Original Budget	-2,000.00	.00	.00	.00
Transfers In	-10,280.80	-29,866.22	-17,182.41	.00
Transfers Out	.00	.00	.00	.00
Revised Budget	-12,280.80	-29,866.22	-17,182.41	.00
Actual (Memo)	-19,342.52	-35,472.29	-20,122.50	.00
Encumbrances	.00	.00	.00	.00
Requisitions	.00			.00
Available	7,061.72	5,606.07	2,940.09	.00
Percent used	157.50	118.77	117.11	.00

Attachments (0)

CITY OF GALLATIN
THE COUNCIL COMMITTEE
AGENDA SUMMARY
5/14/2013

AGENDA # _____

DEPARTMENT: Public Works

SUBJECT: Ordinance to make quarterly appropriation for recycling revenue in the amount of \$7061.72

SUMMARY: Please appropriate \$7061.72 from 125-36000 to the following: \$3500.00 to 311-43000-847 Service Center Building Fund and \$3561.72 to 125-463230-489 Recycling Programs

RECOMMENDATION:
Approval

ATTACHMENT:

Resolution

Correspondence

Bid Tabulation

Ordinance

Contract

Other

Approved _____
Rejected _____
Deferred _____

Notes:

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

5/14/2013

DEPARTMENT: Finance/I. T.

AGENDA #

SUBJECT:

Ordinance appropriating \$54,000 of unused insurance budget for year end adjustments to Legal Services (\$32,000) and Personnel Salaries (\$22,000)

SUMMARY:

Ordinance appropriating \$54,000 of unused insurance budget for year end adjustments. An additional \$32,000 is needed for Legal Services due to various cases this year. And an additional \$22,000 is needed for Personnel Salaries due to a retirement and resulting sick leave payout.

RECOMMENDATION:

approval

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

ORDINANCE REGULATING THE USE OF ENGINE COMPRESSION
BRAKING DEVICES

WHEREAS, Tennessee law provides for visual muffler inspection standards as a means to enforce noise pollution;

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

Section 1. All truck tractor and semi-trailers operating within the City of Gallatin shall conform to the visual exhaust system inspection requirements, 40 C.F.R. 202.22, of the Interstate Motor Carriers Noise Emission Standards.

Section 2. A motor vehicle does not conform to the visual exhaust system inspection requirements referenced in Section 1 of this ordinance if inspection of the exhaust system of the motor carrier vehicle discloses that the system:

- Has a defect that adversely affects sound reduction, such as exhaust gas leaks or alteration or deterioration of muffler elements. (Small traces of soot on flexible exhaust pipe sections shall not constitute a violation.);
- Is not equipped with either a muffler or other noise dissipative device, such as a turbocharger (supercharger driven by exhaust by gases); or
- Is equipped with a cut out, bypass, or similar device, unless such device is designed as an exhaust gas driven cargo unloading system.

Section 3. Violations of this ordinance shall subject the offender to a fine of Fifty and 00/100 dollars (\$50.00) per offense.

Section 4. This ordinance shall be supplemental to other noise control ordinances and regulations of the city.

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

PASSED FIRST READING: _____, 2013

PASSED SECOND READING: _____, 2013

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON
CITY ATTORNEY

RESOLUTION NO. R1306-23

RESOLUTION RECLASSIFYING BUILDING OFFICIAL

BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that the position of Building Official is hereby reclassified from the Non-Classified Pay Grade MA to a Non-Classified Pay Grade MB.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, 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:

NAY:

DATED:

MAYOR JO ANN GRAVES

ATTEST:

CONNIE KITTRELL, CITY RECORDER

APPROVED AS TO FORM:

JOE H. THOMPSON, CITY ATTORNEY