

MEMORANDUM

TO: Gordonsville Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: November 6, 2024

SUBJECT: November 13, 2024 Planning Commission Meeting

The Gordonsville Municipal Planning Commission will hold its regularly scheduled meeting on Wednesday November 13, 2024 immediately preceding the Board of Zoning Appeals meeting in the Gordonsville City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Public comments regarding agenda items.
3. Approval of October 9, 2024 minutes.
4. Discussion regarding super high-density residential districts.
5. Discussion regarding adding site plan requirements to the zoning ordinance.
6. Discussion regarding an update to the Gordonsville major thoroughfare plan.
7. Discussion regarding permitted uses in the I-1 (Light Industrial) district.
8. Other business as necessary.
9. Adjourn.

CTL

***See Agenda Review**

Eddie Paschall-Chairman ___ Kevin Young-Secretary ___ Dianna Skelton ___ Joseph Robinson ___

John Potts-Mayor ___ Jamie Winkler-City Attorney ___

MINUTES
GORDONSVILLE MUNICIPAL PLANNING COMMISSION
OCTOBER 9, 2024

MEMBERS PRESENT

Mayor John Potts
Kevin Young
Eddie Paschall
Joseph Robinson
Dianna Skelton

STAFF REPRESENTATIVES

Tommy Lee, Staff Planner
Jamie Winkler, City Attorney

OTHERS PRESENT

None

MEMBERS ABSENT

None

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the Gordonsville Municipal Planning Commission (PC) meeting was called to order by Chairman Eddie Paschall on Wednesday October 9, 2024 at 3:00 P. M. at the Gordonsville City Hall.

ITEM 2: APPROVAL OF SEPTEMBER 11, 2024 MINUTES

After the meeting was called to order, Chairman Paschall asked for approval of the minutes from the September 11, 2024 meeting. Kevin Young made a motion to approve the minutes as presented and to dispense with the reading. Mayor John Potts seconded and the motion passed with a vote of all ayes.

ITEM 3: DISCUSSION REGARDING ALLOWING ZERO LOT LINES FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT TO BE LOCATED NEAR TROUSDALE FERRY PIKE.

At the August 14, 2024 meeting, Staff Planner stated that Danny Siemens had requested to address the PC allowing zero lot lines for a multi-family residential development to be located near Trousdale Ferry Pike. Siemens presented different development scenarios to the PC including one scenario that would have thirty-four (34) units to be constructed on two (2) acres. Siemens stated that the existing lots that adjoin Interstate 40 would not be desirable for single-family homes. Secretary Kevin Young stated that the current zoning would not allow for zero lot lines and that the zoning ordinance would need to be amended for zero lot line development to occur. During discussion, Siemens stated that he could consider a development with single family homes on smaller lots. After discussion, Staff Planner stated that he would bring examples of ordinances that allowed for zero lot lines and examples of a super high-density residential district to the next PC meeting for information. At the September 11, 2024 meeting, Staff Planner presented examples of super high-density residential zoning districts from the City of Cookeville and the City of Baxter. Each of these examples featured 5,000 square foot lots with zero lot lines being a permitted use. Staff Planner also referenced the Town of South Carthage who allow zero lot lines as a special exception in the high-density residential district. Secretary Kevin Young stated if zero lot lines were allowed, all individual units must have their own utility meter. Siemens stated that he would be interested in single family homes if a super high-density residential is established. During discussion, several members stated that the super high-density residential district could be an overlay district for the R-2 (High density residential) district. After discussion, Chairman Paschall requested that Staff Planner create a template for a super high-density residential district as an overlay district for R-2 with 5,000 square foot lots, five (5) feet side setbacks and three (3) parking places per lot. At the September 11, 2024 meeting, Staff Planner presented the following draft of a super high density residential overlay district:

SUPER HIGH-DENSITY RESIDENTIAL OVERLAY DISTRICT

The purpose of this section is to establish an overlay district of the R-2 (High Density Residential) district. This overlay district will allow for smaller lot sizes for single family

residential structures and other similar uses. This overlay district must be approved by the Gordonsville Board of Mayor and Aldermen.

A. PERMITTED USES AND STRUCTURES

1. *Single-family detached dwellings*
2. *Accessory uses and structures including noncommercial greenhouses and plant nurseries, unattached private garages and carports, tool houses and garden sheds, children's play areas and play equipment, swimming pools (subject to the conditions of Article VI, Section 4D of this zoning code), gazebos, and the like when meeting the following conditions:*
 - a. *Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures.*
 - b. *Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.*
 - c. *Shall comply with all applicable requirements of the R-2 residential district.*
3. *Public parks and public recreational facilities.*
4. *Churches and similar places of worship.*
5. *Home occupations subject to the provisions of Article VI, Section 4C of this zoning code*
6. *Home day cares subject to the provisions of Article VI, Section 10 of this zoning code*
7. *Temporary structures and operations subject to the provisions of Article VI, Section 11 of this zoning code*

B. USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing, and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as special exceptions:

1. *Cemeteries subject to the provisions of Article VI, Section 4B of this zoning code.*

C. PROHIBITED USES AND STRUCTURES

1. *Any use or structure not specifically permitted or permitted on appeal.*

D. MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

Minimum lot area.....5,000 square feet

Minimum lot width at right-of-way.....50 feet

Minimum lot width at right-of-way at terminus of a cul-de-sac.....35 feet

Minimum lot width at building setback line.....50 feet

E. MINIMUM YARD REQUIREMENTS

Minimum depth of front yard

- 1. Arterial.....35 feet
- 2. Collector road.....25 feet
- 3. Local streets.....20 feet

Minimum depth of rear yard.....15 feet

Minimum depth of interior side yard.....5 feet

Minimum side yard on street side corner lots

- 1. Arterial.....35 feet
- 2. Collector road.....25 feet
- 3. Local streets.....20 feet

F. MAXIMUM LOT COVERAGE

Single family dwellings including accessory structures.....50%

All other uses.....30%

G. OFF STREET PARKING REQUIREMENTS

Single family residential uses shall provide at least three (3) off-street parking spaces per dwelling. All other uses shall comply with Article III, Section 7 of this zoning code.

During discussion, it was the consensus of the PC that all uses shall be considered upon appeal and that a site plan shall accompany all submissions to the Board of Zoning Appeals. It was also the consensus of the PC that churches, home occupations and home day cares should not be a use permitted upon appeal but a prohibited use. Staff stated that he would make the aforementioned corrections and submit the revisions at the next PC meeting.

ITEM 4: DISCUSSION REGARDING ADDING SHORT TERM RENTALS TO THE ZONING ORDINANCE IN EACH DISTRICT

At the September 11, 2024 meeting, Staff Planner addressed the PC and stated that during his review of zoning ordinance he discovered that short term rentals were allowed as a special exception in all districts. However, this is listed in Article VI (Supplementary Regulations) instead of Article V (Specific District Regulations). Staff stated that he recommends that the allowance be listed in Article V under each specific zoning district. Staff stated that he would present a zoning amendment at the next PC meeting. At the October 9, 2024 meeting, Staff stated that after conferring with City Attorney Jamie Winkler, that no action is necessary.

ITEM 5: DISCUSSION REGARDING AN UPDATE TO THE GORDONSVILLE MAJOR THOROUGHFARE PLAN.

At the September 11, 2024 meeting, Staff Planner addressed the PC and stated City Recorder Michael Ray requested an update to the Gordonsville Major Thoroughfare Plan. Staff presented a proposed update which identified every road in the corporate limits as either an arterial, collector or local road. Staff Planner encouraged the PC to review the plan and be prepared to discuss at the next PC meeting. At the October 9, 2024

meeting, Staff presented a draft of the Gordonsville Major Thoroughfare Plan to the PC for review. After discussion, it was the consensus of the PC that the only necessary change was changing Hickman Highway from SR-264 to Main Street from a collector to a local street. Staff stated that he would make the aforementioned corrections and submit the revisions at the next PC meeting.

ITEM 6: DISCUSSION REGARDING PERMITTED USES IN THE I-1 (LIGHT INDUSTRIAL) DISTRICT.

At the August 14, 2024 meeting, Staff Planner stated that he was contacted by a citizen that asked about storage and warehousing in the I-1 (Light Industrial) district. Staff Planner stated that while the description of the I-1 district listed storage and warehousing, the specific uses were not listed as a permitted use or use permitted upon appeal. Staff Planner stated that he would submit a proposed ordinance amendment addressing this conflict for the PC to review at the next PC meeting. At the September 11, 2024 meeting, Staff presented a revised I-1 light industrial districts which included recommended changes to the permitted uses. After discussion, it was determined that the entire I-1 section needed to be updated and Staff stated that he would present the recommended changes at the next PC meeting. At the October 9, 2024 meeting, Staff presented the following revisions to the I-1 district:

I-1 LIGHT INDUSTRIAL DISTRICT

A. GENERAL DESCRIPTION

The intent of the I-1 District is to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust and glare of each operation is minimal.

Within the I-1, Light Industrial District, as shown on the Official Gordonsville Zoning Map, the following regulations shall apply:

B. PERMITTED USES

1. *Light manufacturing and assembly uses.*
2. *General office buildings, vocational learning and training centers and trade school, on-site day care centers, general contractors and specialty contractors.*
3. *Public and semi-public uses.*
4. *Public utility structures, fire and police stations.*
5. *Essential utility services and facilities.*
6. *Storage and Warehousing as principal uses.*
7. *Nursery wholesale*
8. *Restaurants that serve the industrial community*
9. *Industrial machinery and supply sales*
10. *Heavy equipment sales*
11. *Cold storage plant*
12. *Distribution center*
13. *Self-service storage*
14. *Veterinarian hospitals and kennel*
15. *Agricultural supplies*
16. *Equipment sales and repairs.*
17. *Accessory uses or structures customarily incidental to the above permitted uses.*

C. USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit as special exceptions:

1. *Public parks and public recreational facilities meeting the following conditions:*
 - a. *A minimum lot area of one-half (1/2) acre with a minimum lot width of fifty (50) feet at the building setback line shall be provided.*
 - b. *The minimum depth of the front yard shall be thirty-five (35) feet and the minimum depth of the side and rear yards shall be twenty-five (25) feet. The minimum side yard on street side corner lots shall be thirty-five (35) feet.*
 - c. *The maximum lot coverage for all enclosed buildings shall be ten (10) percent.*
2. *Petroleum products dealers and wholesalers provided that the following conditions are complied with:*
 - a. *Shall not be located adjacent to any residential district.*
 - b. *Shall be in conformance with all federal, state or local environmental, fire, safety; or other applicable codes or laws.*
 - c. *Above ground storage of flammable materials shall be a minimum of one hundred (100) feet from all property lines.*
3. *Truck terminals and transfer stations.*
4. *Building material storage yards for the storage of new materials where 75 percent or greater is stored under roof.*
5. *The outside storage of materials providing that the following conditions are complied with:*
 - a. *Shall be fenced and shall be screened with opaque screening.*
 - b. *Shall be located in the rear yard only.*
 - c. *Shall be located on the same property as the principal use.*
6. *Churches and other places of worship, and parish houses and stations.*

D. PROHIBITED USES

1. *Outside storage of unscreened material.*
2. *Any use not specifically permitted or permitted upon appeal.*

E. MINIMUM LOT AREA, WIDTH AND YARD REQUIREMENTS

All buildings or structures, including accessory structures, hereafter constructed in the I-1 District shall be located so as to comply with the following requirements:

1. *Minimum lot requirements None except as necessary to meet all other requirements.*
2. *Minimum depth of front yard.....50 ft.*
3. *Minimum depth of rear yard.....50 ft.*
4. *Minimum depth of side yard.....30 ft.*
5. *On lots adjacent to a residential district, all rear and side yard setback requirements of the adjacent residential district, in greater than required in the industrial district, shall be provided.*
6. *Maximum building area: None except as necessary to meet all other requirements.*
7. *Landscape treatment:*

Where a lot line is shared with an adjoining residential lot the owner of the industrial lot shall provide opaque screening in conformance with Section 14-601 of this Official Zoning Code along the entire shared lot line so as to provide a pleasant screen between the two different but contiguous land uses.

F. PARKING REQUIREMENTS

Uses in the I-1 District shall conform with the provisions of Article III, Section 7 of this Zoning Ordinance.

G. ACCESS REQUIREMENTS

Uses in the I-1 District shall conform with the provisions of Article III, Section 8 of this Zoning Ordinance.

H. OFF-STREET LOADING AND UNLOADING SPACE REQUIREMENTS

Uses in the I-1 District shall conform with the provisions of Article III, Section 9 of this Zoning Ordinance.

I. MAXIMUM BUILDING HEIGHT

A building height of fifty (50) feet or four (4) stories may be permitted if automatic sprinkler systems and dry stand pipes with external fire department connections are provided. No other structure shall exceed thirty-five (35) feet or three (3) stories in building height.

J. SIGN REQUIREMENTS

Uses in the I-1 District shall conform with the provisions of Article VI, Section 2 of this Zoning Ordinance.

After discussion, it the consensus of the PC that concrete ready mix plants should be added as a use considered upon appeal. Staff stated that he would make the aforementioned corrections and submit the revisions at the next PC meeting.

With no other business to discuss, Kevin Young made a motion to adjourn. Mayor John Potts seconded and the motion passed with a vote of all ayes. The next meeting of the Gordonsville Municipal Planning Commission will be held on November 13, 2024.

Chairperson

Date

Secretary

Date

SUPER HIGH-DENSITY RESIDENTIAL OVERLAY DISTRICT

The purpose of this section is to establish an overlay district of the R-2 (High Density Residential) district. This overlay district will allow for smaller lot sizes for single family residential structures and other similar uses. This overlay district must be approved by the Gordonsville Board of Mayor and Aldermen.

A. USES AND STRUCTURES PERMITTED UPON APPEAL AS A SPECIAL EXCEPTION

- 1. Single-family detached dwellings
- 2. Accessory uses and structures including noncommercial greenhouses and plant nurseries, carports, tool houses and garden sheds, children's play areas and play equipment, swimming pools (subject to the conditions of Article VI, Section 4D of this zoning code), gazebos, and the like when meeting the following conditions:
 - a. Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures.
 - b. Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
 - c. Shall comply with all applicable requirements of the R-2 residential district.
- 3. Public parks and public recreational facilities.
- 4. Temporary structures and operations subject to the provisions of Article VI, Section 11 of this zoning code
- 5. Cemeteries subject to the provisions of Article VI, Section 4B of this zoning code.

B. PROHIBITED USES AND STRUCTURES

- 1. Any use or structure not specifically permitted on appeal.

C. MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

Minimum lot area.....5,000 square feet

Minimum lot width at right-of-way.....50 feet

Minimum lot width at right-of-way at terminus of a cul-de-sac.....35 feet

Minimum lot width at building setback line.....50 feet

D. MINIMUM YARD REQUIREMENTS

Minimum depth of front yard

- 1. Arterial.....35 feet
- 2. Collector road.....25 feet
- 3. Local streets.....20 feet

Minimum depth of rear yard.....15 feet

Minimum depth of interior side yard.....5 feet

Minimum side yard on street side corner lots

- 1. Arterial.....35 feet
- 2. Collector road.....25 feet
- 3. Local streets.....20 feet

E. MAXIMUM LOT COVERAGE

Single family dwellings including accessory structures.....50%

All other uses.....30%

F. OFF STREET PARKING REQUIREMENTS

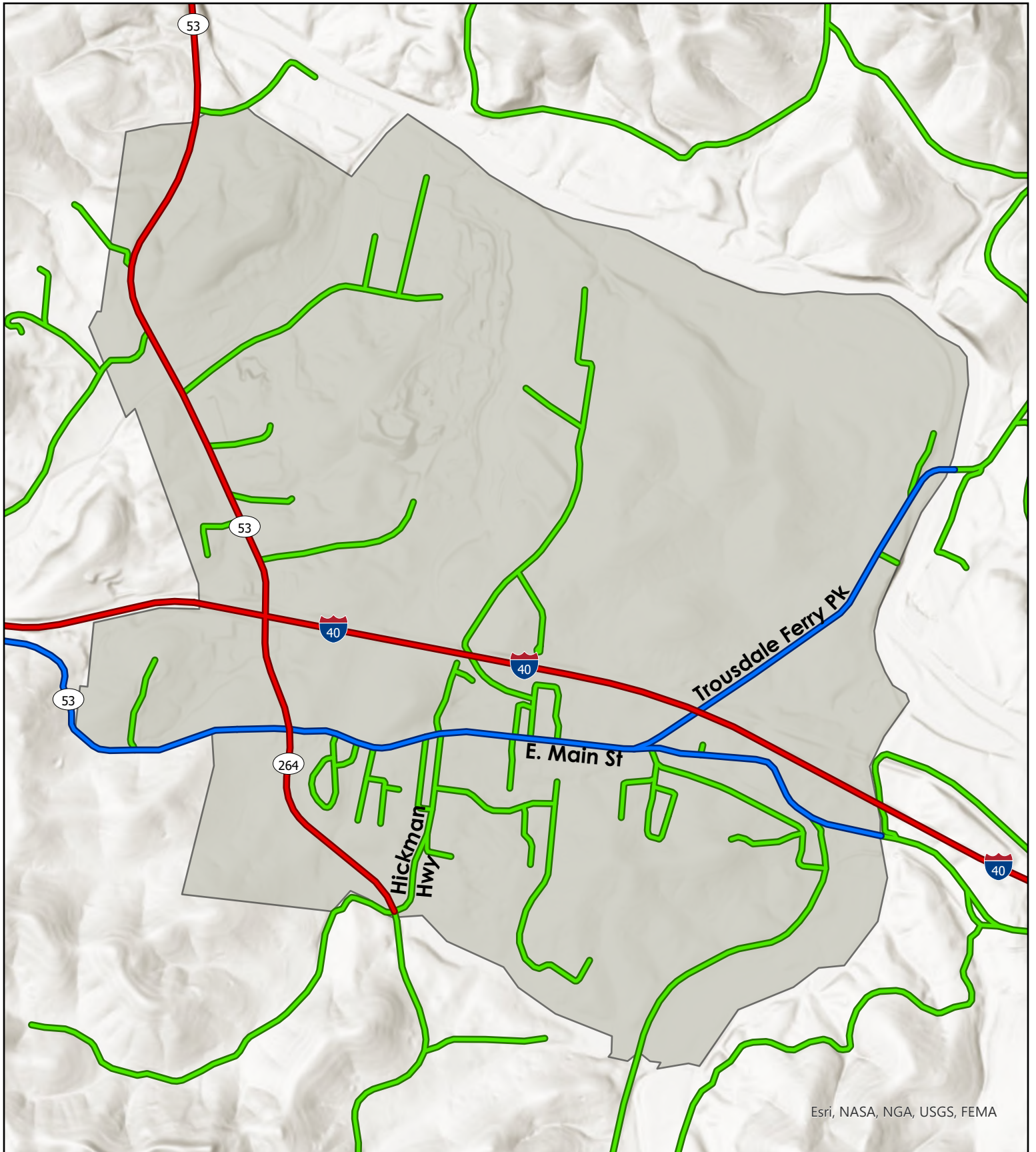
Single family residential uses shall provide at least three (3) off-street parking spaces per dwelling. All other uses shall comply with Article III, Section 7 of this zoning code.

G. OFF STREET PARKING REQUIREMENTS

Single family residential uses shall provide at least three (3) off-street parking spaces per dwelling. All other uses shall comply with Article III, Section 7 of this code

H. SITE PLANS ARE REQUIRED FOR ALL SUBMISSIONS. PLANS SHALL BE DRAWN TO SCALE WITH DIMENSIONS.

Gordonsville Major Thoroughfare Plan



Esri, NASA, NGA, USGS, FEMA



I-1 LIGHT INDUSTRIAL DISTRICT

A. GENERAL DESCRIPTION

The intent of the I-1 District is to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust and glare of each operation is minimal.

Within the I-1, Light Industrial District, as shown on the Official Gordonsville Zoning Map, the following regulations shall apply:

B. PERMITTED USES

1. Light manufacturing and assembly uses.
2. General office buildings, vocational learning and training centers and trade school, on-site day care centers, general contractors and specialty contractors.
3. Public and semi-public uses.
4. Public utility structures, fire and police stations.
5. Essential utility services and facilities.
6. Storage and Warehousing as principal uses.
7. Nursery wholesale
8. Restaurants that serve the industrial community
9. Industrial machinery and supply sales
10. Heavy equipment sales
11. Cold storage plant
12. Distribution center
13. Self-service storage
14. Veterinarian hospitals and kennel
15. Agricultural supplies
16. Equipment sales and repairs.
17. Accessory uses or structures customarily incidental to the above permitted uses.

C. USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit as special exceptions:

1. Public parks and public recreational facilities meeting the following conditions:
 - a. A minimum lot area of one-half (1/2) acre with a minimum lot width of fifty (50) feet at the building setback line shall be provided.
 - b. The minimum depth of the front yard shall be thirty-five (35) feet and the minimum depth of the side and rear yards shall be twenty-five (25) feet. The minimum side yard on street side corner lots shall be thirty-five (35) feet.
 - c. The maximum lot coverage for all enclosed buildings shall be ten (10) percent.
2. Petroleum products dealers and wholesalers provided that the following conditions are complied with:

- a. Shall not be located adjacent to any residential district.
 - b. Shall be in conformance with all federal, state or local environmental, fire, safety; or other applicable codes or laws.
 - c. Above ground storage of flammable materials shall be a minimum of one hundred (100) feet from all property lines.
- 3. Truck terminals and transfer stations.
 - 4. Building material storage yards for the storage of new materials where 75 percent or greater is stored under roof.
 - 5. The outside storage of materials providing that the following conditions are complied with:
 - a. Shall be fenced and shall be screened with opaque screening.
 - b. Shall be located in the rear yard only.
 - c. Shall be located on the same property as the principal use.
 - 6. Churches and other places of worship, and parish houses and stations.
 - 7. Concrete ready mix plant that meets the requirements of paragraph C-5.

D. PROHIBITED USES

- 1. Outside storage of unscreened material.
- 2. Any use not specifically permitted or permitted upon appeal.

E. MINIMUM LOT AREA, WIDTH AND YARD REQUIREMENTS

All buildings or structures, including accessory structures, hereafter constructed in the I-1 District shall be located so as to comply with the following requirements:

- 1. Minimum lot requirements None except as necessary to meet all other requirements.
- 2. Minimum depth of front yard.....50 ft.
- 3. Minimum depth of rear yard.....50 ft.
- 4. Minimum depth of side yard.....30 ft.
- 5. On lots adjacent to a residential district, all rear and side yard setback requirements of the adjacent residential district, in greater than required in the industrial district, shall be provided.
- 6. Maximum building area: None except as necessary to meet all other requirements.
- 7. Landscape treatment:

Where a lot line is shared with an adjoining residential lot the owner of the industrial lot shall provide opaque screening in conformance with Section 14-601 of this Official Zoning Code along the entire shared lot line so as to provide a pleasant screen between the two different but contiguous land uses.

F. PARKING REQUIREMENTS

Uses in the I-1 District shall conform with the provisions of Article III, Section 7 of this Zoning Ordinance.

G. ACCESS REQUIREMENTS

Uses in the I-1 District shall conform with the provisions of Article III, Section 8 of this Zoning Ordinance.

H. OFF-STREET LOADING AND UNLOADING SPACE REQUIREMENTS

Uses in the I-1 District shall conform with the provisions of Article III, Section 9 of this Zoning Ordinance.

I. MAXIMUM BUILDING HEIGHT

A building height of fifty (50) feet or four (4) stories may be permitted if automatic sprinkler systems and dry stand pipes with external fire department connections are provided. No other structure shall exceed thirty-five (35) feet or three (3) stories in building height.

J. SIGN REQUIREMENTS

Uses in the I-1 District shall conform with the provisions of Article VI, Section 2 of this Zoning Ordinance.