

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 1, 2014 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Grady McNeal, David Lynn, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew, Garry Franks, Jim Hitt

Absent: Jerry Garrett, Bob Whittaker

Also Present: Rick Gregory, Tim Ellis, Jeff McCormick, Larry DiOrio, Commissioner Zach Young, Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order. Mr. Jim Driver offered prayer.

Item #1 Minutes of the November 3, 2014 Planning Commission meeting stand approved as written.

Item #2 Consider request by Klobber Engineering, 3556 Tom Austin Highway, Suite F, Springfield, TN for approval of a site plan for a driveway addition to 5 Star Market, 102 Fannin Drive, Davidson County property map 18-12 parcel 76, owned by Jack Issa, 1812 Merritt St. Old Hickory, TN 37138 (9.1 #18-14)

Staff reviewed. Mr. Gregory explained that this request is to approve a driveway connection to North Main Street. He also stated that the owner/applicant appeared in city court for starting the project without approval. The applicant then employed an engineering firm to prepare a site plan. The city's consulting engineer has reviewed the proposal and recommended changes to the submitted plans. Mr. Gregory stated that Josh Lyon representing Klobber Engineering has addressed the necessary changes. Staff recommended approval of the driveway based on Josh Lyon with Klobber Engineering or someone certified to oversee the driveway project to ensure the installation is exactly as shown on the plan. Josh Lyon represented Klobber Engineering. Mr. Lyon stated that he would work with the owner and see that it is installed correctly. Chairman Galbreath asked if the driveway installation had already been completed without approval. Mr. Gregory informed the Board members that the gravel installation is the only thing started at this point, and it has been roped off. Commissioner Duncan asked if T-Dot had approved this plan and issued a driveway connection permit since this is a State Route. Mr. Gregory stated that T-Dot received a similar site plan and issued a permit a few weeks ago. Josh Lyon with Klobber Engineering stated that he would recommend that the project be surveyed formally when it's complete or before the pavement is put down to ensure that the grades are correct. Based on what Mr. Lyons stated, Chairman Galbreath clarified that it would be certified by the contractor and as built drawings would verify it. Mayor Coombs asked what percentage of grade is required of the drive/entry point. Mr. Gregory stated it should not exceed 10 percent. Mayor Coombs expressed his concern of the safety issues associated with egress access onto North Main Street (Dickerson Road). He reminded the members of decisions that had been made in the past to make safety a priority in that area, he feels it may create more of a problem if the project is approved. Commissioner Duncan and Josh Lyon explained how

T-Dot may have evaluated the project for approval. Mr. Lyon also clarified with the Board members that the market already has an access driveway on Fannin Drive. Board members and Josh Lyon with Klobner engineering discussed other issues regarding drainage, handicap accessibility, parking spaces and other items. After much discussion, Mayor Coombs made a motion to deny this request based on the following:

1. This approval would circumvent the policy and standards already in place with property across the street on Dickerson Road.
2. The Planning Board members are educated in encouraging to lessen access points to major thoroughfares, therefore, using the arteries that connect the major thoroughfares as your access egress.
3. The site is somewhat impacted by the reduction of lanes as it goes under the railroad underpass.

Mr. Jim Driver seconded the motion. The motion passed to deny the request 9-0.

Item #3 Amend CS Commercial Services district to allow 4 story maximum building height

Staff reviewed and recommended approval. Mr. Jim Driver made a motion to approve the change from 3 stories to 4 stories in the CS district. Mr. Jim Hitt seconded the motion. The motion passed, 9-0. Item will be forwarded to City Commission.

**Item #4 Consider request by Clarence Stone and Annette Wilson to rezone property located at 300 Cartwright St., parcel 74, 300 E. Cedar St., parcel 97, and 302 E. Cedar St., parcel 98, as shown on Davidson County Tax Map 19-13, from IG (Industrial General) to CS (Commercial Services).
(9.1 #20-14)**

Staff reviewed. This request is to rezone property that is zoned IG (Industrial General) to CS (Commercial Services). The property is 2.8 acres. Staff and Members discussed the request. Annette Wilson and Wes Stone represented the request. Based on information Mr. Gregory provided and discussion held at meeting Mr. Scott Trew made a motion to approve the request and Mr. Grady McNeal seconded the motion. The motion passed, 9-0. Item will be forwarded to City Commission.

Item #5 Adopt 2015 Meeting Calendar

2015 Calendar approved.

Other Business:

The meeting adjourned at 5:35 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant