

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

September 8, 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, Bob Whittaker, Jim Hitt

Absent: Jerry Garrett, Garry Franks

Also Present: Rick Gregory, Tim Ellis, Guy Patterson, Mike Bauer, Jeff McCormick, Vice-Mayor Jane Birdwell, Commissioner Zach Young, Commissioner Harry Bell, Rhonda Carson, and others

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

Item #1 Minutes of the July 7, 2014 Planning Commission meeting stand approved as written.

Item #2 Consider request by Mary McWhirter, 2210 Crocker Springs Rd., Goodlettsville, TN 37072 to rezone property located at 458 Moss Trail, parcel 38 as shown on Davidson County Tax Map 26-9, by removing the Interchange Overlay (INT) (9.1 #12-14)

Staff reviewed. Mr. Gregory stated this is a request to remove the provisions of the Interchange Overlay district that applies to properties immediately adjacent to the three Interstate interchanges in Goodlettsville. The property is located at the northwest corner of Moss Trail and Rivergate Parkway, consisting of roughly 0.67 acres. (30,000 sq. ft.). Uses that are currently permissible on this property are: Hotels/Motels, Fuel Stations, Restaurants and Cell Towers. Chairman Galbreath asked what businesses would be allowed on the property in the absence of the Overlay. Mr. Gregory stated that a wide variety of uses and most retail businesses would be allowed in the CSL district.

Mary McWhirter owner of the property represented the request. She presented to the Board her concerns of the limited potential for the property as it is currently zoned. She stated the lot is not large enough to accommodate the allowed uses such as a Hotel/Motel or restaurant. She also stated they were cleaning up the property in hopes of leasing to a business that would enhance the City.

Commission Members discussed rezoning the property and also advantages of considering different types of uses for inclusion in the Overlay District.

After much discussion, Mr. Jim Driver made a motion to defer this until next meeting date and asked for Mr. Gregory to present some suggestive changes of uses for the Interchange Overlay District. Mr. Jim Hitt seconded the motion. The motion passed 9-0.

Item #3 Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Preliminary Plat for Copper Creek Addition, Allen Road, Sumner County Tax Map 143 Parcels 22.01, 36, 36.01 and 37. (9.1 #13-14)

Staff reviewed. Mr. Gregory clarified with the Commission that this approval of a preliminary plat for the Copper Creek addition is for the layout of the lots based on topography and street patterns. He stated a few minor, technical details were identified during technical review. They are as follows:

Match the Deed Reference note with the General Note 7. (The word portion)

Change the zoning to Medium Density Residential PUD

Complete General Note 1. (Open spaces?)

Change the adjoining Copper Creek Road name to Sydney Drive

Add fire hydrants as required and use one consistent symbol

Show remaining area (estate lots)

Staff recommended approval with the noted changes. Wes Harrison represented Ragan-Smith Associates. He stated that they are in agreement with the changes/issues that Staff identified.

Bob Whittaker presented his concerns to the Commission members regarding traffic safety conditions of Allen Road. He stated concern of site distance and increase of traffic from the proposed development.

Mayor Coombs explained that The Commission has to rely on the engineered traffic study and the engineering site specifications for the traffic access for this development, which is Allen Road. After much discussion, the developer agreed to explore the option of installing a three way stop to the appropriate location on Allen Road upon completion of construction to this entrance. Since Allen Road is owned by Sumner County, the developer will present to them.

Based upon Staff recommendations, input from Ragan –Smith Associates and discussion had at this meeting, Jim Driver made a motion to approve the request. Scott Trew seconded the motion. The motion passed 7-0, with Chairman Galbreath and Bob Whittaker opposing.

Item #4 Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Master Plan for Copper Creek Addition, Phase 1, Section 1 and Phase 2, Section 1, Sydney Drive and Allen Road, Sumner County Tax Map 143, Parcels 22.01, 36, 36.01, and 37 (9.1 #14-14)

Staff reviewed. Mr. Gregory stated a number of issues were identified during review of the proposal for Section Two, Phase I of Copper Creek, which consist of 53 residential lots. He presented planning review comments and engineering review comments to the Commissioners. Staff recommended approval of this proposal. Based on Staff recommendations and discussion had at this meeting, Jeff Duncan made a motion for conditional approval based on the developer addressing Staff comments and having those comments attached as a matter of record. Jim Driver seconded the motion. Motion carries 9-0.

Item #5 Discussion: 14-208(6) lighting requirements

Mr. Gregory gave information to the Commission Members about NES (Nashville Electric Service) lighting standards. Members discussed recent modifications by NES.

Other Business:

Scott Trew noted concerns with semi-trucks entering onto Loretta Drive for the Publix shopping center area. He stated better signage for the drivers on where they should enter to access Publix. Rick Gregory stated he will make contact with Publix management to better inform their vendors where to enter for deliveries.

Jim Hitt addressed concerns with the light synchronization on Long Hollow Pike. City Manager, Tim Ellis stated this is not a closed project and improvements still have to be made.

The meeting adjourned at 6:30 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant