

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

July 7, 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

Absent: Jerry Garrett, Jim Hitt, Bob Whittaker

Also Present: Rick Gregory, Tim Ellis, Guy Patterson, Charlie Lowe, Mike Bauer, Jeff McCormick, Commissioner Zach Young, Rhonda Carson, and others

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

Item #1 Minutes of the June 2, 2014 Planning Commission meeting stand approved as written.

Item #2 Consider Request by Reagan Smith Assoc., 315 Woodland St. Nashville, TN 37206-0070 for approval of Re-Subdivision of Lots 1 and 2 Northcreek Commons Subdivision, 123 Northcreek Blvd., Goodlettsville, TN 37072, Davidson County property map 19-14 parcels 14 & 18, owned by Topvalco, Inc. c/o Kroger Real Estate Dept., 2620 Elm Hill Pike, Nashville, TN 37214 and Eddie Phillips Development, 622 Carol Anne Drive, Goodlettsville, TN 37072 (9.1 #10-14)

Staff reviewed. Mr. Gregory explained that this proposal will not create new lots, but it realigns lot lines to accommodate the Kroger expansion and make room for a second fuel center. He stated during staff review a few minor deficiencies were identified, but the plat has been corrected and approval is recommended. Brad Slaydon represented Reagan Smith Associates and answered questions from members. Based on Staff recommendations and discussion had at this meeting, Jim Driver made a motion to approve the request. Grady McNeal seconded the motion and the motion passed 8-0.

Item #3 Consider request by Perry Engineering, LLC, 100 North Main St., Suite F, Goodlettsville, TN 37072 for approval of a site plan for Northcreek Commons/Kroger Grocery Store and Fuel Center Expansion, Davidson County property map 19-14 parcel 14.00, owned by Topvalco, Inc., 2620 Elm Hill Pike, Nashville, TN 37214 (9.1 #11-14)

Staff reviewed. Mr. Gregory stated that this is a proposal for an expansion (41,000 sq. ft.) of the existing Kroger store and a new fuel center. He stated that a number of issues were identified during the review of the site plan. Issues of concern:

- * parking issues-circulation improvement of traffic flow entering and existing of the site
- * Architectural design (brick covering) of the expansion and fuel center

Mr. Gregory stated that overall the proposal was very good and staff is satisfied with how it goes about applying the various requirements for commercial development in the city. Randy Harper represented Perry Engineering. Mr. Harper, Staff and members discussed the shade of the proposed masonry stain, traffic flow, parking spaces, pharmacy access, and other items. Mayor Coombs

suggested looking at a better design for the shopping cart retrieval area. Based on Staff recommendations and discussion had at this meeting, Scott Trew made a motion to approve the request with consideration of looking at a better design for the shopping cart areas located in the parking lot. Mayor Coombs seconded the motion and the motion passed 8-0

Item #4 Consider action on Letter of Credit No. 669 in the amount of \$87,000.00 for installation of infrastructure at The Vineyards @Twelve Stones Crossing, Phase III due to expire 7/21/14. The applicant is Villa Property, LLC.

Staff reviewed. The Letter of Credit in the amount of \$87,000.00 for installation of infrastructure is due to expire 7/21/14. Staff and members discussed issues at the development that still need to be addressed. Items included: Construction materials and debris that need to be cleaned up, and completion of the sidewalks. Public Works Director, Guy Patterson stated that the paving in the development is complete. Mr. Brock Rust was not at the meeting to represent Villa Property, LLC. Mr. Grady McNeal made a motion to extend the Letter of Credit No. 669 in the amount of \$87,000 for installation of infrastructure for The Vineyards @ Twelve Stones Crossing, Phase III due to expire 7/21/14 for a period of 6 (six) months. Commissioner Jeff Duncan seconded the motion. The motion passed unanimously 8-0.

Item #5 Amend CCO-Commercial Core Overlay district ordinance

Staff reviewed. There was discussion between City Manager Tim Ellis, Rick Gregory and the members. Mayor Coombs made a motion to adopt the changes to the Zoning Ordinance (ordinance No. 06-674) of the City of Goodlettsville, by amending language in the Commercial Core Overlay District. Jim Driver seconded the motion. The motion passed 7-1, with Garry Franks opposing the motion.

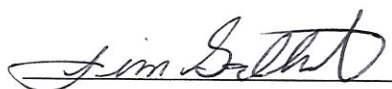
Item #6 Discussion: Fireworks

Staff and members discussed the current language in the municipal code and zoning ordinance regarding firework sales. City Manager Ellis stated he would like for the City Commission to also discuss fireworks/ sales in the city in the near future.

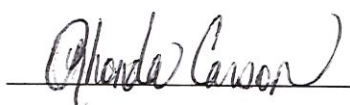
Item #7 Other Business:

Storm water management fees were discussed

The meeting adjourned at 6:22 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant