OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 5, 2014 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Grady McNeal, Jim Hitt, David Lynn, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew. Jerry Garrett, Garry Franks, Bob Whittaker
Absent: All members present
Also Present: Rick Gregory, Vice-Mayor Birdwell, Tim Ellis, Guy Patterson, Charlie Lowe, Larry DiOrio, Rhonda Carson, and others

Vice Chairman Jim Driver called the meeting to order. Grady McNeal offered prayer.

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

Item #2 Consider request by Crawford & Cummings, PC, 1929 21st Ave. S., Nashville, TN 37212 for approval of a Re-Subdivision of Lot 2 Ruth Sisco Subdivision and Reserve Parcel "A", Section Two Ranchwood Estates, Davidson County property maps 25-12, parcel 72.00 and map 25 parcel 161.00, owned by James and Linda Driver, 204 Dora Drive, Goodlettsville, TN 37072
(9.1 #4-14)

Item was moved to the end of agenda. All members in favor to defer item until Chairman Galbreath arrived for meeting.
Vice Chairman Jim Driver recused himself from discussion and voting on this issue.
Staff reviewed, and recommended approval. Commissioner Jeff Duncan made a motion to approve the request for re-subdivision of the property to create a second lot. Grady McNeal seconded the motion and motion passed 10-0.

Item #3 Consider request by Gresham Smith & Partners, 1400 City Center, 511 Union St., Nashville, TN 37219 for approval of a site plan for the new Goodlettsville Middle School, 300 South Main St., Goodlettsville, TN 37072, Davidson County property map 26-05 parcel 01.00, owned by Metropolitan Nashville Public Schools, c/o Ken Murdock, PO Box 196300, Nashville, TN 37219
(9.1 #5-14)

Terry Mulvaney and Anna Roberts represented Gresham, Smith & Partners on behalf of owner Metropolitan Nashville Public Schools. Members discussed items regarding: detention pond area, design and color, and the landscaping plan. Based upon Staff recommendations, and discussion had at this meeting, Jerry Garrett made a motion to approve the site plan for the new Goodlettsville Middle School. Grady McNeal seconded the motion and the motion passed unanimously 11-0.

Item #4 **Consider request by Tsquare Engineering, 2558 Nashville Hwy., Columbia, TN 38402 for approval of a site plan for McDonald's, 304 Long Hollow Pike, Goodlettsville, TN 37072, Davidson County property map 19-14 parcel 06.00, owned by Tony McGuire, 3979 Betty Ford Rd., Murfreesboro, TN 37129** **(9.1 #6-14)**

Tom Carnell represented McDonalds. Staff reviewed. Mr. Gregory explained this is a renovation of McDonalds on Long Hollow Pike, and the corner of East Cedar. The changes include: a second ordering lane for the drive thru, updated building improvements with new façade materials and colors, and improved landscaping. No expansion of the building is noted. Mr. Gregory stated that items were identified during technical review and all have been addressed. Staff recommended approval. Members had discussion regarding landscaping. They also discussed safety concerns of exiting McDonalds onto Long Hollow Pike. Based upon Staff recommendations, and discussion had at this meeting, Scott Trew made a motion for conditional approval of the site plan based on adding the following considerations:

1. Replacing the deleted Bradford Pear trees with Japanese Cherry trees
2. Safer traffic exit point from McDonalds onto Long Hollow Pike
3. Only one entrance into McDonalds from Long Hollow Pike

Jim Hitt seconded the motion and the motion passed unanimously 11-0.

Item #5 **Discussion: Dry Creek Farms (Worrell Farm)**

Staff and members discussed the property and what the City envisioned for this property. It is currently zoned commercial.

Item #6 **Other Business**

Staff and members discussed neighborhood conservation. This was a follow up discussion about methods that other cities may have in place to protect older neighborhoods.

The meeting adjourned at 5:52

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant