

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 2, 2013 5:00 p.m.

Goodlettsville City Hall
Massie Chambers

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

Absent: All present

Also Present: Rick Gregory, Tim Ellis, Jeff McCormick, Vice Mayor Birdwell, Commissioner Zach Young, Commissioner Harry Bell, Charlie Lowe, Rhonda Carson, and others

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

Item #1 Minutes of the November 4, 2013 Planning Commission meeting stand approved as written.

Item #2 Consider request by John Spellings for approval of a Site Plan for BusforSale, 813 Louisville Hwy., Goodlettsville, TN 37072 Sumner County Tax Map 142, Parcels 14 & 15 owned by John Spellings, 813 Louisville Hwy., Goodlettsville, TN 37072. (9.1 #4-13)

Mr. John Spellings was present to represent this request. Staff reviewed. Mr. Gregory stated this request is for an addition to BusForSale. This proposed addition will exceed the 33 1/3% expansion size that is currently allowed under the zoning ordinance. It is an existing building at the corner of Springfield Highway and Louisville Highway. The existing building was constructed in 1997, with an addition to the building in 1999. Mr. Charlie Lowe addressed the projects technical aspects as it relates to the storm water ordinance. He advised that all requirements concerning storm water and flood plain management have been satisfied. Mr. Grady McNeal inquired if the building addition would require a fire sprinkler system. Director of Building and Codes, Larry DiOrio advised that any building in the city that exceeds 10,000 sq. ft. would require fire sprinklers. The Building and Codes Department will determine this during their review of the building plans. The Commission members were advised by staff that the Board of Zoning and Appeals will be addressing a current encroachment into the 50' yard setback at their next meeting on December 9, 2013. Mr. Gregory recommended approval based on recognition of existing conditions and previous variances that were granted. Based upon staff recommendations and discussion, Mr. Jerry Garrett made a motion to conditionally approve the request. The conditional approval is based on approval from the Board of Zoning and Appeals regarding the front yard setback and relief of the existing encroachment, and fire sprinkler requirements will have to be met. Mr. Jim Hitt seconded the motion. The motion passed 11-0.

Item #3 Consider request by Ragan Smith Associates, Inc. for approval of a division of a land plat for Northgate Park Retail Center, 355 East Cedar St. and Long Hollow Pike, Goodlettsville, TN 37072, Davidson County Tax Map 19, Parcels 15 & 20 owned by Pank Partners, 1113 Indian Point Dr., C/O Prakash Jaju, Brentwood, TN 37027. (9.1 #10-09)

Staff reviewed. Mr. Gregory explained that this is a request for approval of a division of a land plat which was originally approved in 2009. This proposal moves a lot line between the 2 existing lots. Mr. Gregory stated during review, no major issues were identified and minor issues have been addressed. Staff recommended approval. Mr. Prakash Jaju was present to represent this request. Mr. Jaju requested moving of the ingress/egress easement between the two lots to better accommodate perspective buyers. Based upon staff recommendations, and discussion had at this meeting, Mr. Jim Driver made a motion to conditionally approve this request for moving of the property line and leaving the easement as it is. Mr. Grady McNeal seconded the motion. The motion passed 11-0.

Item #4 Domesticated Hens

Staff reviewed. Mr. Gregory stated that discussion about keeping of domestic chickens was held at a recent study session by the City Commission. He gave the Planning Commission articles on keeping chickens and discussed other city ordinances, as well as our own regarding this subject. The Planning Commission members had much discussion on this matter. City resident, Mandy Hudson spoke on behalf of the citizens for allowing chickens in a residential area. Mr. Jim Driver made a motion to refer this back to City Commission with no changes to the current ordinance. Mr. Jerry Garrett seconded the motion. The motion passed 11-0.

Item #5 2014 Calendar

Mr. Gregory presented the Goodlettsville Planning and Zoning Commission 2014 meetings and submittal schedule.

Item #6 Other Business:

Mr. Garrett and Mayor Coombs both commented on a recent report that highlighted how business-friendly Goodlettsville is. The Beacon Center of Tennessee report ranked The City of Goodlettsville #11 out of 50 Tennessee cities.

Chairman Galbreath inquired about the storm water management fee and what the status of that program is and what has been done with the funding to improve the storm water condition in the city. City Manager, Tim Ellis explained that this funding has been used to replace and update storm water maintenance issues and to fund studies to determine what the cost will be in going forward in improving storm water conditions in the City.

Mr. Gregory discussed Cell towers and shared information on future areas of interest for new towers in the city. Mr. Gregory stated that he will forward the current ordinance to the Planning Commission members.

The meeting adjourned at 6:15

Following adjournment, a special discussion item was presented concerning Goodlettsville Middle School.

A handwritten signature in cursive script, reading "Jim Galbreath", written over a horizontal line.

Jim Galbreath, Chairman

A handwritten signature in cursive script, reading "Rhonda Carson", written over a horizontal line.

Rhonda Carson, ECD Assistant