

**OFFICIAL MINUTES OF THE MEETING**  
**GOODLETTSVILLE PLANNING & ZONING COMMISSION**

December 3, 2012

5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

**Present:** Jim Galbreath, Jim Driver, Jerry Garrett, Scott Trew, Grady McNeal, Jim Hitt, Garry Franks, Bob Whittaker, Mayor John Coombs, Vice Mayor Jane Birdwell

**Also Present:** Rick Gregory, Tim Ellis, Mike Bauer, Guy Patterson, Bobby Goad, Rhonda Carson

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

**Item #1** Minutes of the November 5, 2012 Planning Commission meeting were approved as written with a change to be made in Item #1. The change stated that the October 1, 2012 meeting minutes stand approved without objection as opposed to, Chairman Jim Galbreath declared the minutes approved.

**Item #2** Consider application for zoning amendment of approximately 0.85 acres located at 126 Two Mile Pike, Goodlettsville, TN, Davidson County Tax Map 26-01, being the rear portion of Parcel 107 owned by Bobby Goad - to rezone the property from R15 (Medium Density Residential district) to CPUD (Commercial Planned Unit Development district). (9.1 #11-12)

Property owner Bobby Goad was present to answer any questions from the Commission. Staff reviewed. This is a request to rezone approximately 0.85 acres, a portion of a parcel that lies adjacent to a parcel fronting Long Hollow Pike, currently zoned CPUD (Commercial Planned Unit Development), and currently used as a car wash. An approved request will allow the subject property to also be used for commercial purposes. The request will allow the properties to be tied together, and used, as one commercial parcel with no access to Old Two Mile Pike. The remaining portion of this property (recently separated by plat) with frontage on Old Two Mile Pike will remain R-15 Medium Density Residential. Staff recommended approval. The Commission had no questions or comments regarding the request. Mr. Scott Trew made a motion to approve the request. Mr. Garry Franks seconded the motion. The motion passed unanimously 10-0.

**Item #3** Consider action on Cashier's Check No. 7030203993 in the amount of \$7,000.00 for installation of infrastructure and landscaping for Dollar General Store, 1213 South Dickerson Rd., Davidson County Tax Map 33, Parcel 33. The applicant is Turner and Associates, c/o Monte Turner, P.O. Box 150326, Nashville, TN

Mr. Gregory stated that there are some items associated with this surety that still needed to be addressed. Mr. Gregory stated that he had spoken to Mr. Turner about the deficiencies found. Mr. Turner told Mr. Gregory that he assumed everything had been taken care of, but he would look into it. Staff recommended deferral. Mr. Jim Driver made a motion for deferral. Vice Mayor Birdwell seconded the motion. The motion passed unanimously 10-0.

**Item #4** Consider action on Letter of Credit No. 522 in the amount of \$53,750 for installation of infrastructure for The Vineyards @ Twelve Stones Crossing, Phase I and Phase II, Tara Lane, Sumner County Tax Map 143F, Parcels 51.01 and 36.00. The applicant is Villa Property, LLC, 509 Indian Hills Mound, Goodlettsville, TN

Mayor John Coombs stated to The Commission that he will remove himself from this discussion and abstain from voting on this issue.

Mr. Rick Gregory stated that he had received correspondence from Ms. Lana Tracy (she is representing The Vineyard's Homeowners Association), expressing her concern with releasing The Letter of Credit. She has concerns that there are items within the development that still need to be addressed, specifically sidewalks, drainage, and landscaping. Ms. Tracy addressed the Commission members and advised them that all her concerns were presented to Mr. Gregory in the correspondence. Mr. Gregory stated that City Engineer, Charlie Lowe and the Developer are aware of these items and working to address them. Mr. Jim Harrison of Civil Site Design addressed the Commission and stated that he was only requesting to release the Letter of Credit on Phase I and II, and not Phase III. Mr. Harrison stated that he would agree to meet Mr. Lowe at the site to verify that all items on Phase I and II were complete. Ms. Tracy advised that she felt they still had ongoing drainage issues within Phases I and II. City Manager, Tim Ellis asked if the Letter of Credit covered installation of sidewalks within the development since a section of sidewalk was still missing. Mr. Gregory stated that it was covered by The Letter of Credit. Staff recommended deferral of this item. Mr. Garrett made a motion for deferral of releasing the Letter of Credit and it was seconded by Scott Trew. The motion passed unanimously 9-0, with Mayor Coombs abstaining.

**Item#5** Review ordinance concerning accessory structures.

Commission Members continued their discussion concerning accessory structures. As a result of their discussion, they provided Mr. Gregory with further direction on his development of an amendment to the current ordinance.

**Item #6** 2013 Calendar

Mr. Gregory reviewed the 2013 Calendar and meeting dates.

**Item #7** Commission comments.

Vice Mayor Birdwell expressed her concern about releasing the Letter of Credit regarding Villa Properties/Brock Rust. She stated that she had followed his development over many years. She encouraged The Commission to really take a look at this issue when it comes back to the Board, and to seriously consider keeping the Letter of Credit open to ensure all items are satisfied. Chairman Galbreath asked Rick Gregory if there was anything in The Commission's approval process that dictates how a home's structural issues are built specifically water entrainment. Mr. Gregory advised that typically on a

Master Plan, sites are divided up into lots and there are certain requirements concerning water runoff that are addressed at this level. Issues such as subsurface springs are not usually identified at this part of the design process.

City Manager Tim Ellis stated that the issues are minor, and it is just a lack of attention and a matter of getting them fixed. He stated if the Letter of Credit is released, The City has no recourse to the issues that still exist. Commission members discussed more on the issue.

Mayor Coombs stated that the New Boards had been established, and The City has 4 active Boards, which means they meet on a regular basis. His desire is to have Commissioning Representative on each of the active Boards. He stated that since he and Vice Mayor Birdwell are both on the Planning Commission Board, it leaves a couple of Boards open. He asked Vice Mayor Birdwell to serve on the Parks Board, where she is also needed. Vice Mayor Birdwell graciously agreed to the change. Jeff Duncan will join the Planning Commission Board. He has engineering expertise that will also be valuable to this Board. He will begin on this Board in January 2013. Mayor Coombs also announced that Mr. David Lynn will be added to this Board, taking the place of Mr. Willis. Mr. Lynn is a citizen of Goodlettsville, and will be learning the Planning and Zoning Commission. Mr. Galbreath and Mr. Driver both have agreed to extend their commitment to this Board. He stated that at the first of the year, the Planning and Zoning Board will be fully set with terms of office to give it full stability. At that time, we will elect the chairman for this Board.

Mr. Garrett thanked Vice Mayor Birdwell for serving on this Board, and stated that she will be missed. Mayor Coombs also thanked Mrs. Birdwell for her commitment to The City of Goodlettsville.

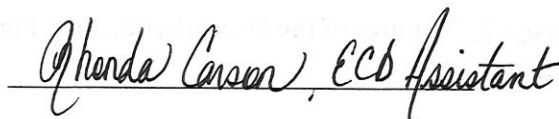
Mr. Jim Hitt expressed his concern about the traffic lights on Long Hollow Pike. Guy Patterson, Public Works Director stated that he knows there are issues concerning the lights and traffic flow. The project is being held up, but they are moving forward.

Mr. Rick Gregory stated that the trees had been removed from Advanced Auto Parts. He sent a letter to the property owner and store manager. This is a violation to their site plan approval. The corporate headquarters is working to address this concern.

The meeting adjourned at 6:11 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant