

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

November 5, 2012

5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Scott Trew, Grady McNeal, Jim Hitt, Mayor John Coombs, City Commissioner Jane Birdwell

Absent: Garry Franks, Bob Whittaker

Also Present: Rick Gregory, Tim Ellis, Charlie Lowe, Mike Bauer, Brock Rust, Jim Harrison, Rhonda Carson

Chairman Jim Galbreath called the meeting to order and expressed his condolences for the recent loss of Planning Commission member, Harold (Bubba) Willis Jr. He stated that the insight and knowledge that Mr. Willis brought to the Planning Commission will be truly missed. Chairman Galbreath offered sympathy to the family on behalf of himself and the other Commission members. Mr. Grady McNeal offered prayer.

Item #1 Minutes of the October 1, 2012 Planning Commission meeting stand approved as written.

Item #2 Consider application for Final Plat of the Bobby Goad, Sr. property, Davidson County Tax Map 26-1, Parcels 106 and 107, owned by Bobby Goad, Sr. (9.1 #10-12)

Staff reviewed. Mr. Gregory stated that this request is to create a third lot from two existing parcels. The newly created lot will have frontage on Long Hollow Pike. The two remaining parcels, each with an existing house on them will front only Two Mile Pike. Several technical issues were addressed during review, most have been resolved. The remaining items have been discussed and are in the process of being resolved. He stated that with changes/corrections to the remaining items, Staff recommends conditional approval.

Mayor Coombs raised a concern about an existing drive thru on one of the parcels. Mr. Gregory stated that in the future if a developer improves the third lot, then a property line barrier, such as a fence, may be installed. Mr. Gregory stated that at this phase, the changes to the plat are setting the property up for purchase.

Mr. Gregory advised the Planning Commission that one of the lots is currently zoned Residential and he predicts that in the future they will possibly come back before the Commission concerning a rezoning request, but at this time nothing has been proposed.

Mr. Scott Trew made a motion for conditional approval. Mr. Jim Driver seconded the motion. The motion is approved. The motion passed unanimously.

Item #3 Consider request by Civil Site Design Group PLLC, 630 Southgate Avenue, Suite A, Nashville, TN 37203 for approval of a Revised Final Master Plan, Phase 7 for Cottage Grove at Twelve Stones Crossing (formerly The Villas at Twelve Stones Crossing), Willis Branch Road, Sumner County Tax Map 143, Parcels 51 & 51.04. (9.1 #38-03)

Jim Harrison represented Civil Site Design Group and Developer Brock Rust.

Staff reviewed. Mr. Gregory stated this proposal is to add one more unit to a building in Phase 7 of Cottage Grove. A previous proposal of adding two units created issues with encroachment into the landscape buffer on the east side of the development. The developer has modified his request to add one unit to the southernmost building. This modification has resolved the issue of encroachment into the landscape buffer. Staff recommends approval.

Commissioner Birdwell asked if the elevation issue had been addressed. Mr. Gregory stated the issue had been satisfactorily addressed.

Mayor Coombs asked if the Fire Department access issue concerning the vehicle turn around and curbs had been addressed. Mr. Gregory stated the Fire Chief and Fire Marshal had looked at and approved the design of the vehicle turn around area.

Based upon Staff and Commissioner comments, Mr. Jerry Garrett made a motion for approval. Mr. Grady McNeal seconded the motion. This motion passed unanimously.

Item #4 Discussion concerning accessory structures

Mr. Gregory opened the discussion explaining that while working on creating an ordinance for accessory buildings he received information concerning multigenerational families and the future need for multigenerational homes. Mr. Gregory presented to The Commission information about the growing evidence of need for separate living space on a single-family residential lot, such as a detached guest house or accessory housing for living space. He stated that he wanted to present the article before the Commission to expand the conversation concerning accessory structures. Mr. Jerry Garrett stated that accessory structures should be considered non living space. Mr. Garrett also stated that a separate ordinance could be developed concerning multigenerational housing that would not be in conflict with the accessory structure requirements.

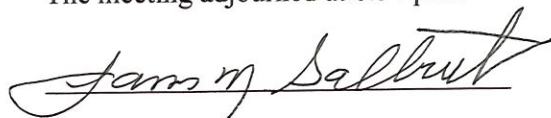
The Commissioners had discussion concerning multi-family housing which culminated with Mayor Coombs asking Mr. Gregory to move forward with creating an ordinance concerning accessory structures on large acreage lots.

Item#5 Commissioner Comments

Chairman Galbreath and The Commission discussed the upcoming election and the possible appointment of new Commission members. Members were reminded that there will be an election in January 2013 for the position of Planning Commission Chairman.

Mr. Gregory thanked the Commissioners who attended the recent training class.

The meeting adjourned at 6:34 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant