

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

September 10, 2012

5:00 p.m.

Goodlettsville City Hall

Massie Chambers

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

Absent: Bubba Willis

Also Present: Rick Gregory, Tim Ellis, Tom Tucker, Larry DiOrio, Guy Patterson, Rocky Montoya, Feller Brown, and Alicia Prince

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

Item #1 Chairman Jim Galbreath declared the minutes of the August 6, 2012 Planning Commission meeting stand approved as written.

Item #2 Consider application for zoning amendment of approximately 2.46 acres located at 618, 620 & 622 North Main Street, Goodlettsville, TN, Davidson County Tax Map 18-12, Parcel 59 owned by Mary McWhirter – to rezone the property from CG (Commercial General district) to CS (Commercial Services district). (9.1 #4-12)

Staff Reviewed. Mr. Gregory stated that this property came before the planning commission in May of this year seeking a zoning change from CS (Commercial Services) to CG (Commercial General) in order to accommodate a particular use that was not permitted in the CS district. That request was honored. Subsequent to that rezoning, the CS district along with three other districts has been amended to allow for high tech manufacturing. Mr. Gregory stated that since the zoning has been amended and high tech manufacturing use has been added to the ordinance, Staff is requesting that the property be re-zoned back to CS from GC as other surrounding properties are. He stated that he talked with property owner, Mary McWhirter and she agreed to this zoning change.

Based upon staff recommendations, Mr. Hitt made a motion to approve the request. Mr. Garrett seconded the motion. The motion passed unanimously 10-0.

Item #3 Consider application for subdivision of City of Goodlettsville property, Davidson County Tax Map 25, Parcel 58.01 owned by the City of Goodlettsville, Peay property, Davidson County Tax Map 25, Parcel 58 owned by PEAY, JESSE D., JR. & LAIN, C.R. ET AL and Peay property, Davidson County Tax Map 25-08, Parcel 28 owned by PEAY, JESSE D., JR. ET AL. (9.1#9-12)
Staff reviewed. This is a proposal to provide street frontage to the Peay property at the intersection of French Street and Memorial Drive. The property is now a part of the Community Center parcel and would extend French Street southward approximately 75 feet to the boundary of the Peay property with the intent being to accommodate the future extension of French Street to an intersection with Harris Street to the south.

Commissioner Garrett stated that he wanted the members of The Planning and Zoning Commission to fully understand that the Peay family has committed to dedicate the property and that the proposal will eventually lead to extending the street connection between Memorial Drive and Harris Street.

City Manager, Tim Ellis stated that the City is going to want a guarantee that extension of the easement will result in the eventual right of way connection between Memorial Drive and Harris Street. He stated that subdivision of this property be contingent upon us receiving this easement.

Mr. Gregory stated that the reason for the road extension is to give the property road frontage for future development.

Feller Brown addressed the Commission and stated that they plan on giving the City a 50' right of way to Harris Street in exchange for the 50' outlet at Memorial Drive. They plan on selling the Peay property with this easement in place including the lot on Harris Street.

Commissioner Garrett asked Mr. Brown if the family could go ahead and execute a deed on the 50' easement. Mr. Brown stated that they would like it all to occur simultaneously.

Ms. McVey, representing the Peay family addressed the Commissioners and stated that she had signatures from all sixteen legal heirs of the property that they were in agreement with this proposal. She also said she had contacted Nashville Electric Service concerning the proposal and they did not have any issues with the request.

Commissioner Garrett stated that he did not feel that the City Commission could convey the right of way unless the easement was already in place.

Mr. Jim Driver stated a concern about the topography possibly affecting the path of the easement for the roadway. Following discussion on topography by Commission members, City Manager, Tim Ellis assured the Commission that proper precautions and review would be conducted by Ragan Smith and Guy Patterson, Public Works Director concerning the 50' easement.

Commissioner Birdwell asked if there is flexibility concerning where the 50' easement will come across the property. Mr. Ellis stated that he and Feller Brown had discussed this, and Mr. Brown agreed that there would be flexibility. Mr. Montoya asked if a future developer would be held to the easement boundaries. Commissioners Garrett and Birdwell stated that the developers would need to go through the proper legal channels to make any changes.

Commissioner Garrett made a motion to recommend approval subject to a survey that will done to determine location of the 50' right of way and have it examined by City Engineers for concurrence and technical corrections and that dedication of right of way and dedication of 50' from City take place simultaneously. Mr. Jim Diver seconded the motion.

Mayor Coombs addressed the Board and suggested that a 50' easement be attached to this proposal with its location to be determined by a future engineering survey.

Commissioners discussed the motion at length and then a vote was held and it passed unanimously 10-0.

Item #4 Discussion concerning accessory structures

Mr. Rick Gregory stated that he put together a list of details from sister cities around Goodlettsville including Bowling Green. He added that Hendersonville is also in the process of reviewing this same situation. Some cities do recognize the size of the tract that accessory structures are placed on, but in general review, most do not. Some tie the size of the accessory structure to the size of the principle structure. That may be something to consider as well. He stated that looking back in the minute book, discussion about accessory buildings has been ongoing for many years.

Chairman Galbreath stated that he appreciated the research that Mr. Gregory had prepared and they concluded that the three different types of approach could be:

1. Square footage of accessory structure based on property size
2. Square footage allowed tied to size of principal structure
3. Set square footage for all (which is what is in place now, 750 sq. ft. and 18 feet in height-excluding agricultural purpose in an agricultural zone)

Mayor Coombs stated that he still does not think that the current ordinance (750 sq. ft. maximum) should apply equally to all zoning classifications. He also stated that he would not want to change the current ordinance in residential areas.

There was discussion between the Board regarding how the current ordinance from 1985 was decided on and adopted. The Commission decided to have more discussion at next month's meeting before including it the agenda.

Item #5 Commission Comments

There was discussion regarding the old Goodlettsville library. Renovation of this building is to start soon.

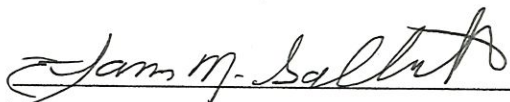
Guy Patterson discussed updated storm water information to the Board.

Commissioner Birdwell stated that the Arts Festival on Main Street was expected to be larger than last year. One hundred vendors are to be set up and she invited the Board to come and tell neighbors and friends.

Mr. McNeal asked about the status of the speed limit change on Main Street. City Manager, Tim Ellis stated that it is still under review.

Chairman Galbreath expressed his gratitude for how the City of Goodlettsville and all involved handled the winning of the USA Little League World Series.

The meeting adjourned at 6:09 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant