OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

August 6, 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, Bubba Willis, and Bob Whittaker
Absent: Garry Franks
Also Present: Rick Gregory, Tim Ellis, Tom Tucker, Mike Bauer, and Rhonda Carson

Chairman Jim Galbreath called meeting to order. Mr. Grady McNeal offered prayer.

Item #1 Chairman Jim Galbreath declared the minutes of the July 2, 2012 Planning Commission meeting stand approved after a correction was made by adding Mr. Bubba Willis as a present member of the July 2nd meeting.

Item #2 Consider amendment of a PUD signage plan by Dollar General Corporation, 100 Mission Ridge, Davidson County Tax Map 26, Parcel 129.00. The applicant is Gresham Smith and Partners, 511 Union Street, Ste. 1400, Nashville, TN. (9.1 #8-16)

Mr. John Heisse represented Dollar General Corporation.

Staff reviewed. Mr. Gregory stated that this request is to add an additional sign to the Dollar General Headquarters campus. The location for the proposed sign is to the east of the building that currently has the Dollar General sign. This new sign will give better recognition to the public from Vietnam Veterans Boulevard. The additional proposed sign is a permitted sign and sign structure. The sign is sized correctly and is to be mounted as the previous sign. Staff has no issues to consider and recommended approval.

Mr. John Heisse had no other comments or questions for the Commission.

Based on the information Mr. Gregory provided, Bubba Willis made a motion to approve the request. Commissioner Birdwell seconded the motion. The motion passed 10-0.

Item #3 Discuss Subdivision Regulation Amendment-Street Specifications
Mr. Gregory stated that staff intern, Jake Wilson was supposed to speak tonight to review street specifications, but was unable to attend. Mr. Gregory explained that he and Jake had been meeting the last few weeks to talk about improvements that need to be accomplished for street specifications that are in the current subdivision regulations. They are based on old drawings, and there is nothing really wrong with the standards that we have, but the representation (pictorial) of them could be improved. Jake Wilson has been working on comparing sister city street standards and collecting information for review. Since he was unable to attend the meeting, that information is not available tonight. We hope to have that

information for Commission to consider in a future meeting. No questions on this item. Chairman Galbreath stated that they look forward to addressing this in the future.

<u>Item #4</u> Consider action on surety for The Retreat at Dry Creek Farms, Phase I in the amount of $208,500 for installation/maintenance of infrastructure. The applicant is Pedcor Investments d/b/a Dry Creek Apartments, 770 3rd Ave. SW, Carmel, IN 46032.

Based on the information Mr. Gregory provided and discussion held at meeting, Mr. Scott Trew made a motion to extend the surety bond 3 months from September 1, 2012 to allow time to complete landscaping. Mr. Jim Driver seconded the motion. The motion passed 10-0.

<u>Item #5</u> Commission Comments

Mayor Coombs asked that the Commission discuss the City's current ordinance concerning out buildings. The current ordinance states that the maximum size of any out building is 750 sq. ft. and 18 ft. in height in any zoning area. He is concerned that this can cause hardship for people with large tracts of land that might need a larger building. Rick Gregory stated that if it is in an agricultural zone and is to be used for agricultural purposes it would be exempt from the 750 sq. ft. maximum allowed. Mr. Trew, Mr. Willis, and Mr. Driver stated that they all agreed that the square footage should be based on or tied to the amount of acres it is placed on. Codes and Fire Inspector, Mike Bauer stated that this is a concern that is often addressed in the Codes Department as well. Commissioner Birdwell stated that maybe it could be based on the use/need of the building instead of 750 sq. ft. for all. She also commented that materials used and quality of the structure might be reviewed. Mayor Coombs and the Commission asked Mr. Gregory to see how other cities handle this situation and think about considering a change to allow larger tracts of land to exceed the 750 sq. ft. for accessory buildings.

Scott Trew asked about an updated status on the traffic light situation on Long Hollow Pike. City Manager Tim Ellis stated that the process is still ongoing and all parties involved in the design are coordinating the work with the City very well, it just takes a little time, but the process is moving forward.

Chairman Galbreath asked about the status of the Executive Inn. Mr. Gregory stated that the owners are hoping to make a conversion to retail in the future with two structures of the motel to be removed.

Chairman Galbreath addressed the by-laws concerning how many City Commissioners can be on the Planning Board. He stated that in reference to T.C.A., 13-4-101, the Mayor of the municipality or a person designated by the Mayor and one member of the City Commission should be on the Board. Mr. Jerry Garrett stated that his current arrangement as City Commissioner is temporary and he is filling the position until November. Mr. Scott Trew stated if he was elected for City Commissioner in November, he would resign from this Board.

City Manager, Tim Ellis addressed the Board to inform them of a situation. He stated that on August 1, 2012 Copper Creek LLC's Letter of Credit was up for renewal. They failed to make that renewal; the City has submitted all the paperwork necessary to collect those funds of $145,500.00. The funds will be used to complete the infrastructure work in that subdivision. He stated that there is an itemized list that the funds may be used for.

Mr. Gregory reviewed that the members will need to file a "Statement of Disclosure of Interest" form with the State Ethics Commission. This will be filed in January 2013.

Mr. Gregory stated that the next Planning Commission meeting will be 9/10/12, due to Labor Day falling on the first Monday of the month.

The meeting adjourned at 5:48 p.m.

Jim Galbreath, Chairman

Rhonda Carson

Rhonda Carson, ECD Assistant