

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

April 2, 2012

5:00 p.m.

Goodlettsville City Hall

Massie Chambers

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

Also Present: Rick Gregory, Tim Ellis, Larry DiOrio, Guy Patterson, Brock Rust, and Rhonda Carson

Chairman Jim Galbreath called meeting to order. Jim Driver offered prayer.

Item #1 Minutes of the March 5, 2012 Planning Commission meeting stand corrected to indicate on pg. #3, item # 5 that Eddie Phillips proposed 5 single family building sites (which would meet R40 requirements). Commissioner John Coombs made a motion to correct the minutes as noted. Commissioner Birdwell seconded the motion.

Item #2 Amend Goodlettsville Flood Ordinance Re: Flood Map Panel and Flood Study references.

Staff Reviewed. Mr. Gregory stated that this item is the result of new revised flood maps recently prepared by FEMA from the most recent flood study of affected streams. Several maps are specifically named as a part of our zoning ordinance and, as such need to reference the most current flood maps and flood study.

Mr. Tim Ellis stated that this issue was time sensitive. Amendment of the Goodlettsville Floodplain Ordinance Map Reference would need to be adopted by April 17, 2012 for residents to maintain/qualify for flood insurance.

Commissioner Coombs stated that this was just standard housekeeping (routine task).

Motion by Mr. Jerry Garrett to approve the Amended Goodlettsville Flood Ordinance to reference the most current flood maps and flood study based upon staff comments and recommendations. Mr. Jim Driver seconded the motion. The motion passed 10-0.

Item #3 Review Subdivision Regulations concerning street bonding and completions.

Mr. Rick Gregory stated that this item is just up for discussion. Mr. Scott Trew stated that he would like to see whatever wording needed to be used to get this done. Commissioner Coombs stated that language needed to be used to assure that construction debris and clutter were removed from site. He asked if the construction materials and trash along Dry Creek Road & Old Dickerson Pike had been removed. Mr. Guy Patterson stated that the Developer had been sent a letter. He also stated that he had met with the Developer and HOA of Echo Hills regarding issues there. He said they are working on language with specific wording. Mr. Trew stated that maybe more street bonds could be addressed. He also wanted to

know how different Phases of Subdivisions affect roads. Commissioner Coombs stated that they may want to look at a designated construction access on multi-phase projects. Mr. Jerry Garrett stated that maybe 10% is too liberal, and should look at not only lot percentage, but also a calendar (time) frame. Mr. Gregory stated that staff would like to look at other jurisdictions concerning the street bonding and regulations and to also consult with Charlie Lowe. Chairman Galbreath stated that the main issue of this discussion concerning street bonding and completions is about safety, appearance, and obligations of the City.

Item #4 Discussion and consideration of changes to the Temporary Use provisions of the Goodlettsville Zoning Ordinance (Farmers Markets, etc.)

Questions or Comments from the Commission were discussed about ways to improve portions of the zoning ordinance that deal with temporary uses, specifically farmers markets.

Mr. Rick Gregory stated that the property at the corner of East and Main Street is a site that is of interest for a "Farmers Market". He stated that we need to see how it will qualify and how it will operate. Discussion about how the Board of Zoning Appeals can extend a temporary use permit longer than a maximum of 60 days. Commissioner Birdwell stated that it may need to be more than 90 days, leave open all year if necessary. Commissioner Coombs stated that drainage issues would need to be addressed, and also language to include responsibility of abandonment. Mr. Scott Trew asked about if Sales Tax would apply to property owners/vendors. Mr. Gregory stated that it depends on what they are selling. Mr. Trew also stated that the language needed to include safety. Mr. Grady McNeal asked how it could accommodate employee restrooms, electricity, and water. Mr. Gregory said that was yet to be determined. Mr. Tim Ellis stated that "Imagine Goodlettsville" is starting with the site, and the intent is to move forward. Commissioner Birdwell stated that the idea brings things back to Main Street. Commissioner Coombs would like to see it enhance the location. Mr. Grady McNeal stated that he thought a Farmers Market was a great idea for the City. Mr. Scott Trew discussed how The City of Gallatin obtained grants and there may be grant money available for this.

Item #5 Consider request by Crawford and Cummings, LLC, 1929 21st Ave. South, Nashville, TN 37212 for Final Plat, Villas at Twelve Stones Crossing, Sumner County Property Map 143, Parcel 52.03. (9.1 #3-12)

This request is for the creation of a lot on Willis Branch Road located in Sumner County. The property is within Goodlettsville's planning region and is before the planning commission as a subdivision request.

Staff reviewed. Technical review of the plat identified several minor, technical issues. A few minor, technical issues remain- scale of location map, flood map reference, building envelope location, etc. None of these issues rise to a level of concern that would affect approval of the plat. Planning Director Gregory stated that this is a stand-alone lot less than 5 acres. Staff recommends approval with correction of remaining minor technical issues.

Brock Rust stated he was in agreement with Mr. Gregory. He stated that this is a piece of property (2.7 acres) in front of Willis Branch Road, and it is not a multi-lot property. Access is off of Willis Branch.

Based upon staff recommendations, input from developer, and discussion had at this meeting, Mr. Willis made a motion to conditionally approve request based on staff report. Mr. Driver seconded the motion and the motion passed unanimously 10-0.

Item #6 Consider action on Letter of Credit No. 522 in the amount of \$184,000 for installation of infrastructure for Cottage Grove @ Twelve Stones Crossing, Sumner County Tax Map 143, Parcels 48.03, 51, 51.01, 51.05, 52, 102, 103, 104, 105, 106, and 107 with expiration date of May 8, 2012. The applicant is Villa Property, LLC, 509 Indian Mound, Goodlettsville, TN.

Mr. Brock Rust represented Villa Property, LLC.

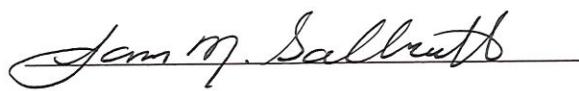
Staff Reviewed. Mr. Brock Rust stated that the project will not be finished by May 8th, and asked to renew the Letter of Credit for 1 year.

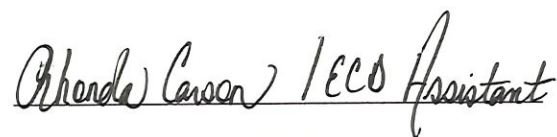
Mr. Garrett made a motion to approve extension of Letter of Credit No. 522 in the amount of \$184,000 for installation of infrastructure for Cottage Grove @ Twelve Stones Crossing due to expire 5/08/12 for a period of 1 year. Mr. Willis seconded the motion. The motion passed unanimously, 10-0.

Item #7 Commission Comments

Permitting requirements for storage barns and sheds was discussed. Permits are required and obtained from the Codes and Building Department.

The meeting adjourned at 5:54 p.m.


Jim Galbreath, Chairman


Rhonda Carson, ECD Assistant