OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

January 9, 2012 — 5:00 p.m. — Goodlettsville City Hall, Massie Chambers

Present: Jim Galbreath, Scott Trew, Grady McNeal, Jim Driver, City Commissioner John Coombs and City Commissioner Jane Birdwell
Absent: Garry Franks, Bubba Willis, Jim Hitt, and Jerry Garrett.
Also Present: Rick Gregory, Tom Tucker, and Alicia Prince.

Jim Galbreath called meeting to order. City Commissioner Coombs offered prayer.

Item #1 Minutes of the December 5, 2011 Planning Commission meeting were approved after a change was made by adding details about motion of approval to Item #2.

Item #2 Election of Planning Commission Chairman and Vice Chairman for 2012 term.

Chairman Galbreath was asked if he would accept nomination to serve another term as chairman. Mr. Galbreath stated that he would accept the nomination but that perhaps it would be his last term as chairman as there were several other good candidates on the Commission. Mr. McNeal then made a motion to nominate Mr. Galbreath for chairman. Commissioner Coombs seconded the motion. The motion passed unanimously 6-0.

Commissioner Coombs made a motion to nominate Mr. Jim Driver for vice chairman. Commissioner Birdwell seconded the motion and the motion passed unanimously 6-0.

Item #3 Consider action on Letter of Credit No. 2010005 in the amount of $351,935 for installation of infrastructure at Cobblestone Townhomes, Horizontal Property Regime (Private Element), Alta Loma Rd., Goodlettsville, TN 37072. The applicant is Daniel Rivergate, LLC., 720 Stonecastle Place, Nolensville, TN 37135.

Planning Director Gregory advised that this item was deferred but gave explanation. He stated that they worked on the items needed for completion of infrastructure at Cobblestone. He stated that together with Guy Patterson (who is out of town) and Amy Murray of our Public Works Department. They have tried to identify things that were previously identified as responsible for the current letter of credit. Stated that the development has gone through a lull of activity and there was concern with the progress of infrastructure installation and such so he placed this item on this agenda as a precaution. He stated that they are trying to work towards a good letter of credit and realistic appraisal of what is needed and should have a better report next month.

Based on the information Mr. Gregory provided and discussion held at meeting, Mr. Trew made a motion to defer the Letter of Credit. Mr. Driver seconded the motion and the motion passed unanimously 6-0.

<u>Item #4</u> Elect Guy Patterson, Public Services Director, as second secretary to the Planning Commission.

Planning Director Gregory explained that this is to have another secretary available in his absence as it could be necessary to need a signature on a plat or document for recording and he not be present.

Based on the information presented to them by Mr. Gregory and his recommendation, a motion was made to elect Guy Patterson as the second secretary to the Planning Commission by Mr. Grady McNeal. Commissioner Jane Birdwell seconded the motion. Motion passed unanimously 6-0.

<u>Item #5</u> Continued discussion of Transit Oriented Design.

Mr. Gregory provided the Commission information containing some recommendations. There was discussion regarding the extension of the northeast corridor transit line, mass transit, pedestrians and mass transit, future land use, and densities. Mr. Galbreath referred to Mr. Gregory's handout and asked if it was going to start off as a light rail or a BRT (Bus Rapid Transit). Mr. Gregory replied that in the study, everyone along the line was hopeful that we could attract a light rail development to that corridor but cost considerations quickly brought it back to BRT with ultimate goal of having a light rail line but we don't have the numbers needed as of yet. Mr. Galbreath also asked what would have to be done for BRT along this route. Mr. Gregory replied that it should be not be too difficult to do by using the existing corridors, some intersections would have to be altered, and some lanes would have to be dedicated with priority given to through traffic for the buses. Mr. Galbreath asked Mr. Gregory if what he was suggesting was the rezoning around this potential stop. Mr. Gregory replied that that at least setting the bar high enough that we can be in the ballpark of 25 units per acre or better when the time comes.

Mr. Galbreath asked Economic Development Director Tom Tucker if this regional transportation project ("rail" eventually) would be a selling point for him. Mr. Tucker stated that the issue of transit is a big deal in economic development. He stated that the statistics are impressive as to what is expected in the next twenty-five years with companies and city growth. Transit is one of the top two or three items talked about in order to continue to be attractive in Middle Tennessee. Workforce development with the proper education/training is another. He stated that Goodlettsville continues to attract people from Kentucky and other Tennessee counties to Rivergate Mall and area shopping continues to prosper nicely in no small part due to these out-of-town shoppers.

<u>Item #6</u> Commission Comments.

There was discussion regarding signalization in the City.

The meeting adjourned at 6:06 p.m.

Jim Galbreath, Chairman

Alicia Prince, Recording Secretary