

**OFFICIAL MINUTES OF THE MEETING**  
**GOODLETTSVILLE PLANNING & ZONING COMMISSION**

December 5, 2011

5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

Present: Jim Galbreath, Carol Crews, Scott Trew, Grady McNeal, Jim Driver, Bubba Willis, Jim Hitt, City Commissioner John Coombs and City Commissioner Jane Birdwell

Absent: Garry Franks

Also Present: Rick Gregory, Tim Ellis, Charlie Lowe, Guy Patterson, Alicia Prince, Chuck Kemp, Michelle Kendall and Amanda Watson

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

**Item #1** Minutes of the November 7, 2011 Planning Commission meeting were approved after a change showing Bubba Willis as absent at that meeting.

**Item #2** Consider request by Chad Combs, 136 Hogan's Branch Road, Goodlettsville, TN for amendment to Lot 14, Mallard Creek Subdivision, Sumner County Tax Map 121, Parcel 105.20.

Chuck Kemp of C and K Surveyors was present representing Mr. Combs.

Mr. Gregory explained that proposal was to amend the rear setback line in Lot 14 in Mallard Creek Subdivision and to take away a small triangle of soils area to allow an expanded building site. He stated that the health department and all concerned have approved the amendment request. Staff recommends approval.

Based on staff reports, surveyor comments and discussion had at meeting, a motion was made by Bubba Willis to approve the request for amendment to Lot 14, Mallard Creek Subdivision. Jane Birdwell seconded the motion. The motion passed unanimously 9-0.

**Item #3 Transit Oriented Design.** Presentation and discussion by Michelle Kubant (Parsons Brinkerhoff) and city staff.

Mr. Gregory explained that he had the privilege to listen to the presentation Michelle Kendall gave at the annual conference in Nashville that had to do with Transit Oriented Design specifically addressing the Broadway and West End area. He invited her to come out and give us a more concentrated discussion on how Transient Oriented Design might be applied in the future for our proposed transit stop in the area of Vietnam Veterans Blvd and Conference Dr. He introduced Michelle Kubant (now Kendall).

Ms. Kendall explained that about four or five years ago, she was heavily involved in three studies that were done in Goodlettsville. The studies were the Long Hollow Pike Corridor, the retail development study and a study on general opportunities for development. She stated that she had brought along with her the Planner for Nashville MTA, Amanda Watson to do an additional part of the presentation and she turned the presentation over to Ms. Watson.

Ms. Watson spoke on the Broadway/West End Corridor Study, part of the Nashville area 2035 Transportation Plan, mentioned in the plan as having regional significance and follows the principles that the MPO specified in the 2035 Plan. She explained that the Transit Master Plan which was implemented in 2009, identifies short, mid and long term projects for them to invest money in as they get the money. The study area starts in East Nashville around the Five Points area, goes southwest thru downtown and Midtown and out West End to Harding Town Center, is about 10.8 square miles centered on Broadway/West End.

The purpose of the study is to create a more direct connection between downtown and West End, two major employment and activity centers in Nashville and the region, improve the region's competitiveness, encourage new opportunities for economic development along the corridor, to encourage sustainable development, provide transportation choices and encourage active lifestyles, serve residents, employees and visitors, and build a project that will transform public transit in Nashville. She explained that in the Nashville area, we are at 1.7 million residents and in 2035 we are estimated to go to 2.6 million and we really need to plan for the future and determine how we are going to move these people thru the region. She stated that the transportation network in Nashville included an extensive trolley system which traveled through the region at one time. She stated that we have a history of alternate transportation. MTA has been successful in implementing projects such as the Gallatin Road BRT Station, Music City Central (a 53.6 million dollar transit center facility which opened in 2008), and the Music City Circuit, (a downtown circulator service with three lines that all meet the Music City Star). The Music City Star is the commuter rail line that runs from Lebanon to Nashville and had 250,000 riders in fiscal year 2011. There are 170,000 employees in the study area, 25,000 residents live along the corridor and 17% of households have no vehicle. Nashville gets around 11 million visitors annually and 4 million is spent by visitors. The study does alternatives analysis to identify an alternate high capacity transit mode on the Broadway/West End Corridor. The baseline is improving bus service and the other option is bus rapid transit. She turned the presentation over to Ms. Kubant who continued. She spoke on Transit-Oriented Development, density, land use and area development, parking and other related topics and summarized the presentation.

Mr. Gregory stated to Ms. Kubant that we have a training session tomorrow night and Felix Castrodad will be speaking on some issues related to her presentation that will apply directly to Goodlettsville.

City Manager Ellis introduced Mr. Guy Patterson to the Commission. Mr. Patterson is the new Director of Public Services and comes to us with over 30 years experience in public works and also has much experience in transportation and planning.

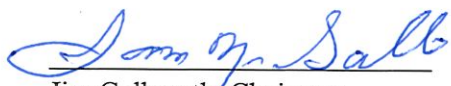
**Item #4 Commissioner Comments**

Mr. Gregory informed the Planning Commission that there is a training session scheduled tomorrow (12/6) at the new library at 5:00 p.m. He has invited Felix Castrodad once again to talk about the Northeast Corridor Mobility Study. Felix's information and the presentation given tonight will give a good perspective on how those ideas for West End may apply to the Gallatin Road Corridor as the plans mature for transit development. He stated that they also have Brandon Baxter and Joe Griffin (Ragan-Smith) to talk about traffic studies. Sam Edwards is also scheduled to speak about sustainability issues and there will be representatives from all of the planning commissions except for Sumner County who has not confirmed that they will attend.

He also informed them that there is a gentleman who is very interested in renovating and expanding the old Mason's Motel.

There was discussion regarding the old library, traffic light at Northcreek Boulevard, Dry Creek Road, and the Office of Administrative Hearing Officer.

The meeting adjourned at 6:06 p.m.

  
Jim Galbreath, Chairman

  
Alicia Prince, Recording Secretary