

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

November 7, 2011

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Vice Mayor John Coombs, Grady McNeal, Carol Crews, Scott Trew, Garry Franks, and City Commissioner Jane Birdwell

Absent: Jim Hit and Bubba Willis

Also Present: Rick Gregory, Tim Ellis, Tom Tucker, Larry DiOrto, Charlie Lowe, Felix Castrodad, Randy Caldwell and Alicia Prince

Jim Galbreath called the meeting to order. McNeal offered prayer.

Item #1 Minutes of the October 3, 2011 Planning Commission meeting stand approved as written.

Chairman Galbreath recognized and welcomed Tim Ellis, the newly appointed Goodlettsville City Manager.

Item #2 Northeast Corridor Mobility Study presentation.

Staff reviewed. Felix Castrodad, Metropolitan Planning Organization, presented an overview of the Northeast Corridor Mobility Study as it relates to the City of Goodlettsville. The northeast corridor extends from Nashville to Gallatin. Policy initiative focused on mass transit, support for active transportation and walkable communities, and preservation and enhancement of roadways within the MPO region. Three (3) key corridor areas were identified by data indicating emerging or expanding services. The City of Goodlettsville portion of the study included data from the 2009 Madison Community Plan Update, the Community Character Manual, Goodlettsville Major Thoroughfare Plan, Goodlettsville Streetscape Plan, and the Rivergate Land Use Study. In order to ensure the long term viability of the Rivergate area, the study recommends the establishment of a defined "Rivergate District" accompanied by a strategy to develop a strong and cohesive visual identity through signage, critical entry ways and clear boundaries. Key gateways would be developed and visually treated at the following locations: Rivergate Parkway at I-65; Rivergate Parkway at Gallatin Road; Conference Drive at Vietnam Veterans Parkway; and Conference Drive at Gallatin Road. There are strong recommendations for improving the pedestrian zones including streetscapes, crosswalks, and human-scaled building design. The study also makes several recommendations for improving circulation and expanded access options for automobiles, including a rear access road behind River Parkway, allowing U-turns at signalized intersections and managing access points.

From a land use perspective, the study calls for a redevelopment-based strategy and identifies key parcels for development, with programs including higher density residential and intensity and mix of uses that are critical to supporting premium transit in the longer term. Also recommended is the creation of a business improvement district (BID) or redevelopment district in order to provide capacity for the management of a coordinated strategy and the leverage of legal and financial mechanisms available to such entities under state law.

The study proposes Bus Rapid Transit (BRT) to be implemented in the near-term (within 10 years) in the RiverGate Mall/Goodlettsville area to provide for local circulation to/from the proposed Route 92XG and 92XH stop at the RiverGate Mall park-and-ride, as well as the Route 56 RiverGate stop on Gallatin Pike. Beginning at the Route 92X park-and-ride at RiverGate Mall, the clockwise loop will operate south on Conference Drive, west on Gallatin Pike, north on Rivergate Parkway, north on South Main Street, east on Long Hollow Pike, and south on North Creek Boulevard and Conference Drive to complete the loop. This route will operate in a loop serving RiverGate Mall and surrounding shopping centers, downtown Goodlettsville, the Goodlettsville Kmart, and retail, hotel and multi-family housing in the city. Bi-directional loops are proposed, as this is a large five-mile loop to minimize out-of direction travel and maximize ridership.

The long-range vision is to work toward the implementation of Light Rail Transit (LRT) from downtown Nashville to downtown Gallatin. The service would extend along Vietnam Veteran's Parkway (SR 386), I-65, Ellington Parkway (SR 6) for the provision of direct access into downtown Nashville. The current low ridership figures are also based on current land use patterns and plans in the various jurisdictions in the Northeast Corridor. The key to improving ridership is to change future land use policies across the jurisdictions to provide a mix of relatively high density residential

developments (15-75 units per acre), high density office buildings and ground floor retail centers providing employment densities to encourage close proximity to proposed stations, as well as a moderately dense mixes of uses at activity centers, along key corridors, and along circulator routes.

Gregory requested the members to begin to consider the suggestions put forth in this study relating to the long term impact on the Goodlettsville Land Use Policy Plan and Zoning Ordinance.

Item #3 Consider review and approval of the Goodlettsville Design Review Manual.

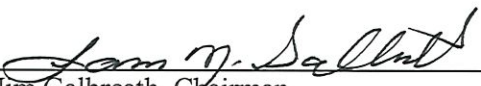
Staff reviewed. Gregory reported the suggested changes submitted by the commission members have been incorporated, as best as possible, into the document before you tonight. Gregory and Randy Caldwell, Ragan Smith Associates, addressed additional corrections, concerns, and clarifications relating to the verbiage of the document. Gregory noted that all of additional comments voiced tonight by the planning commission will be incorporated into the final document. There was discussion as to how the Design Review Board is to be established and as to who would serve on this board. Ellis suggested that all members of the Planning Commission be appointed to the Goodlettsville Design Review Board by resolution of the City Commission. This will ensure that any application brought before the Planning Commission can be considered simultaneously by the Design Review Board.

Trew made a motion for conditional approve the Goodlettsville Design Review Manual based on staff recommendations and planning commission discussion at this meeting. McNeal seconded the motion. The motion passed unanimously, 8-0.

Item #4 Commissioner Comments.

Gregory informed the Planning Commission that Vicky Ignatz, Planning Assistant will be retiring this month.

The meeting adjourned at 6:41 PM.



Jim Galbreath, Chairman

Vicky Ignatz, Planning Assistant