

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

October 4, 2010

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, City Commissioner John Coombs, Grady McNeal, Jim Hitt, Carol Crews, Scott Trew, Bubba Willis, Gary Franks and Bill Carter

Absent: Jim Driver

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Jack Tompkins, Larry DiOrio, Tom Tucker, Kevin Birdwell, Bhikha Kerritt, Dr. Pakash Jaju, Jane Birdwell and others

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

Item #1 Chairman Galbreath declared the minutes of the September 14, 2010 Planning Commission approved with noted corrections.

Item #2 (9.1 #9-10) Consider submittal by Ragan Smith Associates, 315 Woodland Street, Nashville, TN for an amended Final Plat for Conference Subdivision, 846 Conference Drive, Davidson County Tax Map 26-00, Parcel 155, Lot 2. The applicants are Fred Williams and Edward Whitley, KY-TN Conference Associates of 7th Day Adventists, 850 Conference Drive, Goodlettsville, TN.

Staff reviewed. Gregory reported the proposed plat amendment is to clean up an encroachment and create a property line with the correct side yard setback. All subdivision regulations have been addressed properly.

Franks made a motion for approval of the amended Final Plat for Conference Subdivision, 846 Conference Drive, Davidson County Tax Map 26-00, Parcel 155, Lot 2. Willis seconded the motion. The motion passed unanimously, 8-0.

Item #3 (9.1 #4-10) Consider submittal by Ferlisi Civil Design, 1808 Kara Court, Spring Hill, TN for a revision to the site plan for Dollar General Store, 1213 Dickerson Pike South, Davidson County Tax Map 33-0, Parcel 33.00.

Staff reviewed. Gregory reported problems with the previous design have led the developer to request a revision to the previously approved plan relating to the parapet walls on the sides of the building. This proposal will retain the front parapet wall; however, it will alter the side walls by lowering the height of the walls to accommodate a sloped roof. The roof material will remain as standing seam metal.

David Ferlisi, project engineer, explained that the approved roof design was changed due to the extended delivery date required by the original roof manufacturer. The proposed roof will be delivered four (4) to six (6) weeks earlier than the approved roof allowing for an earlier date to begin construction. Discussion relating to landscaping ended with Gregory confirming the existence of natural buffering on the southern elevation and extensive buffering planned for the northern elevation.

Hitt made a motion for approval of the revised site plan for Dollar General Store, 1213 Dickerson Pike South, Davidson County Tax Map 33-0, Parcel 33.00. Willis seconded the motion. The motion passed unanimously, 8-0.

Item #4 (11-09) Consider a request by Dr. Pakash Jaju, 1235 Antioch Pike, Nashville, TN for an extension of the February 10, 2010 site plan approval for Retail Center, Northgate Park Subdivision, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15, Lot 1A as it relates to Goodlettsville Zoning Ordinance 14-409(b).

Staff reviewed. Gregory reported that the property owners and developers of the approved Northgate Park Retail Center are requesting an extension of the site plan approval for this project.

Dr. Jaju and Bhikha Kerritt requested a twelve (12) month extension of the site plan approval based on expected extensive renovation of the site plan due to the request of a national restaurant potential tenant, the on-site impact relating to the May, 2010 flood event, the bank financing the development requesting a forty to fifty percent tenant base before

construction can commence and continued economic concerns. Interested tenants include Cici's Pizza restaurant, a yogurt franchise and a dry cleaning service. The board discussed concerns with future requests for extensions to the approved plan, the renovation plan for the two remaining motel buildings and the possibility of the property owners preparing a service road connecting the retail developments at KFC, Wendy's and McDonalds to East Cedar Street thereby decreasing traffic impact on Long Hollow Pike. Dr. Jaju reported that interior renovation of the motel will begin within two weeks. Bhikha Kerritt and Dr. Jaju agreed to consider the possibility of a service roadway on-site; however, they expressed a concern regarding liability issues.

Crews made a motion for a six (6) month extension of the February 10, 2010 approval for the site plan for Retail Center, Northgate Park Subdivision, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15, Lot 1A as it relates to Goodlettsville Zoning Ordinance 14-409(b). The Planning Commission will review the status of the project at the April, 2011 Planning Commission meeting. Trew seconded the motion. The motion passed unanimously, 8-0.

Item #5 PC 101 – Continuing Education

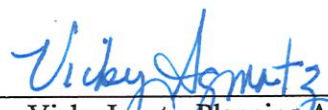
Gregory highlighted the Metropolitan Planning Dept. initiative for Davidson County and its municipalities to convert base documents, zoning maps and land use plans into one central format utilizing Community Charter Manual language and application. New technology for the region is the installation of recharging stations for electric vehicles. An audit is in progress to determine viable locations for the recharging stations.

Item #6 Commissioner Comments

The Commission and staff discussed integration of traffic signalization on Long Hollow Pike for improved traffic flow, the continued necessity for a left turn signal at East Cedar Street @ Long Hollow Pike and the possibility of a future request to TDOT for installation of a four (4) way traffic light at Long Hollow Pike @ Northcreek Commons.

The meeting adjourned at 6:08 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant