

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

August 2, 2010

5:30 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Mike Bauer, James Sutton, Jeff Rogers, Gay and Easton Sutley, Lee Hardaway and others

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

Item #1 Chairman Galbreath declared the minutes of the July 12, 2010 Planning Commission approved as written.

Item #2 Consider a request to amend language in the Goodlettsville Zoning Ordinance relative to the keeping of animals within the City of Goodlettsville, Special Conditions for Crop Animal Raising within the R-40 district by adding "chickens and chicken houses".

Staff reviewed. Gregory stated that any ordinance regarding the keeping of chickens and chicken houses within the city of Goodlettsville should include only parcels measuring five (5) acres or larger in the A-Agricultural and R-40 Residential zoning districts. Gregory provided a digital presentation relating to positive aspects (local food production, educational value, economic development tool, fertilizer production, etc.) and negative aspects (noise, disease potential, attraction of predator animals, aesthetics, etc.) of raising chickens and chicken coops. A list of policy issues presented by staff relating limiting the number of birds allowed; including the term "non-commercial use" to block commercial production; property line restrictions; permits and permit fees; enclosure requirements; addressing nuisance complaints and slaughtering of chickens along with a composite of chicken ordinances adopted by other cities throughout the country were reviewed and debated by the Planning Commission members.

James Sutton, Gay and Easton Sutley, Lee daway and Jeff Rogers, all residents along Patton Branch Road and owners of chickens, addressed the Planning Commission with the request to consider that this area of Goodlettsville has been utilized as farm land for many decades, that the chickens and eggs produced are used for personal consumption and requested that common sense rule in the decision making process of this issue.

Driver made a motion to recommend to the City Commission to amend the Goodlettsville Zoning Ordinance, Special Conditions for Crop Animal Raising to allow the raising of chickens and utilization of chicken coops within the A-Agricultural and R-40 zoning districts of the City of Goodlettsville with the following restrictions: 1) only parcels with five (5) acres or more are permitted to raise chickens and 2) chicken coops must be one hundred (100) feet from any adjoining neighbor's residence. Motion seconded by McNeal. Motion passed unanimously, 9-0.

City Commissioner Coombs thanked Rick Gregory for his in-depth research and presentation of the subject matter.

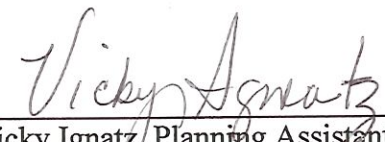
Item #3 Commissioner Comments.

Jim Thomas, City Manager, asked the Planning Commission members to reconsider their original decision to allow all email correspondence to filter through the Planning Department before forwarding the senders' email to the designated Planning Commissioner. Mayor Finch raises this issue by stating that "filtering process as not acceptable and encourages the membership to be more accessible to the public". The city's webpage can be structured to allow citizens to communicate directly with each member while not revealing any reveal personal data. The Planning Commissioners agreed to change protocol and requested staff to update email information of members.

Scott Trew reiterated that the Publix loading dock adjacent to Loretta Drive continues to have refrigerated delivery trucks parked in this location before the morning delivery time as determined by the Planning Commission. Gregory stated the he would inform the proper department regarding this issue.

The meeting adjourned at 6:22 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

September 12, 2010

5:30 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, City Commissioner John Coombs, Grady McNeal, Carol Crews, Scott Trew and Bill Carter

Absent: Jim Hitt, Garry Franks

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Jack Tompkins, Masoud Fathi, Bob Panvini, Matt Frey, Alan Thompson,
John VanMater, Vicky Ignatz and others

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

Item #1 Chairman Galbreath declared the minutes of the August 2, 2010 Planning Commission approved as written.

Item #2 (9.1 #8-10) Consider submittal by Steven E. Arts and Associates, Inc., 514 South Brown Street, Ste. 600, Springfield, TN for an amended Final Plat for the Homestead Property, 1199 Willis Branch Road, Sumner County Tax Map 143, Parcels 48 and 48.01. The applicants are John S. VanMater, 1199 Willis Branch Road and Jason L. Higgins, 1201 Willis Branch Road, Goodlettsville, TN.

Staff reviewed. Gregory reported this proposal for a two lot subdivision involves moving lot lines to incorporate the existing pond from the current owner to the new owner. A few minor technical issues remain regarding the verbiage in the certificate statements requiring meeting standard certificate language. The surveyor has agreed to make the changes identified. Matt Frey, Steven E. Arts and Associates, Inc. informed the commission that a revised Final Plat for the Homestead property is completed and available for staff immediately.

Willis made a motion to recommend conditional approval of the amended Final Plat for the Homestead Property, 1199 Willis Branch Road, Sumner County Tax Map 143, Parcels 48 and 48.01 based on review and final approval by staff. Driver seconded the motion. The motion passed unanimously, 7-0.

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 W. Williams and Edward A. Whitley, 105 Ashlawn Court, Franklin, TN.

Gregory stated that the Final Plat survey documents were not provided in a time manner to allow adequate review of the proposed property line relocation. Crews made a motion to defer until the next Planning Commission meeting consideration of the Final Plat for Conference Subdivision, 846 Conference Drive, Davidson County Tax Map 26-00, Parcel 155, Lot 2. McNeal seconded the motion. The motion passed unanimously, 7-0.

Item #4 (9.1 #10-10) Consider submittal by Masoud Fathi, Civil and Environmental Engineering Services, LLC, 218 Third Avenue North, Ste. 200, Davidson County Tax Map 34-05, Parcel 56 and Davidson County Tax Map 34-09, Parcel 5, Lots 31, 33 and 35.

Staff reviewed. Gregory reported this is a proposal to add approximately 23,100 square feet to the existing Gateway