

Driver made a motion to approve the request and recommend consideration of the rezoning amendment for 1039 Willis Branch Road, Sumner County Tax Map 143, part of Parcel 51.02 and part of Parcel 51.04 from MDRPUD to R-40 to the City Commission. Coombs seconded the motion. The motion passed unanimously, 8-0-0.

Item #3 Discuss Land Use Policy Plan recommendations highlighted in the Goodlettsville Retail Development Studies, Phase I and II prepared by Parsons/Brinckerhoff, Strategy 5 and Bill Terry and Associates.

There was no discussion regarding this matter based on staff recommendation.

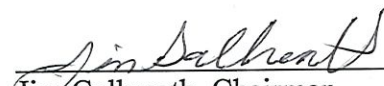
Item #4 Commissioner Comments.

There were no Planning Commissioner comments.

Carol Crews left the meeting at 5:15 PM.

Non-agenda item: Willis asked Gregory if Tom Tucker, 224 Sydney Drive, Copper Creek development, would be heard by the Planning Commission as previously stated by Mr. Tucker in an email sent to the Planning Commission. Gregory stated that after further discussion with Mr. Tucker, the decision was made to include the request with an official Planning Commission agenda. However, Gregory stated that he had spoken with the City Attorney regarding protocol for setting a precedent to allow discussion regarding a non-published, non-agenda item. The City Attorney verified that if no official action was taken by the Commission it would be appropriate to allow the non-published issue to be discussed. Galbreath invited Tucker to speak unofficially to the Commission. Tucker stated his concern with the building pattern of a home recently built in Copper Creek. In 2007, multiple literatures published featured Copper Creek homes ranging from \$350,000 to \$450,000. At that time, the Tuckers purchased a home in the development based on many factors including the price range of the homes. In 2008, Mr. Tucker saw new signage at Copper Creek noting homes prices decreased to the \$200,000 range assumedly based on the real estate financial crisis. Mr. Tucker questioned as to whether he has any recourse by bringing this matter to the Planning Commission based on its approval of the Copper Creek Final Master Plan. The City Manager clarified that the Restrictive Covenants established for Copper Creek is a private contract between the developer and the property owner. The Commissioners voiced their sympathy for Mr. Tucker's situation; however, the City of Goodlettsville has no control over such issues. Mr. Tucker thanked the Commission for clarification of the matter and will proceed accordingly. Mr. Driver noted that, as established policy, the Commission does not consider non-published items.

The meeting adjourned at 5:25 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

December 7, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Bill Brasier, Larry DiOrio, Vicky Ignatz, Tifinie Adams, Mike Garrigan, Tom Anderson, William B. Carter, Joyce Washington, Addison Washington Jr., Jessie Patton Jr., Linda Jones, Willie and Wanda Shelton, Linda Cartwright Darden, Annie and Robert Love, and Tonia Miller

Jim Galbreath called the meeting to order. John Coombs offered prayer.

Item #1 The minutes of the November 2, 2009 Goodlettsville Planning and Zoning Commission were approved as written.

Item #2 (#16-09) Consider request by Dale and Associates, 516 Heather Place, Nashville, TN for site plan for The Bakers Chapel CME Church, 206 New Brick Church Pike, Davidson County Tax Map 18-16, Parcel 52.

Staff reviewed. Gregory reported this site plan depicts a two-story brick, 9,005 square foot building with a 220 seat sanctuary. Architecture includes a brick veneer facade, brick bands, soldier courses and a metal roof. Parking lot access is extended to border Old Brick Church Pike. All major revisions and the majority of the minor revisions have been made. Further review by staff and project engineer is needed regarding headwall outlet protection detail, runoff from the short stretch of driveway north of Old Brick Church Pike, single dumpster enclosure detail, landscape plan correction regarding retention of a 36" Hickory tree. Staff recommends conditional approval based on a submittal of a revised site plan and final review and approval by staff.

Michael Garrigan, Dale and Associates, agrees with all staff comments. Discussion regarding runoff from Dorr Drive onto New Brick Church Pike was discussed. Garrigan stated it is difficult to capture the current runoff at the front of the site; however, an extension of the drainage catch basin can be provided as additional stormwater management to capture Dorr Drive and site stormwater runoff. The signage plan will be presented separately to the Planning Commission for consideration at a later date.

McNeal made a motion for conditional approval of the site plan for The Bakers Chapel CME Church, 206 New Brick Church Pike, Davidson County Tax Map 18-16, Parcel 52 based on noted minor revisions to be finalized by staff and the project engineer. Trew seconded the motion. The motion passed unanimously, 9-0.

Item #3 A presentation of the completed Madison Community Plan/Regional Bicycle and Pedestrian Plan by Metro Nashville Planning Department.

Tifinie Adams, Metro Nashville Planning Office, presented the completed plan for the Madison Community/Regional Bicycle and Pedestrian Plan in which the City of Goodlettsville comprises approximately one-third of the Madison Community plan. This plan format will be heavily referred to in developing the Sumner County portion of Goodlettsville Bicycle and Pedestrian Plan. The plan incorporates the elements of our Land Use Policy Plan, Goodlettsville Streetscape Plan, and Rivergate retail development study into the Davidson County plan. All stakeholders, community and political leaders have been engaged in the updated plan. Sustainable growth, future community/regional development, specific design based zoning, capital improvements, infrastructure, transportation corridors and an evolving implementation process are included in the plan.

Item #4 Consider action on Letter of Credit No. 6794-89 in the amount of \$37,000 for infrastructure and landscaping maintenance for Caldwell Square/Publix due to expire 12/18/09. The applicant is Ledbetter Properties, Riverbend Center, 1464 Turner McCall Blvd. SW, Rome, GA.

Staff reviewed. Brasier reported staff recommends the release of the maintenance surety based on the final inspection and approval of the infrastructure and landscaping installations for the site.

Driver made a motion for release of Letter of Credit No. 6794-89 in the amount of \$37,000 for infrastructure and landscaping maintenance for Caldwell Square/Publix due to expire 12/18/09. McNeal seconded the motion. The motion passed unanimously, 9-0.

Item #5 Consider action on Letter of Credit No. 600160610 in the amount of \$11,000 for restoration of a portion of Rivergate Parkway relating to installation of sanitation sewer connection for PreVost US Car facility due to expire 6/29/10. The applicant is Corporate Investors Partnership, VI, LLC, 652 Ezell Road, Nashville, TN.

Staff reviewed. Brasier stated the surety is actually for the restoration to Rivergate Parkway as a result of a sanitation sewer connection installation. Staff recommends the release of the surety based on final inspection and approval of the restoration.

Hitt made a motion for release of Letter of Credit No. 600160610 in the amount of \$11,000 for restoration of a portion of Rivergate Parkway relating to installation of sanitation sewer connection for PreVost US Care facility due to expire 5/29/10. Crews seconded the motion. The motion passed unanimously, 9-0.

Item #6 Consider action on Letter of Credit No. 010596152 in the amount of \$50,000 for infrastructure and landscaping maintenance for Ivy Hill, Phase I, II and III. The applicant is Ivy Hill Properties LLC, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Brasier reported there are a few minor issues relating to erosion on a few lots and some landscaping issues. The applicant has requested release of the Letter of Credit for all development phases of Ivy Hill and to post a cashier's check in the amount of \$4,000 for all remaining issues.

Trew made a motion to release Letter of Credit No. 010596152 in the amount of \$50,000 for infrastructure and landscaping maintenance for Ivy Hill, Phase I, II and III based on the receipt of a cashier's check in the amount of \$4,000 relating to outstanding erosion and landscaping issues related to the development. Coombs seconded the motion. The motion passed unanimously, 9-0.

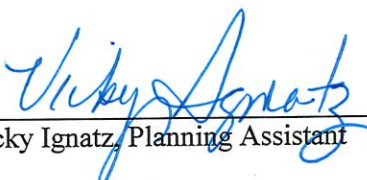
Item #7 Consider recommendations to the City Commission regarding Wind Turbine Ordinance to establish guidelines for wind turbine installation and maintenance.

Staff reviewed. Gregory reported there is nationwide activity on wind turbine technology resulting in development and adoption of zoning regulations relating to this product. Preliminary research has been completed by staff. A previous request for installation of a wind turbine in a residential zoning district was approved based on compliance with residential height and setback restrictions. These current requirements will not adequately cover future wind turbine specifications, installation, etc. Restrictions relating to horizontal height, vertical length, noise, setbacks, safety issues for adjoining neighbors and product surface advertising, etc. will need to be addressed in the final ordinance.

Item #8 Commissioner Comments.

No comments.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant