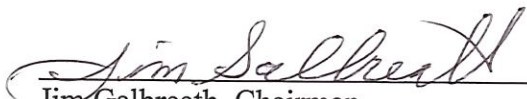
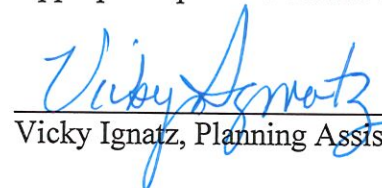


rezoning. Discussions with property owners could be informally undertaken for the purpose of guiding future development toward residential, commercial, retail or mixed-use enterprises, as appropriate. The Urban Growth Boundary area encompasses the Long Hollow Pike corridor to Ralph Hollow Road. Gregory requested the Commissioners consider action needed for these site and to submit proposed changes to the zoning and the number of residential units permitted in mixed use residential.

Gregory introduced a case of law to the Commissioner relating to a Tennessee Court of Appeals case: Rob Roten and Jerrold Swafford v. The City of Spring Hill, TN relating to action stemming from the City of Spring Hill Planning Commission's approval of a site development plan for the proposed construction of several apartment buildings as part of a greater mixed-use development. The site development plan must be submitted to and approved by the Planning Commission in accordance with the procedures and standards set for in Article VI, § 5.8 of Spring Hill's Zoning Ordinance before the building inspector will issue a permit allowing construction to begin. A petition was filed in the Chancery Court for Maury County to invalidate the action of the Planning Commission because, according to Petitioners, the Planning Commission lacks the authority to approve site development plans. The trial court upheld the action of the Planning Commission finding "the City has the authority under the Municipal Zoning Enabling Statutes to delegate to the Planning Commission the power to ensure compliance with its zoning ordinance through a site plan approval process" and, further, "the Planning Commission has the authority, express and implied, to approve site plans for projects such as the one at issue, and the Planning Commission is the appropriate panel to decide this issue.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

November 2, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Grady McNeal, Jim Hitt, Carol Crews, Bubba Willis, and Bill Carter

Absent: Garry Franks and Scott Trew

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Larry DiOrio, Vicky Ignatz, Jane Birdwell, John and Nancy Edmondson

Jim Galbreath called the meeting to order. Bill Carter offered prayer.

Item #1 The minutes of the October 5, 2009 Goodlettsville Planning and Zoning Commission were approved as corrected to denote the absence of Jim Driver at the October 5, 2009 PC meeting.

Item #2 (9.1 #15-09) Consider request by John and Nancy Edmondson for a rezoning amendment from MDRPUD to R-40 for 1039 Willis Branch Road, Sumner County Tax Map 143, p/o Parcel 51.02.

Staff reviewed. Gregory reported that in technical terms, this request is for a down zoning. The current zoning of Medium Density Residential Planned Unit Development (MDRPUD), brought about by a portion of this parcel being included in the Final Plat and Final Master Plan for the Cottage Grove at Twelve Stones (formerly known as The Villas at Twelve Stones), allows up to three (3) dwelling units per acre. This request would decrease the allowed density to just over one (1) dwelling unit per acre or one dwelling unit per every 40,000 square feet. The rezoning is for that portion of parcel 51.02 and that portion of parcel 51.04, as shown on Sumner County Map 143, now under the ownership of John and Nancy Edmondson, consisting of a total of approximately 5.29 acres.

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.

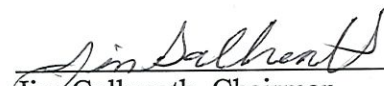
Item #4 Commissioner Comments.

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