

Galbreath asked for a show of hands as to whether the Commission agrees with the proposal made by Dr. Patel regarding the financial offer of \$300,000 to be utilized at the City's discretion in lieu of the placement of the brick veneer tile and wall system on the Courtyard by Marriott. Galbreath stipulated the vote indicated two (2) votes – YEAH and seven (7) votes – NAY. Therefore, the proposal by Dr. Patel is denied and the action by the Planning Commission at the September 14, 2009 regarding the Courtyard at Marriott stands.

The meeting adjourned at 6:50 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

October 5, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Grady McNeal, Scott Trew, Carol Crews, and Gary Franks

Absent: Jim Hitt, Bill Carter and Bubba Willis

Also Present: Jim Thomas, Tim Ellis, Rick Gregory, Vicky Ignatz and others

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

Item #1 Minutes of the September 14, 2009 Planning Commission meeting stand as written.

Item #2 Discuss Land Use Policy Plan recommendations highlighted in the Goodlettsville Retail Development Studies, Phases I and II by Parsons/Brinckerhoff, Strategy 5 and Bill Terry & Associates.

Staff reviewed. Gregory prepared a synopsis of the Land Use Policy Plan recommendations for the fifteen (15) areas identified in the Goodlettsville Retail Development Studies. The following is a brief description of each area.

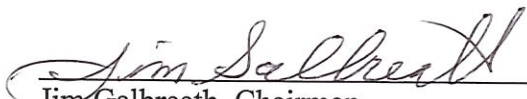
- Phillips Property in Northcreek Commons – Provide for a residential component of a master plan under the CPUD district. Provide standard and requirements for conference center development. Provide standards and requirements for conference center development. The city will need to decide if residential/commercial mixed use should be permitted within the CPUD district or if a master plan can show such mixed uses; however, separate zoning districts will be employed. If these uses are desired to be developed within the same building, a zoning change is required.
- Northcreek Commons – There are no zoning changes recommended at this time.
- Conference Drive – Provide for a residential component of a master plan under the GOPUD district. The city will need to decide if residential/commercial mixed use should be permitted within the GOPUD district or if a master plan can show such mixed uses; however, separate zoning districts will be employed. If residential/commercial uses are desired to be developed within the same building, a zoning change is required.
- Long Hollow Pike - This area has been addressed by review and amendment to the Land Use Policy Plan.
- Downtown Redevelopment - The area under study includes Goodlettsville Plaza and out parcel, World Gym property and Frank Davis Jr. undeveloped property adjacent on Rivergate Parkway adjacent to O.I.C. Two Mile Professional Plaza – The current CSL zoning does not prohibit many types of commercial uses on individual lot development. Consider rezoning the parcels to CPUD. IF a senior

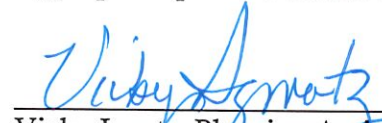
house component is included in the development plans, an amendment permitting such housing is required.

- Peay Property – The recommendation in the strategy plan has the city acquiring the land, developing a master plan based on the long-term goals of the city and marketing the plan to private developers. The other option is for the city to be pro-active and with proper study amend the Land Use Policy Plan as applied to this site and base all future zoning changes on the revised Land Use Policy Plan. However, any future development on this property must take into account the current problems associated with a lack of access.
- Sadler Property – This property fronts Rivergate Parkway and I-65 with approximately ten (10) acres. There is currently no access to Rivergate Parkway. There are no zoning changes recommended at this time.
- Public Works Property - There are several contiguous parcels of both public and private ownership included in this location. There are no zoning changes recommended at this time.
- Jackson Farm – The recommendation is to prepare a master plan for the property to identify the developable area versus floodplain area and the most feasible location for an access road and to rezone the property to CPUD. A major challenge to this property is the lack of access to a major highway. The only way to gain access and exploit the development potential of the property is the acquisition of additional property and construction of a new bridge across Mansker's Creek.
- Faulkner Property – The recommendations are to consider preparing a small area master plan/development strategy that would seek to build out this portion of the city over time through site-specific, project-specific, and design-specific implementation measures also taking into account the issues of water and sewer service. Or, consider image enhancement opportunities both from the Dickerson Road entry/gateway point and from the perspective of I-65 travelers who may have a view of whatever is developed on this property. There are several challenges associated with retail development on this site including extension/connection of water/sewer, the floodplain areas that constrain building opportunities in this area of the city as well. This is primarily industrial in nature, with building scale and density generally not seen conducive to a retail shopping experience.
- Highway 31/41 Area – The recommendations for this area is to establish and assess property ownership patterns in the area as a precursor to an assembly/development strategy, consider preparing a small area master plan/development strategy that would seek to build out this portion of the city over time through site-specific, project-specific, and design-specific implementation measures; make a decision regarding pursuit of infill projects over time; land assembly and pursuit of a larger destination retailer; or some combination of a development program that could include more light industrial; bases on the small area plan and goals of a development program, consider if the current CG zoning should be changed or if it will be compatible with any proposed plan. The challenges faced in this area for retail development are multiple property ownerships, the overall existing character of the environment which is industrial/commercial. Floodplain issues to the east, hilly terrain and some access issues and some access issues.
- Dry Creek Farms (Worrell Farm) – There are no zoning changes recommended at this time.
- Northcreek Business Park – There are no zoning changes recommended at this time.
- Old Goodlettsville High School – Should the city acquire this property, the recommendation is to consider preparing a feasibility study and master plan for the site which will serve to guide development in a manner that is endorsed by the public, and that is attractive to the private sector and ultimately results in a flagship project for downtown Goodlettsville. If master planning is done on this site, a small impact study should be done to encompass the community around the site to examine impacts of redevelopment and additional opportunities for redevelopment. Based on any master plan, rezoning should be considered in addition to the Commercial Core Overlay currently in place.
- Urban Growth Boundary Site – The recommendations are for the city to begin to evaluate all avenues of growth for this area pursuant to the Chapter 1101 legislation that initiated the Urban Growth Boundary identification process throughout the state. The options are to adopt phased annexation plans to methodically expand municipal boundaries or to allow developer requests to drive annexation and

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.