

- Planning Commission will take action on the rezoning amendment regarding a recommendation to the City Commission for consideration of the rezoning amendment and will take action on the Preliminary Master Plan. If approved...
- Planning Commission will submit the rezoning amendment to the City Commission for action on the recommendation of the proposed amendment on first and second readings. The second reading will include a publicized public hearing by the City Commission. If approved...
- The developer will submit the Final Master Plan and the Final Plat to the Planning Commission and the Planning Commission will take action on the Final Master Plan and Final Plat
- The public is invited to attend all meetings. Any proposed development plans will be available for review at City Hall
- Tom Tucker offered to schedule neighborhood meetings to discuss upcoming plans as they might develop. Citizens are encouraged to utilize the City's website to obtain current information relating to planning issues.

Item #9 Commission Comments.

No comments

The meeting adjourned at 6:14 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

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First 8 items

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

May 4, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: Gary Franks

Also Present: Rick Gregory, Jim Thomas, John Finch, Bill Brasier, Larry DiOrio, Tom Tucker, Charlie Lowe, Vicky Ignatz, Jay Nelson, Chris Camp, Tim Ellis, Phil Cornett and others

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

The board agreed by unanimous consent to allow Item #4 to be considered prior to Item #3.

Item #1 The minutes of the April 6, 2009 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #1-09) Daniel Rivergate Development, LLC, 720 Storecastle Pl., Nolensville, TN submitted a Final Plat for Cobblestone Townhomes, A Horizontal Property Regime (Private Element), Alta Loma Road, Davidson County Tax Map 34-01, Parcel 900, Lots 1-122.

Staff reviewed. Gregory reported this proposal is to consolidate several parcels and parts of parcels into one building site. Primarily due to the complexity of the site, it is difficult to show all the required information on a one-sheet plat. Most of the technical issues have been corrected. The remaining issues needing to be addressed are power-line setback locations, pipe size and easement information for a few locations, certificate language and a few previously listed corrections. Jay Nelson, Daniel Rivergate Development, LLC agreed to work with staff to make final corrections and resubmit final plat.

Willis made a motion for conditional approval of the Final Plat for Cobblestone Townhomes, A Horizontal Property Regime (Private Element), Alta Loma Road, Davidson County Tax Map 34-01, Parcel 900, Lots 1-122 based on resubmittal of a corrected Final Plat and final review and approval by staff. Crews seconded the motion. The motion passed unanimously, 9-0.

Item #3 Consider action on Letter of Credit No. 7100085310 in the amount of \$150,000 for installation of infrastructure for Dry Creek Road, Phase I, Davidson County Tax Map 33.00, Parcels 42 and 297 and Letter of Credit No. 7100089270 in the amount of \$560,000 for installation of infrastructure for Dry Creek Road, Phase II – Robert Cartwright Drive, Davidson County Tax Map 33.00, Parcel 42. The owner is Investors Land Partners II, LLP.

Staff reviewed. Brasier stated the roadway for Dry Creek Road, Phase I has been inspected and recommends an increase in the surety amount to \$165,000 for a one-year period to cover the current cost estimate of top coating the street. Brasier stated the roadway for Dry Creek Road, Phase II, Robert Cartwright Drive has been partially installed and recommends reduction to \$450,000 for a one-year period.

Driver made a motion to extend Letter of Credit No. 7100085310 for a period of one year and increase the surety amount to \$160,000 and extend Letter of Credit No. 7100089270 for a period of one year and decrease the surety amount to \$450,000. Carter seconded the motion. The motion passed 9-0.

Item #4 Presentation by Chris Camp, Lose & Associates, Inc. of a report of the Final Master Plan of the City of Goodlettsville Greenway and Open Space.

The City of Goodlettsville proposes to develop a Greenway and Open Space Master Plan to guide the development of an extensive community-wide pedestrian and bicycle trail network connecting city parks, schools, neighborhoods and commercial destinations within the City. This plan looks at using three types of connectors to serve as critical connections for the development of a community-wide trail system: multi-use, off-road greenway trail routes; sidewalk and bicycle lane connections; and open space and floodplain areas that are worthy of protection and/or in need of restoration. This study also includes concept plans for three parcels of land and their adjoining property for park uses: Lumsey Park, Northcreek Park and Gallatin Pike Trailhead Park. The master plan expands upon its overall potential value by looking into avenues of partnership with its neighboring City of Hendersonville to investigate possible inter-community greenway system connectors from Gallatin Road to the Cumberland River and Rockland Recreation Area. The final component of the plan determines if existing trails in Moss-Wright Park can be improved to provide better separation between trail users and vehicular traffic in the park.

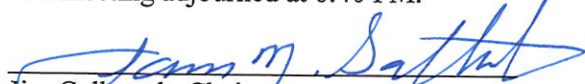
Item #5 Discuss Land Use Policy Plan recommendations highlighted in the Goodlettsville Retail Development Studies, Phases I and II prepared by Parsons/Brinckerhoff, Strategy 5 and Bill Terry & Associates.

Gregory provided commission members with a map depicting proposed properties located within the Long Hollow Pike, Loretta Drive, Geneva Drive and Grace Drive area to be included in the amendment to the Land Use Policy Plan. The Commission will consider an amendment to the Land Use Policy Plan at the next meeting.

Item #6 Commission Comments

The Nashville Business Journal reported on the retail health of area malls and depicted Rivergate Mall in a positive light. Tom Tucker reported that on May 13, 2009 the City of Goodlettsville, Goodlettsville Chamber of Commerce and Southeast Ventures will host a tour of the city for commercial real estate brokers which will highlight existing and proposed commercial development site. Trew reiterated his safety concerns regarding the use of Loretta Drive, Geneva Drive and Grace Drive as an alternate turn-around route for Publix truck traffic.

The meeting adjourned at 6:40 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant