

traffic speed, commercial district noise overflow and any future commercial construction. Scott Trew, Planning Commissioner and resident at 506 Geneva Drive, added that approximately ten (10) other residents have shared their concerns that all the properties on Grace Drive are not included in the proposed commercial district.

Driver remarked that there are no proposed commercial developments for this area and the process is in the very preliminary stage of long-term plans for this portion of the Long Hollow Pike corridor. Commissioner Coombs explained this process would provide guidance to Tom Tucker, Economic Development Director, regarding the citizen's desire for the area to develop and provide any future developers an accurate analysis of the proper style of development for the proposed commercial district. Coombs and Galbreath are encouraged by the interest and visionary response of the citizens regarding the proposed commercial expansion and growth of the area and the desire to protect the integrity of the existing residential developments.

Gregory stated the next step is to revisit the Goodlettsville Retail Development Strategy Plan and identify the areas within the Loretta, Grace, Geneva and Elba Drives; determine changes to the Goodlettsville Land Use Policy Plan by virtue of an overlay zone or expansion of the existing CPUDL zoning district; initiate the process to amend the 2020 Goodlettsville Growth Plan subject to the call of the Sumner County Growth Committee; identify deficiencies in the Zoning Ordinance regulations and adopt needed requirements to insure quality commercial development of the Long Hollow Pike corridor; thereby, ensuring quick adoption of the commercial zoning uses when developers present proposed development plans.

Item #8 Metro Planning Department will present the proposed "community plan" which will address growth and development in Madison, Rivergate, Goodlettsville and Neely's Bend.

Bob Eadler and Tiffany Adams presented the 2009 update of the Community Character Manual for Madison, Rivergate, Goodlettsville and Neely's Bend. The city's base documents for Land Use Policy Plan and zoning maps for the Davidson County portion of Goodlettsville were utilized as development tools and incorporated into the plan to establish community character, design and development.

The meeting was adjourned by Jim Galbreath.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 2, 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 Gary Franks

Absent: William Carter

Also Present: Rick Gregory, Jim Thomas, Tom Tucker, Bill Brasier, Larry DiOrio, Charlie Lowe, Vicky Ignatz, Dewayne Caldwell, Linda Lowry, Rick Fussell, Jason Phillips, Joe Anderson, Roy Scobey and others

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

Item #1 The minutes of the February 2, 2009 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #6-09) Caldwell Engineering & Surveying, P.O. Box 323, Hendersonville, TN submitted a Final Plat for Bessie Long Subdivision, US Hwy. 31@ Long Drive, Sumner County Tax Map 141, p/o Parcel 49.01.

Staff reviewed. Gregory reported the purpose of this plat is to create two lots, one approximately 2.63 acres in size and the another roughly 4.69 acres in size. Minor technical issues are outstanding and are in the process of being corrected. Caldwell agreed with staff comments.

Driver made a motion for conditional approval of the Final Plat for Bessie Long Subdivision, US Hwy. 31W@ Long Drive, Sumner County Tax Map 141, p/o Parcel 49.01 based on submission of a corrected plat and review and final approval by staff. Coombs seconded the motion. The motion passed unanimously, 9-0.

Item #3 (9.1 #4-09) Ragan Smith Associates, Inc., 315 Woodland Street, Nashville, TN submitted an Amended Final Plat for Northcreek Business Park, Section 12, Lots 3 and 3A, Business Park Circle, Sumner County Tax Map 143J, Group F, Parcel 11.

Staff reviewed. Gregory reported this plat is to create two lots, one approximately 1.33 acres and the other roughly 2.3 acres in size. Minor technical issues relating to easements, distances, etc. remain to be addressed. Fussell agreed to work with staff to make corrections.

Franks made a motion for conditional approval of the amended Final Plat for Northcreek Business Park, Section 12, Lots 3 and 3A, Business Park Circle, Sumner County Tax Map 143J, Group F, Parcel 11. Driver seconded the motion. The motion passed unanimously, 9-0.

Item #4 (9.1 #5-09) Ragan Smith Associates, Inc., 315 Woodland Street, Nashville, TN submitted a Final Master Plan Development for Tennessee Farmers Insurance, Northcreek Business Park, Business Park Circle, Sumner County Tax Map 143J, Group F, Parcel 11, Lots 3 and 3A.

Staff reviewed. Gregory reported this is a proposal for a 5114 square foot building located on Lot 3A, Northcreek Business Parks, Section 12, a 1.33 acres lot. This site plan is a continuation of the previously approved Northcreek Business Park Master Plan. Minor technical details need to be finalized relating to grading, roof drains, side slopes on the bio-retention pond and a conflict with a storm sewer line and one of the canopy trees in a parking island. Roy Scobey, project architect, agreed to place false, ventilation dormers on the west and north elevations.

Franks made a motion for conditional approval of the Final Master Plan Development for Tennessee Farmers Insurance, Northcreek Business Park, Business Park Circle, Sumner County Tax Map 143J, Group F, Parcel 11, Lots 3 and 3A based on inclusion of dormers and submittal of a fully corrected plan with review and final approval by staff. Willis seconded the motion. The motion passed unanimously, 9-0.

Item #5 PC101 – General Planning Discussion and Year End Update

Charlie Lowe, Ragan-Smith Associates, informed the commission that regional planning agendas have been reduced by 60% to 70% from the previous two years beginning with a decline in residential building in the fall of 2007 followed by the economic crisis of 2008. The firm's analysis predicts residential construction to begin to rise in the fall of 2009 with commercial construction increasing approximately eighteen months later. Thomas reported that the City of Goodlettsville issued 50% less building permits in the 2008 calendar year than in 2007.

Gregory reported on the synopsis of the Goodlettsville Retail Economic Development Study highlighting the fourteen areas noted in the study: Phillips Property (Northcreek Blvd.), Northcreek Commons (Northcreek Blvd.), Conference Drive, Long Hollow Pike, Downtown Redevelopment (Goodlettsville Plaza Shopping Center, Goodlettsville Plaza out-parcel, World Gym property and vacant lot on Rivergate Parkway across from Cantrell's Market), Peay Property (Memorial Drive), Sadler Property (S. Cartwright Street), Goodlettsville Public Works Property (N. Cartwright Street), Jackson Farm (Manskers Acres Lane @ Old Stone Bridge Road),

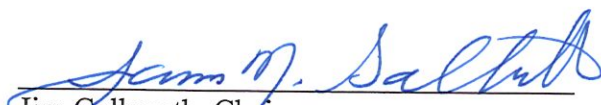
Faulkner Property (Hwy. 41), Highway 31/41 areas, Worrell Farm (Dry Creek Farms – S. Dickerson Road), Northcreek Business Park (Jackson Road), Old Goodlettsville High School (S. Main Street) and the Goodlettsville Urban Growth Boundary area (Sumner County). The commission recommended the addition of the approx. 20 acres of property at N. Main Street & Tinnin Avenue and the property at N. Main Street & Old Springfield Hwy.) be included the economic development planning process. Recommended changes include: conduct a review of the land use policy plan and craft necessary amendments; review the zoning ordinance and create necessary amendments defining/regulating residential and commercial mixed-use planned unit developments; identify properties for potential mixed-use development; consider preparation of master plans/development strategy for newly identified commercial planned unit development properties; and evaluate long-term avenues of annexation of properties identified in the Urban Growth Boundary.

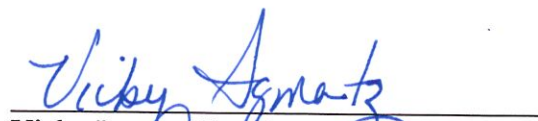
Preliminary review regarding revisions to the Land Use Policy Plan for the Long Hollow Pike @ Loretta Drive @ Grace Drive and the Long Hollow Pike @ Ellen Drive @ Elba Drive areas were discussed. Staff is to identify properties on Grace Drive to be considered for proposed future commercial development based on topography, traffic patterns, etc. and report findings to the commission.

Item #6 Commission Comments.

No comments.

The meeting adjourned at 6:50 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

April 9, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Grady McNeal, Scott Trew, William Carter

Absent: Jim Hitt, Carol Crews, Garry Franks, Bubba Willis

Also Present: Rick Gregory, John Finch, Jim Thomas, Tom Tucker, Tim Ellis, Bill Brasier, Larry DiOrio, Charlie Lowe, Vicky Ignatz, Steve Bridges, Rocky Montoya, Jason Phillips, Phil Cornett, members of Bakers Chapel CME Church and others

Mayor John Finch addressed the Planning Commission to share information regarding the City's sewer infrastructure and wastewater collection system. The City must take a much more aggressive approach to overcome sewage system problems. The City is in negotiations with the Metropolitan Government of Nashville and Davidson County to renew its contract for Metro to treat the wastewater generated in Goodlettsville, collected in its sewer collection system and transported to the Metro Dry Creek Wastewater Treatment Plant. To achieve necessary infrastructure improvements and to meet the requirement of the wastewater treatment agreement with Metro, Goodlettsville is undertaking two major projects: 1) reconstruction of some of the more than 144 miles of pipe that a part of the City's sewer collection system and 2) construction of an 8.5 million gallon basin to collect and store wastewater during periods of high flow due to rainfall events.

The anticipated construction cost of the infrastructure improvements is thirteen million (13) million dollars. Loan money is available for water and wastewater infrastructure improvements to qualified borrowers through the State of Tennessee Revolving Loan Fund (SRLF). Additionally, the City may qualify for forgiveness of up to five (5) million dollars in principal on the loan due to the recently enacted federal American Recovery and Reinvestment Act (ARRA). The loan