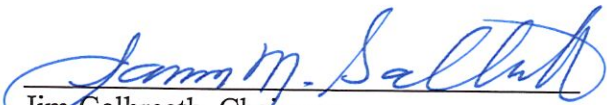


discussed public participation, developer interest, planning/development control mechanisms and protocol to amend the Land Use Policy Plan to allow retail planned unit development and mixed-use planned unit development along a designated area of Long Hollow Pike. The commission requested that staff begin initial preparations for revisions to the Land Use Policy Plan and prepare public meeting notification of upcoming meetings.

Item #8 Commission Comments

Gregory noted that the Metro Planning Commission is working toward the adoption of the Madison Community Plan which incorporates the City of Goodlettsville's base zoning and Land Use Policy Plan into the overall Davidson County Land Use Policy Plan. The proposed plan will be available for review at a scheduled open house at Rivergate Mall, 1/12/09, 6:00 PM to 8:00 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 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, Bill Brasier, Larry DiOrio, Charlie Lowe, Don Williams, Clyde D. Smith, Carl Minchey, Dave Backs, Phil Cornett, Juanita Eidson, Jerry Dies, Bob Eadler and others

Jim Galbreath called the meeting to order. Jim Driver offered prayer.

Item #1 The minutes of the January 5, 2009 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #3-09) Littlejohn Engineering Associates, 1935 Twenty-First Avenue South, Nashville, TN submitted an Amended Final Plat for Corporate Investors Partnership IV, LLC Subdivision, 800 S. Cartwright Street, Davidson County Tax Map 26, Parcel 70.

Staff reviewed. Gregory reported this proposal is for creation of two lots from an existing single tract located on the southernmost end of South Cartwright Street. Some minor technical issues remain; however, these needed changes do not adversely affect the intent of the plat. Don Williams, Littlejohn Engineering Associates, agreed to work with staff to address remaining comments.

Driver made a motion for conditional approval of the Amended Final Plat for Corporate Investors Partnership IV, LLC Subdivision, 800 S. Cartwright Street, Davidson County Tax Map 26, Parcel 70 based on resubmittal of a corrected plat and final review and approval by staff. Franks seconded the motion. The motion passed 9-0, unanimously.

Item #3 Consider Letter of Credit No. 08-07 in the amount of \$46,000 for installation of infrastructure and landscaping for Volunteer State Bank, 305 Long Hollow Pike due to expire 2/28/09. The applicant is McPherson-Shaw, Inc., Commercial Division, 147 Maple Row Blvd., Hendersonville, TN.

Bill Brasier, Public Works Director, recommended the extension of Letter of Credit No. 08-07 in the amount of \$46,000 for a one-year period based on non-receipt of required annual stormwater management reports.

McNeal made a motion to extend Letter of Credit No. 08-07 in the amount of \$46,000 for installation of infrastructure and landscaping for Volunteer State Bank for a period of one-year. Hitt seconded the motion. The motion passed unanimously, 9-0.

Item #4 Consider Letter of Credit No. 001200 in the amount of \$235,250 for the Loretta Drive Extension to Long Drive due to expire 3/12/09. The applicant is Phillips Family Investment, 3012 Business Park Circle, Goodlettsville, TN.

Staff reviewed. Brasier reported the Loretta Drive Extension to Long Drive is a portion of the approved plan for Braxton Park @ Woodwyn Hills, Section VII. This surety has been extended for multiple years. Due to the increase in cost of construction materials, staff recommends a one-year extension of the LOC in the amount of \$255,500.

Willis recommended the commission establish a deadline for completion of the extension of Loretta Drive to Long Drive. Gregory stated typically the road network extends as the development occurs; however, the approved portion for multi-family development of Braxton Park @ Woodwyn Hills has not yet occurred. It would be a little bit out of the ordinary, not unprecedented, for the City of Goodlettsville to request completion of Loretta Drive. Gregory noted there has been preliminary discussion with the project engineer regarding reducing the width of the roadway, thereby, decreasing the construction costs. Any request for reduction of roadway width would require formal consideration by this body. Commission members agreed that the city should reserve the right for this roadway to be completed as approved by continuation of a surety.

Driver made a motion to increase Letter of Credit No. 001200 for the Loretta Drive Extension to Long Drive from \$235,250 to \$255,500 and extend the LOC for a period of one-year. Crews seconded the motion. The motion passed unanimously, 9-0.

Item #5 Consider Letter of Credit No. 001300 in the amount of \$20,000 for maintenance of infrastructure for Braxton Park @ Woodwyn Hills, Section VII due to expire 3/12/09. The applicant is Phillips Family Investment, 3012 Business Park Circle, Goodlettsville, TN.

Staff reviewed. Brasier reported this is the latest section of Braxton Park to be completed. Review and inspections of the site have been completed and he recommended release of the maintenance bond at this time.

Coombs made a motion for release of Letter of Credit No. 001300 in the amount of \$20,000 for maintenance of infrastructure for Braxton Park & Woodwyn Hills, Section VII due to expire 3/12/09. Franks seconded the motion. The motion passed unanimously, 9-0.

Item #6 Discuss Land Use Policy Plan recommendations highlighted in the Goodlettsville Retail Development Studies, Phase I, II and III prepared by Parsons/Brinckerhoff, Strategy 5 and Bill Terry & Associates.

Staff reviewed. Mr. Gregory reported the vicinity of Long Hollow Pike from Loretta Drive extending east to Grace Drive and north to Geneva Drive need immediate attention in regard to putting the results of the Goodlettsville Retail Study in motion. He requested that the initial public hearing be used to gather feedback from the residents in the affected area to determine the best type of use of the properties. Additional meetings will be scheduled to discuss public opinion regarding any proposed amendments to the Goodlettsville Land Use Policy Plan to change the area from residential R-25 zoning to a commercial planned unit development zoning. In order to carry out the development of this area in general accord with the recommendations of the Goodlettsville Retail Development Strategy Plan, several changes to the Goodlettsville Land Use Policy Plan, the 2020 Sumner County Growth Plan and the Goodlettsville Zoning Ordinance will be required.

Clyde D. Smith, 504 Elba Drive, Carl Minchey, 505 Long Hollow Pike and Juanita Eidson, 107 Loretta Drive spoke in favor of plans to revise the Land Use Policy Plan to allow commercial planned unit development of the stated properties. Mr. Smith asked that the properties at 500 and 504 Elba Drive be included in the plan to expand the buffer between the proposed commercial property designation and residential property designation on Elba Drive. Dave Backs, 111 Grace Drive, Phil Cornett, 107 Grace Drive and Jerry Dies, 106 Grace Drive spoke against the proposed revisions unless all of the current properties on Grace Drive are included in the proposed commercial planned unit development based on the existing negative impact of the adjoining Publix development to the neighborhood by increased volume of traffic and

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.