**MINUTES OF THE MEETING**
**GOODLETTSVILLE PLANNING & ZONING BOARD**

January 5, 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: Garry Franks
Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, John Finch, Tom Tucker, Charlie Lowe, Vicky Ignatz, Jane Birdwell, Alan Cummings, Brock Rust, Brian Goodwin, Bennie Neal and others

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

**Item #1** The minutes of the December 1, 2008 Goodlettsville Planning and Zoning Board stand approved as written.

**Item #2 (9.1 #1-09) Crawford and Cummings PC, 1929 21st Venue South, Nashville, TN submitted an Amended Final Plat for Cottage Grove at Twelve Stones Crossing, Sumner County Tax Map 143, Parcels 51 and 51.02, Lots 4-11.**

Staff reviewed. Gregory reported this plat re-subdivides lots within the Cottage Grove development and establishes the lot pattern for the single family lot portion of the high density planned unit development. There are a few minor technical corrections remaining. Alan Crawford, Crawford and Cummings PC, agreed to staff comments.

Driver made a motion for conditional approval of the Amended Final Plat for Cottage Grove at Twelve Stones Crossing, Sumner County Tax Map 143, Parcels 51.00 and 51.02, Lots 4-11 based on final review and approval by staff of a corrected final plat. Crews seconded the motion. The motion passed unanimously, 8-0.

**Item #3 (9.1 #19-08) GLF & Associates, LLC, 115 Fowler Ford Road, Portland, TN submitted an Amended Site Plan for Parkway Inn and Suites, 809 Wren Road, Davidson County Tax Map 26-13, Parcels 31, 32, 33 and 73.**

Staff reviewed. Gregory reported the proposed addition to the motel expands onto the adjacent property to the west. Some minor technical corrections are needed including grading at catch basins, radius return information at the driveway entrance, invert elevations, spot elevations, pavement repair detail, landscaping and lighting details. A consolidation plat will be submitted for consideration at the next scheduled Planning Commission meeting. Staff is agreeable to work with the developer and engineers to complete the needed changes. Brian Goodwin, GLF & Associates, agreed to staff comments.

Crews made a motion for conditional approval of the Amended Site Plan for Parkway Inn and Suites aka Baymont Inn and Suites, 809 Wren Road, Davidson County Tax Map 26-13, Parcels 31, 32, 33 and 73 based on review and final approval by staff of the corrected site plan. Hitt seconded the motion. The motion passed unanimously, 8-0.

**Item #4 Consider Letter of Credit No. 1268 in the amount of $174,000 for installation of infrastructure and landscaping for Copper Creek, Phase I, Section I due to expire 1/11/09. The developer is Berhert Land Company, c/o Jim Hysen, P.O. Box 282766, Franklin, TN.**

Staff reviewed. Public Works Director Brasier recommended a reduction from $174,000 to $145,500 for installation of infrastructure for a one-year period.

Driver made a motion for approval of a reduction of Letter of Credit No. 1268 from $174,000 to $145,500 for Copper Creek, Phase I, Section I for a one-year period. Hitt seconded the motion. The motion passed unanimously, 8-0.

**Item #5 Consider Letter of Credit No. 600076320 in the amount of $18,468 for installation of infrastructure and landscaping for Gordon Food Services Marketplace due to expire 1/31/09. The contractor is IKON Construction, Inc, 2928 Sidco Drive, Nashville, TN.**

Staff reviewed. Brasier recommended conditional release of the letter of credit based on completion of the remaining infrastructure issues ten working days prior to the LOC's expiration date of 1/31/09.

Trew made a motion for conditional release of Letter of Credit No. 600076320 in the amount of $18,468 for installation of infrastructure and landscaping for Gordon Food Services Marketplace due to expire on 1/31/09 based on completion and final review by staff of outstanding infrastructure issues by 1/19/09. Should the outstanding issues not be completed by 1/19/09, the Letter of Credit will be extended for a period of one-year in the amount of $18,468. McNeal seconded the motion. The motion passed unanimously, 8-0.

**Item #6 Consider Letter of Credit No. 010596153 in the amount of $64,000 for Ivy Hill, Phase III for installation of infrastructure and landscaping due to expire 2/9/09; consider Letter of Credit No. 010596151 in the amount of $57,350 for installation of infrastructure for Ivy Hill, Phase I due to expire 8/4/08; and, consider Letter of Credit No. 010596152 in the amount of $188,000 for installation of infrastructure for Ivy Hill, Phase II due to expire 8/4/09.**

Staff reviewed. Brasier recommended the LOCs for Ivy Hill, Phases I, II and II be combined into a single one-year maintenance surety for infrastructure and landscaping in the amount of $50,000.

Hitt made a motion to combine Letters of Credit No. 010596153, No. 010596151 and No. 010596152 into one Letter of Credit in the amount of $50,000 for maintenance of infrastructure/landscaping for Ivy Hill, Phases I, II and III for a period of one year. Willis seconded the motion. The motion passed unanimously, 8-0.

**Item #7 Discuss Goodlettsville 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. Gregory discussed portions of comments from the Goodlettsville Retail Strategy Study relating to the recommended changes to the existing ordinances in order to facilitate development of the areas identified in Goodlettsville as best suited to accommodate retail development. Of the sixteen areas designated in the study, four areas are in proximity to the area of Long Hollow Pike represented by the property owners which appeared before the Planning Commission on 1/1/08 seeking a change in zoning of their properties from residential to commercial. These four areas are Long Hollow Pike (from Loretta Drive to Grace Drive and from Ellen Drive to Grace Drive); Phillips Property on Northcreek Blvd.; Northcreek Commons PUD; and, Conference Drive. Gregory recommended the Land Use Policy Plan be revised by identifying properties and establishing boundaries for a quality retail/mixed-use planned use development in these designated areas. Tom Tucker, Economic Development Director, noted that there is major interest in retail development on Long Hollow Pike and corporate development on Conference Drive. The current financial environment does not lend itself to immediate development of the identified areas; however, this is the time to implement modifications to the Land Use Policy Plan to be ready for retail/corporate development and redevelopment of these areas.

Mayor John Finch shared his excitement regarding the opportunity for the Planning Commission to develop and implement changes to the land use policy plan and zoning plan, architectural design standards and thoroughfare plan to create a vision that will insure an enduring, quality retail development for the city. He encouraged the Planning Commission to engage the citizens in the revisions of the Land Use Policy Plan. The commissioners

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 ingle tract located on the southernmost end of South Cartwright Street. Some minor technical issue 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.