

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

November 3, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, John Coombs, Grady McNeal, Scott Trew, Jim Driver, Garry Franks, Bill Carter

Absent: Jim Hitt, Carol Crews, Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Tom Tucker, Larry DiOrion, Vicky Ignatz, Rick Fussell, Bob Ledbetter, Brock Rust and others

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

Item #1 The minutes of the October 6, 2008 Goodlettsville Planning and Zoning Board meeting stand as written.

Bob Ledbetter, Ledbetter Properties, the developer for Caldwell Square requested the Planning Commission members consider a non-agenda item relating to the Caldwell Square Preliminary Master Plan, Revision Two at this meeting. The developer noted that waiting for the item to be placed on the next agenda for consideration would create a delay in the closing date of the sale of the property; whereby, creating a strong possibility that the closing may be jeopardized, considering the uncertain economic conditions that exist at this time. The Planning Commission determined that the request to consider the non-agenda item is unique based the continued growth of the development and the uncertain current economic conditions.

Driver made a motion to allow the unofficial agenda item regarding the Caldwell Square Preliminary Master Plan, Revision Two to be considered at this meeting. Trew seconded the motion. The motion passed 6-0.

Item #2 (9.1 #22-08) Ragan-Smith Associates, 315 Woodland Street, Nashville, TN submitted an Amended Final Plat for Copper Creek, Phase One, Section One, Revision One, Long Hollow Pike @ Copper Creek Drive, Sumner County Tax Map 143, part of Parcel 22.

Staff reviewed. Gregory reported the purpose of this plat is to correct side lot dimensions for the identified portion of Copper Creek, Phase One, Section One. All zoning ordinance requirements have been addressed.

Franks made a motion for approval of the Amended Final Plat for Copper Creek, Phase One, Section One, Revision One, Long Hollow Pike @ Copper Creek Drive, Sumner County Tax Map 143, part of Parcel 22. Driver seconded the motion. The motion passed unanimously, 6-0.

Item #3 (9.1 #23-08) Crawford & Cummings, PLC, 1929 21st Avenue South, Nashville, TN submitted a Preliminary Plat for Cottage Grove @ Twelve Stones Crossing, Willis Branch Road @ Placid Grove Lane, Sumner County Tax Map 142, Parcels 51.00 and 52.00.

Staff reviewed. Gregory reported the purpose of this plat is to establish a development pattern of lot lines for the remainder of the property on Lot 3 know as Cottage Grove at Twelve Stones Crossing. All zoning ordinance requirements have been adequately addressed.

McNeal made a motion for approval of the Preliminary Plat for Cottage Grove @ Twelve Stones Crossing, Willis Branch Road @ Placid Grove Lane, Sumner County Tax Map 142, Parcels 51.00 and 52.00. Carter seconded the motion. The motion passed unanimously, 6-0.

Item #4 (9.1 #14-08) L. Steven Bridges, Jr., Land Surveying and Consulting, 311 East Main Street, Hendersonville, TN submitted a Site Plan for Kennedy Place, Meadow Lark Lane, Davidson County Tax Map 34-01, Parcel 88.

Staff reviewed. Gregory recommended deferral of this item until which time the developer can best determine the site of the relocation of the sewer line.

Driver made a motion to defer consideration of the Site Plan for Kennedy Place, Meadow Lark Lane, Davidson County tax Map 34-01, Parcel 88. Trew seconded the motion. The motion passed 6-0.

Non-agenda item Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, TN submitted a Preliminary Master Plan for Caldwell Square, Revision Two, Sumner County Tax Map 143J, Group A Parcels, 1, 2, 3 & 4; Group B Parcels 3, 3.03, 4, 5, 6, 27, 28 & 29.

Staff reviewed. Gregory reported the Preliminary Master Plan has no deficiencies. He noted that a previously approved Preliminary Master Plan indicated the subject parcel as usable for a bank and that the preliminary plan has been revised several times during the development of the project. This plan is in conjunction with the Revised Final Plat for Caldwell Square approved by the PC at the October, 2008 meeting.

Driver made a motion for approval of the Preliminary Master Plan for Caldwell Square, Revision Two, Sumner County Tax Map 143J, Group A Parcels 1, 2, 3 & 4; Group B Parcels 3, 3.03, 4, 5, 6, 27, 28 & 29. Franks seconded the motion. The motion passed unanimously, 6-0.

Item #5 Discuss final revisions to the Goodlettsville Sign Ordinance.

Staff reviewed. Gregory reported that the only remaining changes for consideration to the Goodlettsville Sign Ordinance are: 1) Changeable Copy – Page 17 – “... pole or ground sign are to remain static for a period of six (6) seconds.” This requirement does not apply to wall mounted signage; 2) Mall Sign District – include all properties on Wade Circle, Davidson County Tax Map 26-19, Parcels 85 and 86; Davidson County Tax Map 26-10, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20; Davidson County Tax Map 26-13, Parcel 43; Davidson County Tax Map 26-14, Parcels 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17 and 18; 2) Interstate Sign District/I-65 @ Rivergate Parkway - include Davidson County Tax Map 26-05, Parcel 132; Davidson County Tax Map 26-09, Parcel 92 and 100; 3) Interstate Sign District/I-65 @ US Hwy. 31W – include Sumner County Tax Map 142-0, Parcels 14, 15 and 16.

Gregory is to provide a written copy of the revised Goodlettsville Sign Ordinance to the Planning Commission for final consideration and/or recommendation at the December, 2008 PC meeting.

Item #6 Commission Comments.

No comments.


Jim Galbreath, Chairperson


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

December 1, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, John Coombs, Grady McNeal, Scott Trew, Jim Driver, Jim Hitt, Carol Crews, Bubba Willis, Garry Franks, Bill Carter

Also Present: Rick Gregory, Jim Thomas, Tom Tucker, Bill Brasier, Larry DiOrio, Vicky Ignatz, Rick Fussell, John Kephart, John Haas, Brian Goodwin, Bennie Neal, Don Hosea, Cheryl Willis, Al Jernigan, Carl Minchey, James Speakman, Clyde Smith and others

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

Item #1 The minutes of the November 3, 2008 Goodlettsville Planning and Zoning Board meeting stand as written.

Item #2 (9.1 #24-08) Bruce Rainey & Associates, 116 Maple Row Blvd., Hendersonville, TN submitted an amended Final Plat for John D. Carter Subdivision, Long Hollow Pike, Sumner County Tax Map 143, Parcels 53.04 and 53.05.

Staff reviewed. Gregory reported that the final plat meets all zoning ordinance requirements and recommends approval.