

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

August 4, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, Jerry Garrett, Charlie Lowe, Randall Phillips, Vicky Ignatz and others

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

Item # 1 The minutes of the July 7, 2008 Goodlettsville Planning and Zoning Board meeting were approved as written.

Item #2 (9.1 #15-08) Barge Cauthen & Associates, 95 White Bridge Road, Nashville, TN submitted an Amended Site Plan for AAA Rivergate Storage, 719 Rivergate Parkway, Davidson County ax Map 26-13, Parcel 28.

Staff reviewed. Gregory reported the applicant is requesting a deferral to the next agenda. McNeal made a motion for deferral of the site plan for AAA Rivergate Storage until the next agenda. Crews seconded the motion. The motion passed unanimously, 7-0.

Item #3 Consider action regarding Letter of Credit No. 70157898 for Woodmen of the World for landscape maintenance in the amount of \$2,800 due to expire August 28, 2008.

Staff reviewed. Gregory reported that the noted landscaping has been re-installed and maintained according to the approved site plan and recommend release of the Letter of Credit is recommended.

Coombs made a motion to release Letter of Credit No. 70157898 in the amount of \$2,800 for Woodmen of the World for landscape maintenance. McNeal seconded the motion. The motion passed unanimously, 7-0.

Item #4 Consider action regarding Letter of Credit No. L052126 for Woodwyn Hills, Section II for infrastructure in the amount of \$73,00.

Staff reviewed. Brasier reported the developer has completed the installation of the approved infrastructure and staff recommends the reduction of the Letter of Credit from \$73,000 to a \$20,000.

Trew made a motion to reduce Letter of Credit #L052126 in the amount of \$73,000 for Woodwyn Hills, Section II to a one-year maintenance LOC in the amount of \$20,000. Crews seconded the motion. The motion passed unanimously, 7-0.

Item #5 Consider action on Goodlettsville Sign Ordinance – Designated Interstate Sign Districts

Staff reviewed. Gregory reported the text portion of sign ordinance has been completed, the remaining item for discussion concerns Interchange Sign zone areas. Staff has received two requests for revision to the current Interchange Sign zone area. Past discussion have included consideration of extending the current Interchange Sign zone east of Exit 97 along Conference Drive and Northcreek Blvd. southward to Vietnam Veterans Boulevard.

One request for extension of the Interchange Sign zone concerns the Louisville Highway Are. The property previously occupied by a truck stop immediately outside the current boundary as indicated by I-65 exchange, Exit 98, Parcel 50. The second request concerns property fronting Rivergate Parkway and Old Two Mile Pike immediately outside the current boundary as indicated by I-65 exchange, Exit 96, Parcels 132 and 100. Parcel 132, Rivergate Parkway, is one of the properties identified in Phase Two of the Retail Study as part of the Downtown Redevelopment/Rivergate

Parkway/Main Street area as one of the 16 areas in Goodlettsville best suited for retail development. Both requests for change to the existing sign zone districts are based on a perceived need for better visibility. Tom Tucker, Economic Development Director, informed the commission that there are two locations that are being heavily marketed as potential future development are Conference Drive and the eighty (80) acres at the I-65 exchange, Exit 98, Parcels 14, 15 and 16. This marketing strategy should be a consideration when addressing the future Interchange Sign zone at I-65, Exit 98. Franks presented a letter to the commission requesting the Rivergate Parkway properties, Parcels 132 and 100, be included in the Interchange Sign District at I-65, Exit 96. Parcel 132 has been identified at potential redevelopment properties in the recent economic development studies. A conference center at the northern gateway to Nashville or a regional sports complex would benefit from inclusion in the Interchange Sign zone district.

The commission requested staff to re-evaluate the Interchange Sign zone district by incorporating sites identified in the Goodlettsville Retail Study, Phase II while considering the negative impact on established businesses and residential neighborhoods.

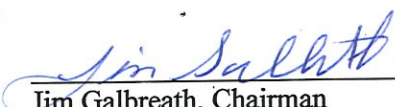
Item #6 Review the Rivergate Area Land Use Study prepared/submitted by Parsons Brinckerhoff, strategy5 and Bill Terry & Associates.

Gregory reported the final report for Phase III of the Goodlettsville Retail Study has been delivered. The zoning analysis for Phase II has been completed. The task now shifts to the Planning Commission and, ultimately, to the City Commission for implementation of those elements of the study available for adoption. Of the sixteen areas originally identified, eleven areas including the Rivergate Mall area, are in need of change(s) in zoning application and very likely Land Use Policy Plan revision(s).

Item #7 Commission Comments

No commission comments.

The meeting adjourned at 7:05 PM


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant