

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

July 7, 2008

5:00 PM

Goodlettsville City Hall  
Massie Chambers

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

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, Jerry Garrett, Charlie Lowe, Steve Artz, Mark Baker, Richard Jones, Faye Jones, and others

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

**Item # 1** The minutes of the June 2, 2008 Goodlettsville Planning and Zoning Board meeting were approved as written.

**Item #2 (9.1 #10-08)** Steve Artz & Associates, 514 S. Brown Street, Springfield, TN submitted an Amended Final Plat for Miller Finishing & Equipment Sales Subdivision, Davidson County Tax Map 19-13, Parcels 62 and 64.

Staff reviewed. Gregory reported the amended plat would combine two existing parcels, each with an existing building, into one larger parcel. Combining the lots increases the width of the rights-of-ways of Church Street and Connell Street through dedication of rights-of-ways to both streets. The plat meets all current requirements.

Hitt made a motion to approve the Amended Final Plat for Miller Finishing & Equipment Sales Subdivision, Davidson County Tax Map 19-13, Parcels 62 and 64. Trew seconded the motion. The motion passed unanimously, 7-0.

**Item #3 (9.1 #21-02)** Ragan-Smith Associates, 315 Woodland Street, Nashville, TN submitted a Preliminary Master Plan (Revision One) for Dry Creek Farms, Dry Creek Road, Davidson County Tax Map 33, Parcels 20, 40, 41, 42, 43 and 213.

Staff reviewed. Deferred by applicant.

**Item #4 (9.1 #11-08)** Rogers Engineering Group, 312 Avenue North, Ste. A, Gallatin, TN is requesting a zoning variance to the approved landscape plan for Faith Presbyterian Church, 201 Ellen Drive, Sumner County tax Map 143, Parcels 63 and 63.01.

Staff reviewed. Gregory reported the 4,671 square foot addition to the existing church structure requires the entire site to be brought into full compliance with the current zoning ordinance. This will require excavation of a portion of the existing parking lot to install irrigation lines, numerous plantings at the street entrance, and extensive landscaping of the entire property. Staff supports the minimal changes proposed on the revised landscape plan – less vegetation at the Ellen Drive entrance and along the frontage of Ellen Drive and elimination of the irrigation system for this portion of the site.

Driver made a motion to grant a variance to the landscape ordinance to reduce landscape requirements along the road frontage on Ellen Drive and the Ellen Drive access driveway and to eliminate the irrigation systems for the noted Ellen Drive portion of the site depicted on the amended landscape plan. Franks seconded the motion. The motion passed unanimously, 7-0.

**Item #5** Consider action on Letter of Credit No. 1006003 for Advanced Auto Parts, 500 S. Main Street for landscaping maintenance in the amount of \$2,500 due to expire October 29, 2008.

Staff reviewed. Gregory reported the landscape has been planted and maintained according to approved plans. Staff recommends release of landscaping maintenance letter of credit.

Franks made a motion to release in full Letter of Credit No. 10060003 for Advanced Auto Parts, 500 S. Main Street for landscaping maintenance in the amount of \$2,500. Crews seconded the motion. The motion passed unanimously, 7-0.

**Item #6 Consider action on Letter of Credit No. 669 for The Vineyards at Twelve Stones, Phase III, Willis Branch Road for installation of infrastructure in the amount of \$121,000 due to expire July 26, 2008.**

Staff reviewed. Brasier reported the majority of the infrastructure has been installed according to approved plans. The installation of the development's sidewalks and streetlights remain incomplete. Staff recommends approval of a one-year extension of the infrastructure installation LOC and reduction of the LOC from \$121,000 to \$87,000.

McNeal made a motion to renew Letter of Credit No. 669 for The Vineyards at Twelve Stones Crossing, Phase III for a period of one year and reduce the surety amount from \$121,000 to \$87,000. Franks seconded the motion. The motion passed unanimously, 7-0.

**Item #7 Consider action on Letter of Credit No. 010596152 for Ivy Hill, Phase II @ Dry Creek Farms, Dry Creek Road for installation of infrastructure in the amount of \$227,350 due to expire August 18, 2008.**

Staff reviewed. Brasier reported the infrastructure installation is complete and recommends a one-year extension of the LOC for infrastructure maintenance and the reduction of the surety from \$227,350 to \$188,000.

Trew made a motion for a one-year extension of Letter of Credit No. 010596152 for Ivy Hill, Phase II @ Dry Creek Farms for installation of infrastructure and reduce the surety from \$227,360 to \$188,000. Hitt seconded the motion. The motion passed unanimously, 7-0.

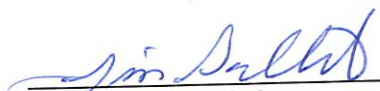
**Item #8 Status update regarding city and regional planning activities.**

Gregory reported the Rivergate Retail Development Study is complete and will be distributed to commission members soon. The Metropolitan Planning Organization is preparing several planning documents: Population & Employment Forecast Projection, Northeast Corridor Study, Tri-County Transportation and Land Use Study. Tim Ellis, Parks Director, is developing a Greenway-Walkway Plan for Goodlettsville. MPO is preparing a Nashville Bikeway Plan which will include Goodlettsville.

**Item #9 Commission Comments.**

No comments.

The meeting adjourned at 6:00 PM.

  
Jim Galbreath, Chairman

  
Vicky Ignatz, Planning Assistant