

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

September 9, 2013      5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

**Present:** Jim Galbreath, Jim Driver, Grady McNeal, Jim Hitt, Jerry Garrett, Bob Whittaker, Scott Trew, David Lynn, Garry Franks, Commissioner Jeff Duncan

**Absent:** Mayor John Coombs

**Also Present:** Rick Gregory, Tim Ellis, Larry DiOrio, Mike Bauer, Guy Patterson, Vice-Mayor Jane Birdwell, Commissioner Harry Bell, Commissioner Zach Young, Rhonda Carson, Kathy Snowden and others.

Vice-Chairman Jim Driver called the meeting to order and Jerry Garrett offered prayer.

**Item #1** Minutes of the August 5, 2013 Planning Commission meeting stand approved as written.

**Item #2** Consider application for rezoning of approximately 0.24 acres located at 127 Two Mile Pike, Goodlettsville, TN, Davidson County Tax Map 26-01 Parcel 61 owned by David and Kathy Snowden from R10 (Medium Density Residential) district to Commercial.

Staff reviewed. Mr. Gregory stated to the Commission that this request has been before the Board in a previous meeting and was not approved for rezoning at that time. He stated that the property is 0.24 acres and does not adjoin another commercial zone. Staff did not recommend rezoning of this single lot. Vice-Chairman Driver opened the floor up for discussion and invited property owner Kathy Snowden to make a presentation on this item. Mrs. Snowden asked if the church building behind her property is considered commercial. Mr. Driver stated the church is considered a religious group instead of commercial. Mrs. Snowden presented to the Board a sketch drawing of the proposed building which would be a salon business. Commissioner Duncan asked if the 2 properties to the north (East Ct.) had ever approached planning before. Mr. Gregory stated he did not recall any inquiries concerning these 2 lots. Scott Trew stated that spot zoning for this request is a concern since the area is still a viable residential area. Mr. Driver also stated that the area is still viable for residential. Mr. Gregory verified that there are still vacant lots in the area and potential for new residential homes and still a viable neighborhood. Garry Franks made a motion to reject the application for rezoning at 127 Two Mile Pike. Jim Hitt seconded the motion. All were in favor of rejection, motion passed 9-0.

**Item #3** Interchange Zone

Commission Members continued discussion on the possible need for future creation of Interchange Zones. Mr. Gregory presented to the Commission a draft proposal to amend the zoning ordinance as it relates to interchange zones within the City. City Manager Tim Ellis addressed the Board and suggested reviewing and assessing this information for another month. Mr. Jim Driver made a motion to defer this item until next month's meeting. Scott Trew seconded the motion. Motion passed 10-0.

#### **Item #4 Status Update-various projects**

Mr. Gregory updated the Planning Commission on various projects in the City including:

- Inquiries regarding possible cell tower sites on Willis Branch Lane and Patton Branch Road.
- Associated Wholesale Grocers (AWG) is expanding their parking lot behind Hardee's.
- Future meeting with architects and engineers for the new Goodlettsville Middle School, including Imagine Goodlettsville members and Planning Commission members for discussion and input.

City Manager Tim Ellis stated to the Board that the new school project is still in the design stage. He stated he was glad the design firm has been receptive to ideas from all involved. The design firm has even met with the alumni association for input. They are gathering all this information to create the best building possible for the community.

#### **Item #5 Commission Comments**

Commissioner Duncan stated he would like a status update on surety and bonds that are active in the City. He also inquired about the Long Hollow Pike paving project in the Copper Creek area. Mr. Ellis stated that the project should be moving forward soon, with the necessary paperwork being submitted to TDOT by Jim Hysen. City Manager Tim Ellis also stated that the townhomes at Windsor Green should also be moving forward soon. He stated that building of the townhomes had stopped and not progressed in years. After meeting with the bank that owns the property, he is hopeful that they are moving forward to complete the project.

The meeting adjourned at 6:03 p.m.

---

Jim Galbreath, Chairman

---

Rhonda Carson, ECD Assistant