

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

November 3, 2014      5:00 PM

Goodlettsville City Hall  
Massie Chambers

**Present:** Jim Galbreath, Jim Driver, Grady McNeal, David Lynn, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew, Jerry Garrett, Jim Hitt

**Absent:** Bob Whittaker, Garry Franks

**Also Present:** Rick Gregory, Tim Ellis, Larry DiOrio, Jeff McCormick, Commissioner Zach Young, Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order. Mr. Jerry Garrett offered prayer.

**Item #1** Minutes of the October 6, 2014 Planning Commission meeting stand approved as written.

**Item #2** Consider request by Klober Engineering, 3556 Tom Austin Highway, Suite F, Springfield, TN for approval of a site plan for a driveway addition to 5 Star Market, 102 Fannin Drive, Davidson County property map 18-12 parcel 76, owned by Jack Issa, 1812 Merritt St., Old Hickory, TN 37138 (9.1 #18-14)

A representative for the request was not present. Mr. Gregory stated that the Klober Engineering was still preparing the site plan and addressing the comments and issues that had been documented by the City's consulting engineer. Mr. Jerry Garrett made a motion to defer this request until next meeting date of December 1, 2014. Mayor Coombs seconded the motion. The motion passed unanimously 9-0.

**Item #3** Consider request by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a site plan for Loden Vision Center, 511 Two Mile Pike, Davidson County property map 26-05 parcel 132, owned by Loden Vision Center, 907 Rivergate Parkway, Goodlettsville, TN 37072 (9.1 #13-14)

Staff reviewed. Mr. Gregory advised that this is a proposal for a new Loden Vision Center building/campus. The new proposed building is 44,000 square feet, with a "future phase" building of 23,000 square feet. Access to both Rivergate Parkway and Two Mile Pike is proposed. He explained that a number of issues were identified during technical review. He stated that the concerns have either been addressed or corrected or are in the process of being corrected. Examples of the remaining issues are:

- Light poles/fixtures interfering with landscaping
- Landscaping conflicts with dumpster and pad mounted transformers
- Relocation of fire department connection and fire hydrant

Staff recommended approval with the indicated changes be made to the final drawings. Wes Magill represented Ragan-Smith Associates. He stated they agree with the changes and will address them accordingly.

Chairman Galbreath questioned the placement and concealment of the emergency generator proposed on the site. Mr. Magill referred the question to Chad Jones with the architectural group, STG Design. Mr. Jones explained that the dumpster area should be enclosed with a brick structure to match the building. He stated the generator is located next to the dumpster which will give them the opportunity to enclose it as well. Mr. Jones clarified that currently they do not have a plan to enclose the generator, but have an opportunity to accommodate this request. Mr. Jones also stated that one of the ideas to help conceal the dumpster/generator area is to place it behind the building, so it will not be as visible to Rivergate Parkway.

Chairman Galbreath suggested that a trench drain may be more beneficial than the catch basin that is currently proposed for the new drive located on the south side. Mr. Magill stated they will consider this suggestion.

Based upon Staff recommendations, input from Ragan-Smith Associates, and discussion had at this meeting, Grady McNeal made a motion for conditional approval. Conditional approval items to include:

- Enclosure/Concealment of the emergency generator
- Consideration of a trench drain on the drive entrance to stop cascading water

Jim Hitt seconded the motion. The motion passed unanimously 9-0.

**Item #4 Discussion: Addition to Map 18-16 parcel 100, 435 North Main St.**

Mr. Gregory informed the Board of a proposed addition at 435 North Main Street. The business is 31 W Liquors. The 20 x 20 proposed addition will be for a bathroom and storage of supplies. He stated it is a minor addition and no action is needed by the Board.

**Other Business:** Staff and the Board discussed the benefits and concerns of mixed use development.

Scott Trew addressed concerns about multiple families living in one residential home and parking on the street. City Manager, Tim Ellis discussed the history of this particular situation. He also explained the ordinance regarding parking on the street.

The meeting adjourned at 5:40 p.m.

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Jim Galbreath, Chairman

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Rhonda Carson, ECD Assistant