

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 2, 2015

5:00 PM

Goodlettsville City Hall

Massie Chambers

Present: Jim Galbreath, Jim Driver, Grady McNeal, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew, Tony Espinosa, Jim Hitt

Absent: Jerry Garrett, Bob Whittaker, David Lynn

Also Present: Rick Gregory, Tim Ellis, Mike Bauer, Commissioner Zach Young, Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order and Mr. Grady McNeal offered prayer.

Item #1 **Approve minutes of the January 5, 2015 Planning Commission meeting.**

Jim Driver made a motion to approve the minutes of the January 5, 2015 Planning Commission meeting as written. Grady McNeal seconded the motion. The motion passed, and minutes stand as written.

Item #2 **Consider request by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Master Plan for Loden Vision Center, Phase II, 511 Two Mile Pike, Davidson County property map 26-05 parcel 132, owned by Loden Vision Centers, 907 Rivergate Parkway, Goodlettsville, TN 37072 (9.1 #03-15)**

Staff reviewed. Mr. Gregory stated this is a request for approval of the second phase of the Loden Vision Center Development on Rivergate Parkway. He stated a few issues and questions had been discussed in technical review which included movement of fire equipment on the site. He stated the issues had been addressed with Ragan-Smith and corrected or changed accordingly, and Staff recommended approval. Wes McGill represented Ragan-Smith. He noted that Phase II will consist of a 23,000 sq. ft. building to be used for office space. The tenant of this space has yet to be determined. He stated that they are in agreement with all Staff comments.

Commissioner Jeff Duncan asked if the proposed building was three story. Mr. McGill clarified it to be a two story building. After no other questions or discussion, Mr. Jim Hitt made a motion to approve the request for approval of Final Master Plan for Loden Vision Center, Phase II. Mr. Scott Trew seconded the motion. The motion passed unanimously 8-0.

Item #3 **Consider request by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a site plan for Loden Vision Center, Phase II, 511 Two Mile Pike, Davidson County**

**property map 26-05 parcel 132, owned by Loden Vision Centers, 907 Rivergate Parkway,
Goodlettsville, TN 37072 (9.1 # 04-15)**

Item #3 is a duplicate of item #2 and the agenda was published with this mistake. The Planning Commission members agreed to delete item #3 from the agenda this month.

Item #4 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)

Staff reviewed. Mr. Gregory explained that this same request was brought before the Planning Commission in December 2014. The request was denied for approval at that time. The owner made application to bring it back to the Planning Commission for reconsideration. Mr. Gregory stated that it is the same proposal as before with no changes to the drawing. Josh Lyon with Klober Engineering agreed that no changes have been made to the request. Chairman Galbreath opened the discussion and ask Mayor Coombs if he still objected to the proposal. Mayor Coombs stated that with no changes to the proposal, he still objects to the site plan for a driveway addition to 5 Star Market. He expressed that this is due to the policies and procedures that this Board has gone by for several years. He also discussed the recent engineering study that TDOT did on the evaluation of the railroad underpass. Their report claimed that this is a highly congested area, which is impacted even more with a reduction of lanes. He reviewed with the members the minutes of the December 2014 meeting which highlighted the reasons for objection:

1. This approval would circumvent the policy and standards already in place with property across the street on Dickerson Road.
2. The Planning Board Members attend educational training. During educational training, it is encouraged to lessen access points to major thoroughfares, therefore, using the arteries that connect the major thoroughfares as your access egress.
3. The site is somewhat impacted by the reduction of lanes as it goes under the railroad underpass.

Jim Driver asked why the owner is seeking this additional driveway. Attorney Shawn Henry represented the request and the owner. He stated that decline in sales at the market was the reason the owner is requesting the additional driveway. He submitted to the Board a petition of names in support of this proposal. The names (16 names) and letters (25 letters) of support included customers which state this additional driveway would be helpful to them to access the store. He also discussed the renewed permit that TDOT issued January 16, 2015. Mr. Henry discussed the recommended approval of this site plan by three engineers. Commissioner Zach Young stated for the record that he had drafted one of the letters mentioned and he felt it was

being misrepresented. He stated he works for Marshall Property Management and had drafted the letter on behalf of Mr. Chad Ray. The letter discussed an incident that happened regarding a tractor trailer, but did not give any reason for support of this proposal. He stated that the additional driveway would create a bigger problem of tractor trailers using the drive for a turnaround when missing the Tyson entrance. Mr. Henry clarified that the other letters were of support, but this particular one only stated facts from the incident. After more discussion concerning safety, traffic, congestion of this area, Mayor Coombs made a motion to deny this request. Mr. Jim Driver seconded the motion. The motion passed to deny the request 7-0.

Item #5 Review action on Letter of Credit No. 669 in the amount of \$87,000 for installation of infrastructure at The Vineyards @ Twelve Stones Crossing, Phase III due to expire 7/21/14. The applicant is Villa Property, LLC.

After discussion, Commissioner Jeff Duncan made a motion to extend Letter of Credit No.669 to July 21, 2015. Tony Espinosa seconded the motion. The motion passed unanimously.

Discussion: Alternative Financial Services (cash advance, check cashing, title loan, etc.)

Mr. Rick Gregory opened the discussion and introduced Commissioner Zach Young as a guest speaker on the subject. Commissioner Young discussed with the members concerns about alternative financial institutions in the City. He educated the Board members on Metro/Davidson County's ordinance regarding zoning restrictions and requirements of this type of business. He suggested the Board think about this information as we plan for our City in the future and what we want Goodlettsville to become. Members discussed other types of businesses that may have positive or negative effects on the City. After discussion, Board members asked Staff to draft an ordinance regarding Alternative Financial Services at next month's meeting.

City Manager, Tim Ellis gave an update on the traffic light synchronization (Long Hollow Pike area)

The meeting adjourned at 6:23 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant

