

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 2, 2015 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Driver, Grady McNeal, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew, Tony Espinosa, David Lynn, Jerry Garrett, Bob Whittaker

Absent: Chairman Jim Galbreath, Jim Hitt

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

Vice Chairman Jim Driver called the meeting to order and Mayor John Coombs offered prayer.

Item #1 Approve minutes of the February 2, 2015 Planning Commission meeting.

Commissioner Jeff Duncan made a motion to approve the minutes of the February 2, 2015 Planning Commission meeting as written. Mr. Grady McNeal seconded the motion. The motion passed, and minutes stand as written.

Item #2 Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Plat for Copper Creek Addition, Phase 1, Sections 1 and 2, Sydney Drive and Allen Road, Sumner County Tax Map 143, Parcels 22.01, 36, 36.01 and 37.

(9.1 #05-15)

Staff reviewed. Mr. Gregory stated this request is for approval of the first phase of the Copper Creek addition, specifically Sections 1 and 2. He stated that technical issues identified during review have been addressed and corrected. Staff recommended approval. Mr. Lynn Ealey with Phillips Builders represented this request. Commissioner Jeff Duncan asked questions regarding adequate fire protection for Phase I and Phase II of the development. Mr. Ealey explained access for fire trucks and fire hydrant locations, in which all will be adequate for the development. Deputy Fire Marshal, Mike Bauer addressed the Board. He informed the Board and Mr. Ealey that all temporary roads will have to be inspected for Fire truck safety/ access before any combustible materials can be brought onto the construction site. Mr. Ealey stated they will meet to discuss plans for temporary access. Mr. Ealey also discussed how Storm Water will be managed properly for the development. Based on Staff recommendations, input from developers, and discussion had at this meeting, Commissioner Duncan made a motion to approve the Final Plat of Copper Creek Addition, Phase 1, Sections 1 and 2. Mr. Tony Espinosa seconded the motion. The motion passed unanimously 9-0.

Item #3 Consider the request of Tommy Walker, P.O. Box 495 Ridgetop, TN for approval of a Final Plat for J H Harris Lots, 806 Dickerson Pike, Davidson County Property Map 25-12, parcel 49.00. (9.1 #06-15)

Staff reviewed. Mr. Gregory explained this is a request for approval of a three lot subdivision of an existing 4.76 acre lot of record. Records available through the Metro website indicate this property was created in 1955 but do not indicate that it was ever part of a platted subdivision, key to further resubdivision of a lot of record. Since it was not created by plat, the property is not subject to the general restriction against further subdivision:

“1-108.2 Limitation **on Resubdivision**- Within any existing subdivision which has been approved, recorded and at least partially developed, no resubdivision or replatting shall be permitted which reduces the average lot size in such recorded subdivision.”

Mr. Gregory stated that several items were identified during Staff review, but have been addressed and corrected. Staff recommended approval. Based on the information Mr. Gregory provided and discussion held at meeting, Mr. Jerry Garrett made a motion to approve the request of Final Plat for J H Harris Lots. Mayor Coombs seconded the motion. The motion passed unanimously, 9-0.

Item #4 Alternative Financial Services (cash advance, check cashing, title loans, etc.)

Staff reviewed. After discussion, Mr. Grady McNeal made a motion to defer this item to next month's agenda. Commissioner Duncan seconded the motion. The motion passed unanimously 9-0.

Item #5 Hotels/Motels-Number of rooms

Economic Development Director, Jeff McCormick presented to the Board members current information regarding the number of hotel/motel rooms that are in the City limits. He discussed long term goals for Economic Development and benefits of changing the ordinance regarding minimum number of rooms for Motels to 150, and Hotel rooms to 90 with a three story limitation. After discussion, Mr. David Lynn made a recommendation to send this to the City Commission for approval and public hearing as part of the Zoning Ordinance. Commissioner Duncan seconded the motion. The motion passed 9-0.

Item #6 Discussion: Private Clubs

Staff and Members discussed the topic of Private Clubs. Mayor Coombs made a motion to defer this discussion to the May 2015 agenda. Mr. Tony Espinosa seconded the motion. The motion passed 9-0.

The meeting adjourned at 5:40 p.m.

Jim Driver, Vice Chairman

Rhonda Carson, ECD Assistant