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MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING & ZONING BOARD

April 1, 2006

5:00 PM

Massie Chambers

Present: Jim Driver, Jerry Garrett, Scott Trew, Margaret Wall, John Finch, Carol Crews, John Coombs, Grady McNeal

Absent: Jim Hitt, Jim Galbreath

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Chad Ray, Jane Birdwell and others

The meeting was called to order by Vice-Chairman Jim Driver. Prayer was offered by Grady McNeal.

**Item #1** The minutes of the March 6, 2006 Goodlettsville Planning and Zoning Board meeting are approved as written and presented.

**Item #2 (9.1 #1-06)** Consider the request of Barge Cauthen & Associates, 95 White Bridge Road, Nashville, TN for approval of a revised site plan for Goodlettsville Storage Facility, 309 South Main Street, Davidson County Tax Map 25, Parcels 11 & 12.

Staff reviewed. Gregory presented the applicant's proposal for a four building expansion for a mini-warehouse business that has been operating since May, 1987. The Goodlettsville Zoning and Sign Appeals Board approved at the March, 2006 meeting a Conditional Use Permit for this business to utilize mini-warehouses in the Commercial Services Limited zoning district as required by the Goodlettsville Zoning Ordinance. All staff comments have been addressed. The board discussed landscape buffering and streetscape landscaping. A motion was made by Garrett for approval for a revised site plan for Goodlettsville Storage Facility, 309 South Main Street, Davidson County Tax Map 25, Parcels 11 & 12. Motion seconded by Coombs. Motion approved 7-0.

**Item #3 (9.1 #2-06)** Consider the request of Bridges Land Surveying LLC, 311 East Main Street, Hendersonville, TN for consideration of a rezoning amendment to rezone property at 112 Lindberg Avenue, Davidson County Tax Map 18-16, Parcel 43 from Commercial Services Limited (CSL) to Commercial General (CG) zoning district.

Staff reviewed. Gregory presented the applicant's proposal to rezone a fifty (50) feet width lot adjoining the existing Richards and Southern property. All staff comments have been addressed and the plan is in compliance with all regulations. A motion was made by Coombs to recommend to the City Commission to consider an ordinance to rezone property at 112 Lindberg Avenue, Davidson County Tax Map 18-16, Parcel 43 from Commercial Services Limited (CSL) to Commercial General (CG) zoning district. Motion seconded by Wall. Motion passed 7-0.

**Item # 3 (9.1 #3-06) Consider the request of Bridges Land Surveying, 311 East Main Street, Hendersonville, TN for approval of an amended final plat for the J.M. Phipps Addition, Lindberg Avenue, Davidson County Tax Map 18-16, Parcels 40 and 43, Lots 19, 20, 21 & 22.**

Staff reviewed. Gregory presented the applicant's proposal to amend the existing plat by adding an adjoining fifty (50) feet width lot to an existing parcel known as Richards and Southern property, to facilitate future expansion of the existing business. All staff comments have been addressed and the plan is in compliance with all regulations. A request for a right-of-way abandonment for the rear elevation alleyway will have to be presented to the City Commission. A motion was made by Trew for approval to amend the final plat for the J.M. Phipps Addition, Lindberg Avenue, Davidson County Tax Map 18-16, Parcels 40 and 43, Lots 19, 20, 21 & 22. Motion seconded by Crews. Motion passed 7-0.

**Item #5 (9.1 #3-38D) Consider the request of Civil Site Design Group PLLC, 1808 West End Avenue, Nashville, TN for approval of the preliminary master plan, Addition to The Vineyards at Twelve Stones, Phase VI, LDRPUD, Sumner County Tax Map 143, Parcels 49.01 and 50.01.**

Staff reviewed. Gregory reported this proposal is for the extension/expansion of the LDRPUD known as The Vineyards at Twelve Stones. The specific request is for the addition of 3.88 acres to the previously approved plan. Staff has deferred this item for consideration until the May 1, 2006 meeting with the expectation that the identified deficiencies regarding regulation compliance will be addressed accordingly.

**Planning Commission comments**

Garrett stipulated that at the March, 2006 Goodlettsville Planning Board meeting he voted against the recommendation for annexation of Sumner County Tax Map 143, Parcel 37 into the corporate city limits of Goodlettsville due to pending action before the State legislature for creation of an additional source of revenue for the city. At the following City Commission meeting it was reported that an Adequate Facilities Tax was not applicable to the Sumner County portion of the city due to Sumner County already requiring this fee. As a result of this information, Commissioner Garrett and Commissioner Finch voted for the recommendation of annexation of Sumner County Tax Map 143, Parcel 37.

Jim Driver, Vice-Chairman adjourned the meeting at 5:05 PM

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Jim Driver, Vice-Chairman

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Vicky Ignatz, Recording Secretary