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**MINUTES OF THE MEETING**  
**GOODLETTSVILLE PLANNING & ZONING BOARD**

August 7, 2006

5:00 PM

Massie Chambers

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

Absent: Jim Galbreath, Carol Crews

Also Present: Rick Gregory, Jim Thomas, Bennie Lane, Vicky Ignatz, Jane Birdwell, Rick Morgan, Rick Fussell and others

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

**Item #1** Motion by Finch to defer the minutes of the July 6, 2006 Goodlettsville Planning and Zoning Board meeting in order to review discussion of conditional approval specific to street lighting illumination for the Final Master Plan of The Villas at Twelve Stones, Phase III. Motion seconded by Wall. Motion passed unanimously, 8-0.

**Item #2 (9.1 #11-06)** Consider the request of Southern Consulting, LLC, 1208 Hwy. 47 East, Dickson TN for approval of a site plan for the Wall Property at Gleaves Street, Map 34-05, Parcel 121, Goodlettsville, TN. The applicants are Joe Wall and Lee Wall, 854 Wren Road, Goodlettsville, TN.

Staff reviewed. The applicants have requested deferral of consideration of the site plan based on numerous engineering concerns by staff.

**Item #3** Discuss the proposed plans for a bulk food retail facility at 317 Bluebird Drive, Davidson County Tax Map 34-A, Parcel 104. The applicant is Gordon Food Services, 420 Fiftieth Ste., SW, Grand Rapids, MI 49501.

Gregory reported the applicant is planning to utilize the property previously known as The Cooker Restaurant on Bluebird Drive for retail sales. Mr. Rick Morgan will present building materials and a preliminary building plan for discussion purposes and feedback from the board. A site plan will be presented for consideration at the September, 2006 Planning Board meeting.

Rick Morgan stated the Gordon Food Service is the fourth largest bulk food distributor in the nation and the largest privately owned food distributor. The GFS Marketplace Store will be a 14,800 square foot building with a reduction in parking spaces to 149 spaces, elimination of one existing curb cut and significant increase in greenspace. The parking area represents a sixty (60) percent decrease in parking from the previous retailer. The store will offer 2,500 items in bulk size with operation hours - 8:00 AM to 8:00 PM, Monday thru Saturday and Noon – 5:00 PM on Sundays. A GFS Marketplace Store is scheduled to open in Brentwood, TN shortly. The merchandise distribution center is located in Louisville, KY with tractor trailer deliveries scheduled two to three times per week and small truck deliveries scheduled three to five times per week. Morgan indicated a sign variance request will be submitted to the Goodlettsville Board of Zoning and Sign Appeals. Coombs and Wall requested a sample of the alternative

masonry building material be provided for review and Garrett requested an estimate of annual sales revenue be provided to staff. Driver acknowledged that this a good use for this property.

**Item #4 Consider a recommendation to the City Commission for an extension of a six (6) month moratorium approved on 10/10/05 regarding consideration by the Goodlettsville Planning Board of zoning amendment applications relating to the Long Hollow Pike Corridor pending the development of a Manual of Standards for the corridor.**

Staff reviewed. Gregory reported that Resolution 05-299 was adopted at the November 10, 2005 City Commission meeting imposing a moratorium on consideration of all zoning amendment change requests in the Long Hollow Pike Corridor not to exceed six (6) months.

The work of the consultant has progressed from Phase I and is now entering Phase II. This item is before the Planning Commission for discussion and possible extension of the zoning moratorium. The consultant has projected a five (5) month completion of Phase II of their effort. Thomas recommended a six-months extension period to allow review and consideration of the consultants' recommendations.

Motion by Wall for an extension of Resolution 05-299, a moratorium on consideration of all zoning amendment change requests in the Long Hollow Pike Corridor not to exceed six (6) months. Motion seconded by McNeal. Motion passed unanimously, 8-0.

**Item #5 Discuss commercial and industrial lighting requirements.**

Staff is requesting clarification from the Planning Board regarding underground utilities requirements as applied to zoning districts in the newly adopted Goodlettsville Zoning Ordinance. Underground utilities requirements have previously been required only in the Planned Unit Development zoning districts. The new ordinance includes underground utilities requirements in all Planned Unit Development, Commercial and Industrial zoning districts with the designation that "all utility service connections shall be underground and shall commence at the property line unless otherwise approved by the Planning Commission". The board members confirmed their intent to require underground utilities in all PUD, Commercial and Industrial zoning districts.

**Item #6 Commissioner Comments**

Thomas shared with the Board that 84 Lumber Company is not longer doing business on Rivergate Parkway. The company attempted to relocate within the city with close proximity to CSX; however, they were unable to identify such a property within the city. Driver reminded the Board that a previously proposed plan to extend Rivergate Drive south across Rivergate Parkway toward Alta Loma Road to provide additional retail development space might need to be revisited.

Gregory provided board members with research information regarding Post Disaster Zoning Overlay Districting. This study offers opportunities to redevelop and/ or consolidation properties affected by storm affected areas. Many of the suggestions found in the research has been implemented by the city including redevelopment of Main Street Plan.

Gregory provided the board with a copy of the City of Springfield's Residential Rental Regulations – Multi-family Registration, Inspection and Maximum Occupancy Ordinance. The 2006 State Legislature created Public Chapter 949 referenced in House Bill 3202 “to authorize Davidson County and the City of Oak Ridge to designate geographic districts for inspection of deteriorating residential property for health and safety hazards”. This legislature identifies all residential units; however, it does not apply to residences owned by a government agency, residences owned/licensed by the State of Tennessee, nursing homes, assisted living or retirement centers. Garrett responded that these regulations would greatly strengthen enforcement capabilities for the city. Coombs added that this legislature addresses single family residences with absentee homeowners and single family residences altered into boarding rooms while addressing traffic, parking, maintenance of property and safety issues. Finch acknowledged his favor of this concept and requests serious review of the effectiveness of regulations, fees levied, costs incurred for staffing, equipment, implementation and enforcement of these regulations. Finch requested that staff revise the proposed Residential Rental Regulations to be adapted to the City of Goodlettsville's needs and submit a recommendation at the next meeting.

Gregory presented Rick Fussell, Ragan-Smith Associates, to update the board regarding the revised fencing plan for the Publix Store at Caldwell Square. Fussell reported that there is a grade change at the rear of the Publix parking lot exposing the rear of the building to Loretta Drive traffic traveling east to Long Hollow Pike. The fence height will be revised to maintain a constant elevation of eight feet height at the current street elevation behind the Publix building. The eight feet fence height will be accomplished by placement of six and one-half feet of wood around the perimeter with the remaining structure height consisting of brick. The exterior fencing adjacent to the Loretta Drive street elevation will contain up to two feet brick at the street level and six feet of wood fencing.

Meeting adjourned.

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Jim Driver, Vice-Chairman

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Vicky Ignatz, Recording Secretary