

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

October 6, 2014

5:00 p.m.

Goodlettsville City Hall

Massie Chambers

**Present:** Jim Galbreath, Jim Driver, Scott Trew, Bob Whittaker, Jim Hitt, Grady McNeal, Mayor John Coombs

**Absent:** Commissioner Jeff Duncan, David Lynn, Gary Franks and Jerry Garrett

**Also Present:** Rick Gregory, Tim Ellis, Mike Bauer, Vice-Mayor Jane Birdwell, Commissioner Zach Young and Jeff McCormick.

Chairman Jim Galbreath called meeting to order. Mayor John Coombs offered prayer.

**Item #1** Chairman Jim Galbreath declared the minutes of the September 8<sup>th</sup>, 2014 Planning Commission meeting stand approved as written.

**Item #2** Consider a request by Mary McWhirter, 2210 Crocker Springs Rd., Goodlettsville, TN 37027 to rezone property located at 458 Moss Trail, Parcel 38, as shown on Davidson County Tax Map 26-9, by removing the Interchange Overlay (INT).  
(9.1 # 12-14)

Staff reviewed. At the request of the Planning Commissioners at the last meeting, Mr. Rick Gregory brought the commission members, proposed additional uses for the Interchange Overlay District. Mr. Gregory reviewed the additional proposed uses with the members.

Mayor John Coombs and Jim Driver indicated that they felt the best option would be to remove this property from the Interchange Overlay District. Mrs. McWhirter was advised that it would take two readings before the City Commission, but if passed, it would revert back to Commercial Services Limited (CSL).

Jim Driver made a motion to remove this property from the Interchange Overlay District. Bob Whittaker seconded the motion. The motion passed 7-0.

Mayor John Coombs requested Commissioners study the additional uses that Mr. Gregory brought to them for the existing Interchange Overlay District and consider that at the next meeting.

**Item # 3** Consider the request by HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027 for approval of a site plan for a gymnasium addition to Metro Baptist Church, Davidson County Property Map 19-13, parcel 94, owned by Metro Baptist Church, 322 East Cedar Street, Goodlettsville TN.  
(9.1 # 15-14)

Staff reviewed. Mr. Gregory stated it was a proposed gymnasium addition to the property. Mr. Gregory stated that all the staff comments concerning storm water and sanitary sewer have been addressed in a satisfactory manner. Staff is prepared to recommend its approval. Mr. Tom Hill from HFR Design as well as George Phillips and Pastor Phil Martin from Metro Baptist Church, were present to answer any questions. Commission members held a short discussion concerning the storm water and sanitary sewer design of the site. Mayor John Coombs requested that the security of the retention ponds be considered due to their close proximity to the children at the school. The retention pond on the Northwest side of the property was identified as the location that would need protection. Jim Hitt made a motion for conditional approval of the site plan, with the security of the retention pond being added as a condition of approval. Bob Whittaker seconded the motion. The motion passed 7-0.

**Item #4** Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Town Place Suites Hotel, Davidson County Tax map 26, parcel 102, owned by Dr. Anil Patel, 280 Warfield Drive, Clarksville TN 37043.

Staff reviewed. Mr. Gregory advised that this is a proposal for a four story Town Place Suites Hotel to be located on conference Drive in the area of the entrance to Windsor Green. Mr. Gregory stated that he has had numerous discussions with Ragan-Smith Associates concerning the retaining wall and the landscaping on the site. Mr. Scotty Bernick from Ragan-Smith Associates was present to address any questions. Mr. Gregory stated that his concerns in relation to truck movement on the site had been addressed and presented members with a sample board of the exterior wall covering materials. Mayor John Coombs requested to see if Japanese Cherry Trees could be added to the site. He felt this type of tree on the site would better match the trees planted along Conference Drive. After some discussion, it was clarified by Mayor Coombs and Chairman Galbreath, that this request is a consideration only, not a condition of approval. Mr. Bernick advised that they would propose that request to Dr. Patel. Bob Whittaker made a motion for approval of the site plan. Grady McNeil seconded it. The motion passed 7-0.

**Item # 5 Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Landscape Buffer and Amenities Center for Copper Creek Addition, Sumner County Tax map 143, parcels 22.01, 36, 36.01 and 37 owned by Phillips Builders, A Meritage Home Co., 3000 Business Park Circle #300, Goodlettsville TN 37072.**

Staff reviewed. Mr. Gregory advised that this is a proposed Pool, Pool house and Parking area to the Copper Creek Addition. Brett Smith landscape Architect with Ragan-Smith Associates was present to answer questions. Mr. Smith stated there were three things before the board, the Buffer, the Site Plan for the pool, and the Allen Road entrance to the development. Bob Whittaker asked if the entrance design at Allen Road will match the design of the Long Hollow Pike entrance to the subdivision. Mr. Smith stated that it would match. Mr. Gregory stated that all his comments and concerns have been addressed concerning the proposed plan and structures on the site. A Discussion was held concerning the lighting on the site. Mr. Smith advised that the site would have low voltage landscape lighting for security purposes, as well as pool lighting to address the requirements of the State. Mr. Lynn Elly from Meritage Homes, spoke and stated that there would be subdued lighting in the buildings. It was agreed upon that Meritage Homes would provide a lighting plan for the site as part of the building permit process for review by Staff. Mr. Gregory agreed to this request, and further requested that it be a condition of approval, that if any lighting is to be added to the site, it be brought back to the Planning Department for approval. Grady McNeil inquired about adding a section of sidewalk from the pool house to the curb. Mr. Smith agreed to this as a condition of approval. Scott Trew made a motion for approval. Jim Driver seconded the motion. The motion passed 7-0.

**Item # 6** Staff held a discussion concerning VRBO (Vacation Rentals by Owner) and new trends in energy in the home environment.

**Other Business:**

Mayor John Coombs inquired about a recent item on the agenda concerning Lighting Standards. A general discussion was held concerning the standards.

Jim Hitt inquired about the time table for demolition of the Middle School. He was advised that they had proposed to start demolition sometime in the middle of October.

**The meeting adjourned at 6:22 p.m.**

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**Jim Galbreath, Chairman**

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**Mike Bauer, ECD Assistant**