

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

April 6, 2015 5:00 PM

Goodlettsville City Hall  
Massie Chambers

**Present:** Chairman Jim Galbreath, Jim Driver, Grady McNeal, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew, Tony Espinosa, David Lynn, Jerry Garrett, Jim Hitt,

**Absent:** Bob Whittaker

**Also Present:** Rick Gregory, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Larry DiOrio Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order and Scott Trew offered prayer.

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

Minutes stand approved as corrected to state on item #2, Mr. Gregory stated this request is for approval of the first phase of the Copper Creek addition, specifically **Phase 1, Sections 1 and 2.**

**Item #2** Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Plat for Northcreek Commons, Re-Subdivision of Lot 2, Davidson County Tax Map 19-14, Parcel 18

**(9.1 #07-15)**

Staff reviewed. Mr. Gregory explained this is a proposal for a two lot subdivision (Lot 2 @ 8.9 acres, Lot 3 @ 6.77 acres) from an existing 15.67 acre tract. He stated a number of technical items were identified during staff review. With those items now corrected, Staff recommended approval. Brad Slaydon represented Ragan-Smith Associates. Based upon Staff recommendations and discussion had at this meeting, Mr. Scott Trew make a motion to approve the request for Final Plat for Northcreek Commons, re-subdivision of Lot 2, Davidson County Tax Map 19-14, Parcel 18. Mr. Jim Hitt seconded the motion. The motion passed unanimously 10-0.

**Item #3** Discussion-Subdivision Regulations and Certificates

Mr. Gregory and Board members discussed current language regarding parts of the Subdivision Regulations and Certificates. He stated a few areas of the Subdivision Regulations and language may need to be reviewed, and he would consult with City Attorney, Joe Haynes. He also explained the process in changing any part of the current language of the Subdivision Regulations.

**Item #4 Discussion-Personal Wireless Services and Facilities**

Mr. Gregory and Board Members discussed current locations of wireless cell towers in the City. He also discussed the application process of any future wireless service/facility wanting to locate in the area.

**Other Business**

City Manager, Tim Ellis stated that accessory buildings and structures seem to create some questions at times. He asked that Mr. Gregory and Codes and Building Director, Larry DiOrio discuss the current ordinance regarding accessory structures. Ordinance No. 13-800 was discussed.

**ORDINANCE NO. 13-800**

**AN ORDINANCE TO AMEND ORDINANCE 06-674 AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF GOODLETTSVILLE, BY AMENDING LANGUAGE RELATIVE TO ACCESSORY STRUCTURES IN GOODLETTSVILLE, TENNESSEE.**

**WHEREAS**, accessory structures have been recognized in the Goodlettsville Zoning Ordinance for, many years, and;

**WHEREAS**, the need for changes in the size of accessory structures has been discussed in recent years, and;

**WHEREAS**, the need for more flexibility in the size of accessory structures on zone lots with enough land area to accommodate a larger structure while not having a detrimental effect on surrounding properties has been an integral part of that discussion, and;

**WHEREAS**, The Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners.

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by deleting in its entirety Section 14-208(1)(c)(vi) and adding a new Section 14-208(1)(c)(vi) as follows:

*No building(s) or structure(s) shall exceed a combined total of seven hundred fifty (750) square feet in size, provided that for each ten thousand (10,000) square feet of lot area by which said lot exceeds the minimum area required for a lot in the district in which said lot lies, an additional 375 square feet of combined accessory building area may be added up to a maximum building size of 1875 square feet.*

**SECTION 2.** That Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby further amended by adding a new Section 14-208(1)(c)(viii) as follows:

*Be, if larger than three hundred seventy five (375) square feet, constructed of the same material and shall be of the same architectural design and quality as the principal residential building.*

**SECTION 3.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days' notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

**SECTION 4.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 5.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

Before adjournment, City Manager, Tim Ellis discussed with Board Members current litigation.  
The meeting adjourned at 5:51 p.m.

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Jim Galbreath, Chairman

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Rhonda Carson, ECD Assistant

