

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 2, 2018  
5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

**Present:** Vice Chairman Jim Galbreath, Mayor Jeff Duncan, David Lynn, Grady McNeal, Scott Trew, Jerry Garrett, Judy Wheeler, Jim Hitt

**Absent:** Chairman Tony Espinosa, Bob Whittaker

**Also Present:** Rodney Joyner, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Greg Edrington, Russell Freeman, Larry DiOrio, Rhonda Carson, and others.

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

With no changes or additions to the agenda, Judy Wheeler made a motion to approve the agenda. Grady McNeal seconded the motion. Motion passed unanimously 8-0.

Minutes of the March 5, 2018 Planning Commission meeting stand approved as written.

**Item #1 Dry Creek Farms Master Development Plan Amendment for Area H; Represented by Klober Engineering Services: Request for approval of a Master Plan Amendment for Dry Creek Farms of a General Retail/Convenience Commercial/Food Service use, w/a proposed commercial building of approx. 14,960-sq.ft., and a 3,600-sq.ft. fuel pump canopy. Property is zoned CPUD (Commercial Planned Unit Development). Property is referenced as a portion of Davidson County Tax Map/Parcel #P/O 03300004200 and contains approx. 2.00 acres (87,120-sq. ft.).**

Max Lyday with Klober Engineering Services represented the request.

Staff reviewed. Planning Director, Rodney Joyner stated staff reviewed and had comments that were sent to the applicant. The applicant responded to the comments and Mr. Lyday stated he accepted the comments and with resubmittal, they provided a short written response for each comment. Staff recommended approval with conditions.

Based upon staff recommendations, and input from the applicant, Scott Trew made a motion to approve the request with the following conditions:

1. All comments from staff have been addressed and resubmitted (completed as 4/2/18)
2. The remaining portion of Area H, once developed, must not exceed an F.A.R. of 0.13. This shall give Area H an average F.A.R. of approximately 0.15, overall, thus providing sufficient space for future parking and landscaping.

Jim Hitt seconded the motion. The motion passed unanimously 8-0.

**Discussion Items**

***Planning Commission and Board of Zoning Appeals Training 2018.***

Rodney Joyner and the Planning Commission discussed options for yearly training. Staff and Board members agreed to divide the four (4) hours of training throughout the year instead of one four (4) hour session.

**Public Forum on Planning Related Topics**

Citizen Susie Pemerton (1237 Willis Branch Road) discussed drainage issues with her property. She presented pictures of her property and updated the Planning Commission of her continued concerns with the Copper Creek development. City Engineer, Greg Edrington stated that Phase five (5) of Copper Creek development is the main contributor to these issues. Mr. Edrington stated a meeting was scheduled in the morning with staff and the developer. At that time, a Stop Work Order with penalties will be imposed. The developer (Meritage Homes) will be given information on what needs to be completed. He stated Meritage had not completed the task previously discussed with them.

City Manager, Tim Ellis stated this has reached a level of some legal issues, therefore, staff has been advised to limit comments and refer to the City attorney.

Mayor Jeff Duncan stated that TDEC (TN. Dept. of Environment & Conservation) and Goodlettsville Public Works/ Storm Water Department are currently addressing the situation.

City Manager, Tim Ellis confirmed that a Stop Work Order had been issued to the developer earlier in the day. He stated that once the developer made the corrections and are within compliance, they should be able to proceed.

**Meeting adjourned at 5:17**

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Jim Galbreath, Vice-Chairman

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Rhonda Carson, ECD Assistant