

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

May 6, 2013

5:00 p.m.

Goodlettsville City Hall, Massie Chambers

**Present:** Jim Driver, Grady McNeal, Jim Hitt, Scott Trew, David Lynn, Commissioner Jeff Duncan, Mayor John Coombs

**Absent:** Jim Galbreath, Jerry Garrett, Bob Whittaker, Garry Franks

**Also Present:** Rick Gregory, Tim Ellis, Larry DiOrio, Mike Bauer, Guy Patterson, Commissioner Zach Young, Rhonda Carson, John Shields

Jim Driver called the meeting to order. Mayor Coombs offered prayer.

**Item #1** Minutes of the May 6, 2013 Planning Commission meeting stand approved as written.

**Item #2** Discuss landscape update and parking lot improvements for Cracker Barrel, 235 Long Hollow Pike.

John Shields represented Lose & Associates. Mr. Gregory stated that he has been working with Mr. Shields on the changes and improvements for Cracker Barrel's parking lot and landscaping. He explained the proposed renovation changes, and stated that the changes are considered maintenance issues by staff. He also stated that no major changes are proposed within the site. Staff is simply presenting to the Board for discussion. The Board discussed drainage issues and remedies proposed. Mike Bauer, Fire Marshal and Codes Inspector requested a 3 ft. clear area around the fire department connection. He stated that during past fire and codes inspections, the shrubs were covering the fire department connection. The Board discussed replacement of trees. Mayor Coombs suggested that Japanese Cherry trees would complement the site because this type of tree is being emphasized throughout the City and along Conference Drive. Mayor Coombs also suggested that a split rail fence would enhance the site coming off of the interchange. Mr. Shields stated that he would discuss these suggestions with Cracker Barrel. Mr. Jim Driver stated that the Board is appreciative to Cracker Barrel in the consideration of these requests and suggestions.

**Item #3** Review ordinance concerning accessory structures

Staff reviewed. Mr. Gregory explained that he had prepared an ordinance to address proposed changes to the zoning ordinance concerning accessory buildings. The changes to the current ordinance language were discussed at the last meeting and have been incorporated for consideration. The changes made to *Ordinance No. 06-674 Section 1 and Section 2 are as follows:*

**Section 1**

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**

Be, if larger than three-hundred-seventy-five-(375) square feet, constructed with the same exterior wall covering as the principal residential building.

Jim Hitt made a motion to recommend this change to the ordinance for City Commission's approval. Mayor Coombs seconded the motion. The motion passed unanimously 7-0.

**Item #4** Discussion-By-Laws

Planning Commission members continued their discussion concerning Bylaws for public speaking and a limit on that public input during meetings. Staff agreed to make changes to the language and place it on the agenda for the next meeting.

**Item #5 Commission comments**

Scott Trew asked Mr. Gregory if there are any fencing regulations that would prohibit Cracker Barrel from installing a split rail fence to their site. Mr. Gregory responded that there is nothing that would prohibit it.

Mr. Driver asked if anyone had an update on member, Garry Franks. Mr. Gregory stated that he did not have a recent update on him and his health.

Mr. Gregory stated that he is still seeing a lot of interest in areas around the City, but it is still slow as far as action items to address and look at. He also stated that there is no indication that the proposed 5<sup>th</sup>/3<sup>rd</sup> Bank is still planning on locating at Long Hollow Pike/Publix area.

The meeting adjourned at 5:41 p.m.

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Jim Driver, Vice- Chairman

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Rhonda Carson, ECD Assistant