

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

October 7, 2013                      5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

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

**Absent:** David Lynn, Garry Franks, and Jerry Garrett

**Also Present:** Rick Gregory, Larry DiOrio, Tim Ellis, Jeff McCormick, Guy Patterson, and others

Chairman Galbreath called the meeting to order and Grady McNeil offered prayer.

**Item #1** Minutes of the September 9, 2013 Planning Commission meeting stand approved as written.

**Item #2** Interchange Zone

Staff presented information on the creation of Interchange Overlay Zones that will be more conducive to the area and generate sales tax revenue. Restaurants, Gas Stations, and Hotel/Motel Occupancies, are the three types of businesses that will be allowed within the Interchange Zones. There are three proposed overlay districts within the city; I-65 and Rivergate Parkway area, I-65 and Long Hollow Pike area, and I-65 and Hwy 31W area.

Commission members held a discussion of the individual overlay areas. Commissioner Duncan questioned the inclusion of the entire area of Wade Circle. He stated that the area is not conducive to the three uses listed above. Mr. Scott Trew stated that the front part, closest to Rivergate Parkway would be better for this overlay. Commissioner Duncan stated that the back part of Wade Circle would be better used for small businesses. Mayor Coombs stated that the current proposal is a good move forward, but the Wade Circle area needs further discussion. The proposal was sent back to Staff to amend the map of the Wade Circle area, and bring it back to the Planning Commission for action.

**Item #3** Status Update-various projects

Staff updated Commission members on current projects:

1. The Goodlettsville Middle School design committee is not ready to meet with the Planning Commission concerning the layout of the school at this time.

2. Church Street property owner contacted Staff about building a storage facility on a vacant lot on Church Street. They are moving forward and may possibly have a site plan to present in the future.
3. Metro Baptist may be coming back with plans to build another building on their property.
4. No movement on either the property behind Volunteer State Bank, as well as the 5<sup>th</sup> Third Bank Project.

**Item #4 Other Business**

Mr. Gregory discussed an MTSU economic conference that he attended. David Dorris from Morgan Stanley was the keynote speaker. Staff shared some notes from the conference concerning the future economy.

The meeting adjourned at 5:50 p.m.

---

Jim Galbreath, Chairman

---

Rhonda Carson, ECD Assistant

