

OFFICIAL MINUTES OF THE MEETING

**GOODLETTSVILLE PLANNING AND ZONING COMMISSION**

June 2, 2014 5:00 PM

Goodlettsville City Hall  
Massie Chambers

**Present:** Jim Galbreath, Jim Driver, Grady McNeal, David Lynn, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew, Garry Franks, Bob Whittaker

**Absent:** Jerry Garrett, Jim Hitt

**Also Present:** Rick Gregory, Tim Ellis, Guy Patterson, Charlie Lowe, Mike Bauer, Rhonda Carson, and others

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

**Item #1** Minutes of the May 5, 2014 Planning Commission meeting stand approved as written.

**Item #2** Consider request by Primus Builders, Inc., 8294 Highway 92, Suite 210, Woodstock, GA 30189 for approval of a site plan for a cooler addition to the Tyson facility, 201 Cartwright St., Goodlettsville, TN 37072, Davidson County property map 19 parcel 18.00 (9.1 #7-14)

Staff reviewed. Mr. Gregory explained that this is a request for approximately 52,225 square feet cooler addition to the existing Tyson building. The property is located on North Cartwright Street and zoned IG (Industrial General). He stated that several items were identified during technical reviews that need to be corrected and most have been addressed. The remaining items to be resolved are:

Landscaping requirements/Variance

Height of lighting fixtures/Variance

Fire Department connections.

Mr. Gregory noted that the applicant will need to coordinate with the Fire Department regarding removal/relocation of hydrants.

Matthew Scarborough with Primus Builders and Bob Bonds with Tyson Foods were present to answer questions. Scott Trew asked if additional trucks would occupy the area due to the expansion. Mr. Bonds with Tyson Foods stated that Tyson did not expect any additional truck traffic. The expansion of space is to store products before they are shipped. Mr. Bonds with Tyson said they will work to resolve concerns with the truck traffic on the Cartwright/Cedar Street entrance, adding clear signage for the truck drivers to find the location. Based upon Staff recommendations, and discussion had at this meeting, Mayor Coombs made a motion for conditional approval with a variance of the site plan based on the following:

1. Stamped by a licensed landscape architect
2. Any outstanding Staff comments
3. Variance for landscaping material
4. Variance for height of the site lighting

Jim Driver seconded the motion and the motion passed unanimously 9-0.

**Item #3 Consider request by Ragan Smith Assoc., 315 Woodland St, Nashville, TN 37206-0070 for approval a preliminary master plan for NorthCreek Commons, 123 Northcreek Blvd., Goodlettsville, TN 37072, Davidson County property map 19-14 parcels 14 & 18, owned by Topvalco, Inc/Edward Randal Phillips, Trustee, 1014 Vine St., Cincinnati, OH 45202/3012 (9.1 #8-14)**

Staff reviewed. Mr. Gregory stated this is a proposal for amending an existing preliminary master plan for the Northcreek Commons development which was originally approved in 1987. Mr. Gregory discussed traffic flow to and from the site and how internal circulation could be improved with a continuous circulator along the backs of buildings for delivery vehicles, and emergency vehicles. Staff recommended approval with resolution to a few minor issues. Brad Slaydon represented Reagan-Smith Associates. He stated the comments from Staff will be taken into consideration for the final site plan. Based on Staff recommendations and discussion had at this meeting, Jeff Duncan made a motion to approve the preliminary master plan with considerations in the future to:

1. Perpendicular parking for the Kroger lot for better traffic flow
2. Traffic study at the South entrance adjacent to the post office
3. Internal Traffic Circulation study

Grady McNeal seconded the motion and the motion passed unanimously 9-0

**Item #4 Consider request by Perry Engineering, LLC, 100 North Main St., Suite F, Goodlettsville, TN 37072 on behalf of Topvalco, Inc., 2620 Elm Hill Pike, Nashville, TN 37214 for a bulk grading plan for Kroger #U541, 123 Northcreek Blvd., Goodlettsville, TN 37072 as shown on Davidson County Tax Map 19-14 parcel 14 (9.1 #9-14)**

Staff reviewed. Mr. Gregory stated that this request follows another, adjacent mass grading request. This request is for the site of a proposed Kroger expansion. Staff recommended approval. Randy Harper represented Perry Engineering, LLC. Jeff Duncan noted that during this time it could be beneficial for them to look at storm water measures to help reduce storm water cost (fees). Based upon Staff recommendations, and discussion had at this meeting, Bob Whittaker made a motion to approve the request. Scott Trew seconded the motion, and the motion passed unanimously 9-0.

**Item #5 Consider action on Letter of Credit No. 669 in the amount of \$87,000.00 for installation of infrastructure at The Vineyards @ Twelve Stones Crossing, Phase III due to expire 7/21/14. The applicant is Villa Property, LLC.**

Staff noted that this item will be on the July agenda. All were in favor to defer this item, motion carries.

**Item #6 Discussion:**

City Manager, Tim Ellis, Staff, and Commission members discussed Commercial Core Overlay District and setbacks. Staff to draft an amendment to the ordinance.

Staff and Commission Members discussed the zoning of Jackson Rd.

**Item #7 Other Business:**

Mayor Coombs reminded everyone of the Help Center Benefit dinner to be held June 21, from 4:30-7:00.

The meeting adjourned at 6:17 p.m.

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Jim Galbreath, Chairman

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Rhonda Carson, ECD Assistant