

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

January 5, 2015

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, Bob Whittaker, Jerry Garrett, Tony Espinosa,

**Absent:** Jim Hitt

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

Chairman Jim Galbreath called the meeting to order and welcomed new Planning Commission Member Tony Espinosa. Mr. Jerry Garrett offered prayer.

**Item #1 Election of Planning Commission Chairman and Vice Chairman for the 2015 term.**

Mr. Jerry Garrett made a motion to nominate Jim Galbreath to continue as Chairman of the Goodlettsville Planning and Zoning Commission. Mr. Scott Trew seconded the nomination. The motion passed unanimously. Chairman Galbreath graciously accepted the nomination.

Grady McNeal made a motion to nominate Jim Driver to continue as Vice Chairman of the Goodlettsville Planning and Zoning Commission. Bob Whittaker seconded the motion. The motion passed unanimously.

**Item #2 Minutes of the December 1, 2014 Planning Commission meeting stand to be corrected.**

**Item # 2 should read: The motion passed to deny the request, 9-0. Motion for approval to correct the minutes was made by Grady McNeal. Jim Driver seconded the motion. The motion passed.**

**Item #3 Consider request by Darryl Graham, 1411 South Dickerson Rd., Goodlettsville, TN 37072 to rezone property located at 956 Louisville Highway, parcel 50 as shown on Sumner County Tax Map 141, by removing the Interchange Overlay (INT) (9.1 # 01-15)**

Staff reviewed. Mr. Gregory stated that this request is for amendment of the overlay district boundaries. Mr. Graham has asked about moving his business into town. The property is zoned CG (Commercial General) which allows for his business (cleaning business), but the property is also within the (INT) Interchange Overlay district which restricts use to Hotels/Motels, Fuel stations, Restaurants and Cell Towers. Staff recommended approval if the Commission finds this to be appropriate with the intent of development along this corridor.

Mr. Darryl Graham owner of the business represented the request. He explained to the members that the business is currently located at 1411 South Dickerson Road and has been there since 1984 and employees about 200 people. He stated since the business has grown, a larger location is needed and this property is

ideal for a new location. He stated that since about 65% of his employees live in or close to Goodlettsville, it would be beneficial to stay in the City. He explained the three different types of businesses that would be at this location. They include:

Environmental Remediation Services

Waste Water Treatment Facility

Sewer Jetter and Cleaning Services

Mr. Graham stated no hazardous materials would be kept on site.

Mr. Gregory clarified for Members that if parcel 50 changes, it should also include parcel 51 because of the shape of the district boundary line. He also stated that parcel 50 is vacant and parcel 51 is a car wash. After discussion, Mr. Jim Driver made a motion to exclude parcel 50 and 51 from the Interstate Overlay District. Jerry Garrett seconded the motion. The motion passed unanimously 10-0. This item will be forwarded to The City Commission.

**Item #4 Consider request by Steven E. Artz & Assoc., P.O. Box 923, Springfield, TN 37172 for approval of Hilliard and Lyons Trust Subdivision, Davidson County property map 25-04 parcels 28 & 29, owned by Hilliard Lyons Trust Co., Burton Hills Blvd., Suite 300, Nashville, TN 37215**

**(9.1 #02-15)**

Staff reviewed and recommended approval. Mr. Steven Artz represented the request. After discussion, Mayor Coombs made a motion to approve the request. Grady McNeal seconded the motion. The motion passed unanimously 10-0.

**Other Business:**

Members discussed the status of the driveway addition to 5 star Market, located at 102 Fannin Drive.

Chairman Galbreath reminded members that the conflict of interest /Ethics forms should be completed by the end of this month.

Members discussed the history of the Twelve Stones development.

The meeting adjourned at 5:45 p.m.

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Jim Galbreath, Chairman

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Rhonda Carson, ECD Assistant

