

**DRAFT DRAFT DRAFT**  
REGULAR MEETING  
GOODLETTSVILLE CITY COMMISSION

Date: July 13, 2017

Time: 6:30

Place: City Hall

Present: John Coombs, Jeff Duncan, Harry Bell, Rusty Tinnin, and Zach Young. Absent:

Also Present: Joe Haynes, Tim Ellis, Addam McCormick, Jeff McCormick, Greg Edrington, Gary Goodwin, Mary Laine Hucks, Allison Baker, Kimberly Lynn and others.

Mayor Coombs called the meeting to order. Philip Smith offered prayer. Mayor Coombs led the chambers in the pledge of allegiance.

City Recorder Allison Baker called the roll: Mayor Coombs present, Vice Mayor Duncan present, Commissioner Bell present, Commissioner Tinnin present, and Commissioner Young present.

Consider minutes of the June 22, 2017 regular meeting of the Board of Commissioners. Commissioner Tinnin made a motion to approve the minutes as written. Commissioner Bell seconded the motion and motion passed 5-0.

David Stockett of 123 Rose Garden Lane commented on Caldwell Square and the delivery trucks on Loretta. He requested for signs to be put up on Long Hollow to advise truckers ahead of time where to enter to avoid traffic issues on Loretta.

Denver Schimming of 943 Old Dickerson Pike commented on the amount of trash that was left on Dry Creek Road after the 4<sup>th</sup> of July. He asked that in the future if enforcement could begin at Dry Creek Road regarding the fireworks. He thanked the Public Works Department for cleaning up the debris the next day. Mayor Coombs asked City Manager Tim Ellis to reach out to the Homeowners Association in that neighborhood to see what can be done in the future.

Bill Griggs with Griggs & Maloney Engineers presented City Manager Tim Ellis with a framed newspaper article announcing Tim as City Manager of the Year.

City Manager Tim Ellis announced Kimberly Lynn as the first Director of Tourism for the City, Music on Main continues on Thursday, July 20<sup>th</sup>, the most recent utility billing mailing included the new monthly City newsletter, and he thanked all of the employees for making the July 4<sup>th</sup> Independence Day Celebration a great success. He noted it was the largest crowd he had seen in his 14 years with the City.

Mayor Coombs echoed the City Manager's comments regarding the 4<sup>th</sup> of July and stated that it was the largest 4<sup>th</sup> of July event in the City since 1958.

Consider old business.

Consider Ordinance 17-900, an ordinance to amend the City of Goodlettsville Municipal Code by deleting Title 16 Chapter 2 in its entirety and replacing it with a new Chapter 2 entitled Excavations, Cuts and Work Within Right of Way, second reading and public hearing. Vice Mayor Duncan made a motion

to approve Ordinance 17-900. Commissioner Young seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 17-900.

Consider Ordinance 17-901, an ordinance adopting tax rates for the City of Goodlettsville for the fiscal year July 1, 2017 through June 30, 2018, second reading and public hearing. Commissioner Bell made a motion to approve Ordinance 17-901. Commissioner Tinnin seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 17-901.

Consider Ordinance 17-902, an ordinance to amend the previous development master plan with the Dry Creek Cottages Master Plan for sixteen (16) residential units on 2.34 acres at Dry Creek Road, second reading and public hearing. Commissioner Young made a motion to approve Ordinance 17-902. Commissioner Tinnin seconded the motion. Delores Jordan of 206 Dry Creek Pointe Court had issues regarding the Cottages. They had trees cut down by the developers and wanted to know if they would be reimbursed and they wanted more information on a retention wall and a fence to divide the common areas. Their association has concerns regarding traffic. Mayor Coombs stated that the Commission and staff have worked through details to identify concerns, one of which is regarding the division of the property line with a landscaping wall and other issues. He stated these items have been addressed thoroughly to give the best finished product for this development. Ms. Jordan still had questions regarding the trees. Mayor Coombs questioned whose property the trees were on. William Mackall of 225 Nathan Drive lives directly behind this project. He stated that the developers came through the tree line and he talked with the person clearing the field and he stated that a survey was done and that it was the developers property. A couple of days later Mr. Mackall talked to the surveyors that stated a survey was just now being conducted. He stated that people definitely came across his property line. Planning Director Addam McCormick stated he talked to the property owner about the trees being cut and stated that it is an issue between the two property owners. The developer stated he was not aware of any trees in their common area that have been taken down. He said there are still quite a bit of trees in between these properties. City Manager Ellis stated that this is a civil issue. Mayor Coombs stated the desirability of this Board and the Planning and Zoning Commission is to get the best product that we can get with the development and that it would behoove the developers and the property owners to work together. The property owner stated that the property was cleared about a year ago and that if it is proven there were issues they will work to resolve them. Darryl Jarrett of 203 Dry Creek Pointe expressed concerns regarding drainage. Mayor Coombs said no additional water flow will impact the property per the engineering certification. Larry Venson of 214 Dry Creek Pointe Court also had concerns about flooding. Mayor Coombs restated that there will be no further impact to these properties. Tim Boyd of 221 Nathan didn't understand how they could build a road and then change it. Mayor Coombs responded that the original plans were approved in 2004 and now a new developer has proposed a better product for the City. There was additional discussion. Mr. Boyd also questioned how they could build more homes than the original master plan. Mr. McCormick stated this density still meets zoning requirements. Vice Mayor Duncan asked if this did not pass if the developer could build the original 2004 master plan that was approved? Mayor Coombs stated that was correct. Commissioner Young stated he was glad this change came before the Board and that these homes will be of much higher value than originally approved. There was additional discussion Vote was then taken which resulted in a 5-0 vote to approve Ordinance 17-902.

Consider new business.

Consider Ordinance 17-903, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a four acre property on Hwy 41 Springfield Highway from Agricultural to CPUD, Commercial Planned Unit Development, first reading. Commissioner Tinnin made a motion to approve Ordinance 17-903. Commissioner Young seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 17-903.

Consider Ordinance 17-904, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by removing the interchange overlay district from a certain area of land zoned Commercial Services on Cartwright Street and East Cedar Street, first reading. Vice Mayor Duncan made a motion to approve Ordinance 17-904. Commissioner Tinnin seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 17-904.

Consider Ordinance 17-905, an ordinance to amend Title 14 Chapter 2 of the Goodlettsville Municipal Code to incorporate location provisions for mobile food vendors authorized by Ordinance 17-896, first reading. Commissioner Young made a motion to approve Ordinance 17-905. Vice Mayor Duncan seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 17-905.

Consider Ordinance 17-906, an ordinance to amend Title 14 Chapter 2 of the Goodlettsville Municipal Code to incorporate vehicular, craft and related equipment sales as a permitted use in IR, Industrial Restrictive zoning district, first reading. Commissioner Tinnin made a motion to approve Ordinance 17-906. Vice Mayor Duncan seconded the motion. Commissioner Young stated when he thinks of areas that are economically blighted he thinks of used car lots and pay day lenders and cannot vote for something that would allow additional car lots in the City. Mayor Coombs noted that if this Ordinance is passed he encourages Planning and Codes to ensure this property is properly landscaped and to be sensitive to lighting on that property. Vote was then taken which resulted in a 3-2 vote to approve Ordinance 17-906, with Commissioners Bell and Young voting to deny the amendment.

With no further business, the meeting was adjourned at approximately 7:11 p.m.

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City Recorder

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Mayor