

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 3, 2020
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, David Lynn, Scott Trew, Mayor Jeff Duncan, Jerry Garrett, Jim Hitt, Grady McNeal, Judy Wheeler, Vice-Mayor Rusty Tinnin, and Jeff Parnell

Absent: Bob Whitaker

Also Present: Addam McCormick, Russell Freeman, Rhonda Carson, Tim Ellis, Mike Bauer, Commissioner Zach Young, Greg Edrington, and Jeff McCormick

Chairman Espinosa called the meeting to order and Jerry Garrett offered prayer

Staff stated the Echo Hills items were incorrectly listed on the agenda as an update versus an action item but the plans are not ready for approval so ok to proceed with project update only.

Duncan made a motion to approve the agenda, Hitt seconded the motion. The motion passed unanimously 10-0.

Trew made a motion to approve the minutes of the December 2, 2019 meeting, Tinnin seconded the motion. Motion approved unanimously 10-0.

AGENDA ITEMS

ITEM#1 **JP Morgan Trace/RTMA Architectural and Planning:** Requests alternative setback approval for a 70 sq. ft. ATM installation at 123 North Creek Boulevard (front of gas canopy) on a portion of 13.86 acres. Property referenced as Davidson County Tax Map/Parcel# 01914001400 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: TOPVALCO, INC (9.1#03-20)

David Abby, Project Representative with Development Management Group

Staff Discussion:

- Staff discussed the request is before the Planning Commission due to requested setback reduction from sixty (60') to thirty (30') feet.
- Staff discussed previous request was for the ATM to be located in lot adjacent to Long Hollow Pike and staff concern about reducing eight (8) to nine (9) parking spaces in the section of the parking lot adjacent to shopping center
- Staff discussed revised location would be in front of Kroger Gas canopy on North Creek Boulevard
- Staff discussed the commercial planned unit development zoning requires a sixty (60') front building setback and the proposal is a twenty-five (25') feet to thirty (30') feet from front property line and the Commission can review alternative setbacks in the planned unit development districts

Planning Commission Discussion:

- Duncan asked about clearance and access to underground tanks
- Abby stated they have checked clearances and turn movement and ATM does not conflict
- McNeal asked lighting in the area
- Abby stated there is a pole light in the area
- Staff discussed visibility for ATM and lighting off gas canopy also
- Edrington explained driveway and sidewalk for the adjacent property apartment development
- Freeman asked about the size of the ATM and if presentation photo to scale
- Staff stated the ATM is seventeen (17 sq. ft.) square feet in area per the plans- the red rectangle is not to scale but to show location of the ATM

Hitt made the motion to approve the request, seconded by Lynn. The motion passed unanimously 10-0.

ITEM#2

Echo Hills Estates Master Plan/Civil Design Consultants, LLC:

Requests progress update of final master /construction plan for phase five (5) including thirty (30) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly {Deferred Item}

ITEM#3

Echo Hills Estates Master Plan/Civil Design Consultants, LLC:

Request progress update of final master /construction plan for phase six (6) including thirty-one (31) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (9.1# 07-19) {Deferred Item}

Jared Gray, Project Representative with Civil Design Consultants, LLC

Staff Discussion:

- Staff discussed mistake with agenda should have been for approval instead of progress update but plans not ready for approval yet
- Staff discussed remaining plan review items needed including grading, roadway grades, storm water calculations.
- Staff discussed the recent approval history including the Planning Commission in September 2019 extending approval of preliminary master plan and city's intent for completion of project
- Staff discussed the Planning Commission in May 2007 approved the phase five (5) final master plan/construction plans but approval expired

-Staff discussed roadway grade issues at intersections and cul-de-sac grades exceeding subdivision regulations provisions and that roadway grades of ten (10%) ok outside of the intersection and cul-sac cross slopes

-Staff discussed plan design to pipe phase five (5) drainage to detention pond instead of original proposal to take storm water to detention pond along Campbell Road but the homeowners would not permit altering the pond

-Staff discussed the concrete lined ditch currently below phase five (5) and that revised plans including ditch and section of piping of the phase five (5) drainage to phase six (6) detention pond away from this area.

-Espinosa asked Gray if there was anything else needed from the Planning Commission at this meeting

-Gray discussed plans and staff comments agreed to be addressed

-Gray discussed homebuilder and grading contractors are being reviewed for the project

-Gray discussed lots slopes and defining of critical slopes with revised plans

-Parnell asked about proposal to maintain the original number of lots or more lots and would revised detention shown result in a reduced number of lots

-Gray discussed the same and lot slopes

-Staff discussed the Planning Commission in September 2019 extended original master plan regarding number of lots and layout in phases five (5) and six (6)

-Gray discussed roadway slope issues and proposal to cut site to reduce slopes from six (6%) percent to ten (10%) percent

-Gray discussed storm water detention in phase six (6) and with site design including cuts- getting water to phase six (6) detention ponds and some retaining walls for house sites and design to prevent cross lot drainage patterns onto adjacent lots

-Gray discussed back yard slopes ranging from 2:1 to 4:1 slopes

-Ellis asked if property ownership in this section still Eatherly

-Gray stated yes and land purchase under contract at this time

ITEM#4 Copper Creek 2-4 - Meritage Homes: Requests six (6) month performance bond extension

No project representative in attendance

Staff Discussion:

-Staff discussed forty-four (44) of forty-seven (47) lots completed

-Staff discussed request was for six (6) month extension

-Staff discussed intent is for remaining items to be completed in this period

-Staff discussed final paving, sidewalk sections, and sidewalk and curb repair section remaining

-Staff estimate of remaining items \$ 85,000- \$ 90,000 bond at \$ 455,000

Planning Commission Discussion:

-Duncan asked about tree plantings in front yard- alternative to between curb and sidewalk

-Staff discussed lower sections not installed- would notify Meritage about landscaping

-Staff discussed Planning Commission will have to review all requests for acceptance to the City Commission

Garrett made the motion to approve the request, seconded by Wheeler. The motion passed unanimously 10-0.

ITEM#5 Parkview Preserve - Insight Properties LLC: Request reduction and one-year performance bond extension

No project representative in attendance

Staff Discussion:

- Staff discussed proposal is for a one-year bond extension and reduction
- Staff discussed fourteen (14) of total one hundred and thirty-one (131) single family and townhouse lots- limited percentage completed but fast moving project with large number of units under construction but not finished
- Staff discussed completion cost estimate of \$ 525,000 including sections for roadway base and binder repairs, remaining sidewalks and curb repairs, street light sections
- Parnell asked about brick percentage item from a previous meeting
- Staff discussed the houses have been changed including existing house and plans for future houses to include a minimum twenty-five (25%) percent on the front walls and the stone were increased around garage end walls and front wall

Trew made the motion to approve the request, seconded by Lynn. The motion passed unanimously 10-0.

Planning Commission Discussion Items:

-Planning Commission By-Laws Amendment – Tie Vote

- Staff and Commission discussed options for future tie votes
- Staff and Commission discussed possibly City Commission automatic review or in the case of absent members back to the Planning Commission
- Staff and Commission discussed state law regarding final subdivision plats for private property rights issues only permits sixty (60) days to make a decision and becomes automatically approved and that tie vote does not stop sixty (60) day process.
- Staff discussed the Planning Commission has two (2) meetings on a final subdivision plat to make a decision
- Staff discussed the final subdivision plat approval process was included in December legal training seminar
- Staff and Commission discussed outside of final subdivision plats that a tie vote is neither approval or denial

-Planning Commission 2020 Training Session Topics

- Staff training topics including review of residential development types and a City Commissioner requested staff to review amendments to the Planned Unit Development Residential requirements regarding street landscaping, garage orientation, materials, etc.
- Staff discussed contacting Volunteer State history department regarding a city history

presentation

- Trew requested a session on commercial development impacts on city taxes and revenue
- Staff discussed requesting the training topic with Mary Laine Hucks, City's Economic Development Director and the City can set up a training session

-Park Land Dedication Ordinance Proposal

- Staff discussed a City Commission proposal for additional park land dedication in developments or a pay in lieu of fee with new residential permits

-Stormwater Detention Amendments- Defined Drainage Basins

- Staff discussed a Planning Commissioner requested staff to review an amendment to storm water requirements to require additional detention storage for one hundred and twenty-five (125%) percent pre and post run-off storage
- Staff discussed the city's requirement for pre and post run-off equal design requirements and more volume but designs storing increased storm water peak flows
- Staff discussed would need to review legalities of requirement but should be able to be based on engineering data and know drainage basin issues
- Edrington discussed proposal for basin study's based on expected full developments and items needed with development detention ponds in the basin
- Edrington discussed with Parkview Preserve was able to get easements for the city to make future detention improvements but if had requirement in ordinance could require with developments

-March Meeting Sumner County Urban Growth Boundary Review

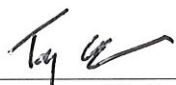
- Staff discussed public hearing will be scheduled for March Meeting regarding growth boundary amendment previously discussed
- Staff discussed agreement with the City of Hendersonville to expand into their current growth boundary area

Public Forum on Planning Related Topics

No one present to speak

Duncan made a motion made to close the public forum, seconded by Lynn. All in favor to close the public forum. Motion approved unanimously 10-0.

With no further business, the meeting adjourned at 5:51 pm.



Tony Espinosa, Chairman



Addam McCormick, Planning Director