

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 4, 2019  
5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

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

**Absent:** Bob Whittaker

**Also Present:** Rodney Joyner, Tim Ellis, Commissioner Zach Young, Russell Freeman, Greg Edrington, Mary Laine Hucks, Kimberly Lynn, Jeff McCormick, Rhonda Carson, Mike Bauer and others.

Chairman Espinosa called the meeting to order and Scott Trew offered prayer.

Mr. Joyner presented the revised agenda and explained the additional detail of Item #2, Vice-Chairman Galbreath made a motion to approve the revised February agenda. Jim Hitt seconded the motion. Motion passed unanimously 10-0.

With no additions or corrections, Scott Trew made a motion to approve the minutes of the January 7, 2019 meeting. Scott Trew seconded the motion. The motion passed 10-0.

**Item 1 For consideration by Bugg Hollow, LLC, for Sketch Plat Approval of 12 single-family estate lots, located on 117.24-acres, along Happy Hollow Road, east of Hogan Branch Road, as submitted by Brett Design/Build, PLC. Property is zoned R-40.**

*DEFERRED FROM JANUARY 7, 2019 PLANNING COMMISSION MEETING (9.1 #02-19)*

Staff reviewed. Mr. Thomas Brett with Brett Design Build represented the request. Mr. Joyner advised that all previously submitted staff comments have been addressed, and are no longer issues. Staff recommended approval of this item. Mr. Brett pre-reviewed the proposed development. He stated that this will be a gated community, accessed by a private road, and the intent of the developer is to retain the natural wooded nature of the lots and will not be clear cutting this property. Staff advised that at this point in the approval process, the "sketch-plat" that the applicant has provided, shows sufficient detail for staff approval. Mayor Duncan asked if the Planning Commission will still be presented with a preliminary plat, and a final plat, after the approval of a sketch plat. Staff advised that they will still get both of these items. Vice-Chairman Galbreath questioned Mr. Brett about the slopes on the property, and which lots would be critical lots. Mr. Brett stated that the topography of the site is steep in some areas, and they have taken that into consideration in their design. The entry road leads through a valley area, and the lots on the east side of the road do have steeper grades, and the driveway and home locations on these lots will take that into account. They are currently evaluating the design of the sanitary sewer system for the site, and how the topography will affect that design. Mr. Brett stated that they are working with a soil scientist to explore all of their options concerning the septic system for the development. Mayor Duncan asked about the size and topography of Lot 12. Mr. Brett stated that the developer will be building his personal home on this lot, and will be a member of the

community. Mayor Duncan questioned just what they were being asked to approve on a Sketch Plat submission. Staff advised that at this point, they are only being asked to approve the concept of the subdivision. The applicant will return with a preliminary plat that will be more specific to the details of the development. Based on discussion at this meeting, Mayor Duncan made a motion for approval of the Sketch Plat. Grady McNeal seconded the motion. The motion passed unanimously 10-0.

**Item #2 For consideration by Vastland/McClung/Eatherly/Development, LLC and Wamble and Associates, PLLC, for Final Master Plan Approval of Phase 1 of Dry Creek Commons for 40 Townhome units located along the south side of Dry Creek Road, approximately 5.73-acres, with a base zoning of HDR-PUD (High Density Residential-Planned Unit Development). Property is identified as Tax ID No. 03300023500.**

*DEFERRED FROM JANUARY 7, 2019 PLANNING COMMISSION MEETING*

**(9.1 #27-03)**

Staff reviewed. Mr. Rick Schuster and Dean Davis with Vastland Development represented the request. Staff advised that this request is for a Final Master Plan approval and has previously been before the Planning Commission some time ago. Staff asked for a change to the curb detail so it matches the city's current standards, even though it will be a private street. Chairman Espinosa asked staff about a previous comment stating that the sidewalk did not meet the current ADA standards. Mr. Joyner advised that he was going to let the applicant address that matter. Mr. Schuster stated that they will be resubmitting drawings to show the correct curb detail as requested by staff. Mr. Shuster also stated that they have resubmitted drawings with changes to the sidewalk that make it ADA compliant. Vice-Chairman Galbreath asked about the proposed landscape plan, and the site distance in relation to the Tulip Poplars. Staff advised he added that comment to ask the applicant if he had looked at the sight triangle, and how it would be affected by the trees. Mr. Schuster stated he has not done that yet, but would address it. Staff advised that there is more than enough room on the site to move the trees if needed, and did not see it as an issue.

Mayor Duncan asked if the exterior wall covering of the proposed units meet the city's design standards. Staff advised that the exterior wall coverings do not meet the 50/50 masonry standards, and vinyl siding will not be allowed. Staff stated the applicant is proposing a brick/hardy board design that was recently approved for the Parkview Preserve subdivision. City Manager Tim Ellis encouraged board members to view the color renderings of the building elevations, prior to approval. Mr. Schuster stated that he believed they had previously submitted drawings showing it met the 50/50 design standards, by using the hardy board and bringing the brick partially up the side of the building to meet the standards. Mr. Joyner stated that he did not agree with this opinion.

Mr. Schuster stated that the hardy board will be a colored product with a lighter trim, and darker siding. Mr. Schuster stated that he could return to the Planning Commission with a color rendering of the exterior of the three (3) and four (4) unit buildings for design approval. Staff agreed with this suggestion. Mr. Trew asked about the shake siding on some of the fronts of the units, and what it was going to be made of. Mr. Schuster stated that the shakes are a masonry product. Mr. Trew asked about the sides of the building and specifically the sides that face the street. He questioned the side facing the street having only siding on it. Mr. Schuster

stated that they install a freeze board on the side with lap siding and usually use a wider trim material to give it a better look.

Mayor Duncan asked if they can approve the Final Development Master Plan, and address the design guidelines at a later meeting. Staff advised that if the Commission members desired, it would be fine to make a motion to approve the Final Development Master Plan with the condition that the applicant would have to return with elevations for approval by the Planning Commission.

Chairman Espinosa proposed a motion to approve the Final Development Master Plan with the condition that the applicant would resubmit, and return with building elevations, a curb design and drawings showing the sidewalks meet the ADA standards for approval by the Planning Commission.

Based on staff recommendations, and discussion at this meeting, Vice-Chairman Galbreath made a motion to approve the Final Development Master Plan with the following conditions:

1. Applicant to resubmit and return with building elevations
2. Present a curb design drawing that meets the current city's standards
3. Submit drawings showing the sidewalks meet ADA standards

Jim Hitt seconded the motion. The motion passed unanimously 10-0.

#### **Discussion Items:**

##### ***A. Initial discussions on S. Cartwright Development, north of recently approved Starbucks location.***

Rodney Joyner reviewed this discussion item. He stated that Mr. Dean Patel requested to address the Planning Commission regarding a future proposed project. The proposed development site is north of the future Starbucks located on Cartwright.

Mr. Dean Patel presented some conceptual designs for a Hilton product hotel on this site, along with a conference center accommodating 400-500 people. Mr. Patel stated that the land behind the Starbucks property consists of 2.14 acres, and he would like to cross over East Cedar Street with a catwalk, to access the proposed conference center. Mr. Patel stated that after speaking with the tourism bureau, he believes the city needs more available meeting spaces that can be used for conferences and local events. Mr. Patel stated that he is applying for a variance on the setbacks, to be able to align the buildings, and will be going through that process in the near future.

Mayor Duncan asked Tourism Director, Kimberly Lynn for a marketing synopsis of the local meeting spaces available within the city. She stated that we do not have a large meeting space type venue available within the city.

Vice-Chairman Galbreath asked about the seating at the old library. Mrs. Lynn advised it could only accommodate 120 people. Mayor Duncan also stated that the Goodlettsville Event Center (old library) had very limited parking.

Mr. Patel stated that he envisions this location attracting a lot of the overflow conferences from the downtown Nashville area. Mr. Trew questioned the traffic flow at Cartwright and East Cedar Street. Mr. Patel stated that he will be having a traffic study completed at this location, and is open to any suggestions for improvement. Mr. Patel stated that his

biggest challenge will be with Nashville Electric Service (NES) to remove electrical poles, and place the wires underground.

David Lynn asked if there will be enough parking for both the conference center and the hotel. Mr. Patel stated that with shared parking, there should be ample parking for both sites.

Mayor Duncan stated that he feels Mr. Patel is presenting a concept that is a quality product, as well as filling a need of the city. Staff advised that four (4) floors are allowed in this zoning district, and they have met the parking requirements for this size. Staff advised there is still a lot of work that needs to be done, but four (4) floors is the maximum height allowed. Mr. Trew stated that he would like to see Cartwright Street widened to help with the traffic flow in the area. Mr. Patel stated that they will look into that, as well as any other suggestions Commissioners may have.

Judy Wheeler asked if Mr. Patel had a time frame in mind for this project. Mr. Patel stated that he hoped to be finished by the end of next summer. Grady McNeal stated that he appreciated Mr. Patel looking toward the future of our community. With no other discussion, Chairman Espinosa concluded the discussion of this item.

***B. Discussion by property owner regarding 400 Page Drive, near Caldwell, to revisit a previous rezoning request.***

Mr. Joyner reviewed a previous rezoning request at 400 Page Drive/near Caldwell Dr. He stated the owner would like to possibly revisit a rezoning request. The request was before the Planning Commission in August 2017. Mr. Joyner reviewed the agenda and minutes from that meeting. The request to rezone the property from lower density to a higher density (allowing duplexes versus single family homes) was denied at that time. The owner contacted Staff and asked to speak to the Planning Commission before actually submitting an application.

No one was present to represent this discussion item, which deferred any additional feedback.

***C. Thoughts on upcoming Planning Training sessions***

Mr. Joyner reviewed the completed training sessions from 2018. He considered ideas for the 2019 Planning Commission training and asked for additional ideas.

Vice-Chairman Galbreath liked the presented ideas of training regarding; Historic Preservation Planning and Sustained Growth (Beyond the Growth Bubble). He also suggested training on the approval process relating to the Planning Commission. Scott Trew suggested training on the impact of development (hotel, retail, sales tax and such)

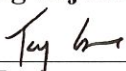
Mayor Duncan suggested training on market trends relating to commercial business.

Chairman Espinosa suggested reviewing terminology associated with the responsibilities of the Planning Commission.

**Public Forum on Planning Related Topics**

No one was present wishing to speak.

**Meeting adjourned at approximately 6:03 p.m.**

  
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Tony Espinosa, Chairman

  
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Rhonda Carson, ECD Assistant