

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 6, 2018
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice Chairman Jim Galbreath, Mayor Jeff Duncan, David Lynn, Grady McNeal, Scott Trew, Bob Whittaker, Jerry Garrett, Jim Hitt

Absent: Judy Wheeler

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

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

Mr. David Lynn made a motion to approve the Minutes of the July 2, 2018 Planning Commission meeting as written. Vice Chairman Galbreath seconded the motion. Motion passed unanimously 9-0.

With no additions or corrections to the agenda, Mr. Jim Hitt made a motion to approve the agenda. Mr. Grady McNeal seconded the motion. Motion passed unanimously 9-0.

Item #1 PUBLIC HEARING: In reference to a request by owner, Bipinchandra Patel, to the City of Goodlettsville Planning Commission for the annexation of approximately 5.44 acres on Allen Road, identified as Sumner County Tax Map 139, Parcel 98.01 (257 Allen Road), and Plan of Services, notice is hereby given that the Planning Commission for the City of Goodlettsville, Tennessee will hold a public hearing at 5:00 PM on July 2, 2018 in Massie Chambers at Goodlettsville City Hall for the purpose of discussing and hearing comments from the citizens on the proposed annexation. The proposed annexation and public hearing are being conducted pursuant to the laws of the State of Tennessee and the City of Goodlettsville, Tennessee. **DEFERRED FROM THE JULY 2, 2018 P.C.**

MEETING

(9.1 #9-18)

Chairman Tony Espinosa introduced the item. Planning Director, Rodney Joyner gave a brief presentation of the request. He described the property to be 5.44 acres on Allen Road and is adjacent to a previously approved piece of property to the north. Bipinchandra Patel is the owner of the property and is requesting the annexation. Mr. Joyner stated that the other item with the annexation request is the rezoning of the property. This is a separate item and will be discussed with item #2. Staff recommended approval of the annexation request.

Mr. Victor Banker represented the request on behalf of the owner. Mr. Banker had no additional comments or questions.

Chairman Espinosa reminded the Board members of Sumner County citizen, Debbie Pearson. Ms. Pearson was present at the July 2, 2018 Planning Commission meeting. She had questions about how the annexation might impact her property. Chairman Espinosa asked Mr. Joyner if he had any additional information for Ms. Pearson. Mr. Joyner stated he felt the main question that

she had was how this annexation could put her property in a situation to where the City might annex it. Mr. Joyner stated he thought her question had been answered after discussion of the current State Law regarding annexation of property.

Chairman Espinosa opened the Public Hearing. There being no one present wishing to speak, Chairman Espinosa closed the Public Hearing.

Based on Staff recommendations, Mr. Jerry Garrett made a motion to approve the request of annexation. Mr. Scott Trew seconded the motion. Motion passed unanimously 9-0.

Item #2 PUBLIC HEARING: In reference to a Zoning Map Amendment, by owner Bipinchandra Patel, to the Official Zoning Map adopted by Ordinance 15-851 to designate approximately 5.44 acres as R-40, Low Density Residential District from Sumner County RA, Rural Residential Zoning Designation. Property identified as Map 139, Parcel 98.01 (257 Allen Road), notice is hereby given that the Planning Commission of the City of Goodlettsville, Tennessee will hold a public hearing at 5:00 PM on July 2, 2018 in Massie Chambers at Goodlettsville City Hall for the purpose of discussing and hearing comments from the citizens on the proposed map amendment to the Goodlettsville Zoning Ordinance. The proposed amendment and public hearing are being conducted pursuant to the laws of the State of Tennessee and the City of Goodlettsville, Tennessee. DEFERRED FROM THE JULY 2, 2018 P.C. MEETING (9.1 #10-18)

Chairman Espinosa introduced the item. Mr. Rodney Joyner stated this is the rezoning portion of the same parcel as item #1. The request is for an R-40 rezoning (40,000 sq. ft. lots minimum). He stated that the parcels to the east and a little to the south of this property are Sumner County and zoned residential A with a minimum 40,000 sq. ft. lots. Staff felt this provides a consistent zoning in the area. Mr. Joyner stated he had not received any questions or concerns regarding the rezoning request. Staff recommended approval.

Mr. Victor Banker represented the request on behalf of the owner. Mr. Banker had no additional comments or question.

Mr. Bob Whittaker asked Mr. Banker if the owner might subdivide the property for additional home construction. Mr. Banker stated the applicant was not interested in subdividing the 5.44 acres for any additional homes.

Based on Staff recommendations, Mr. Grady McNeal made a motion to approve the rezoning request. Mr. Bob Whittaker seconded the motion. Motion passed unanimously 9-0.

Item #3 Bruce Rainey & Associates: Requests approval of a 2-lot minor subdivision plat at 131 Two Mile Parkway, for the Re-subdivision of Lots 15 & 16 p/o, of Roscoe Place, containing 22,248.25 sq. ft. (approx. 0.51-AC). Property is zoned R-10 (Medium Density Residential), and is referenced as Davidson County Tax: 02601006500, and 02601006300, p/o. Property Owner(s): Jimmy D. and Elizabeth Ann Crawford. DEFERRED FROM THE JULY 2, 2018 P.C. MEETING (9.1 #7-18)

Chairman Espinosa introduced the item. Mr. Rodney Joyner explained the request to be the re subdivision of lots fifteen (15) and sixteen (16) of Roscoe Place Subdivision. He stated it to be a two lot minor plat. Staff sent out comments regarding the request and Mr. Joyner stated those comments have been addressed. Staff recommended approval.

Mr. Bruce Rainey with Bruce Rainey and Associates represented the request. He had no additional comments or questions.

Based on Staff recommendations, Mayor Jeff Duncan made a motion to approve the request. Mr. Jim Hitt seconded the motion. The motion passed unanimously 9-0.

Item #4 PUBLIC HEARING: Parkview Preserve Phase Two/Land Solutions Company: Requests final master plan/construction plan approval for sixty-six (66) townhomes and seven (7) single unit detached residential lots on 39.8 acres at Memorial Drive and French Street. Properties are zoned MDRPUD, Medium Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcel # 02500005800 and 0258002800. Property Owner: Parkview Preserve Holdings (9.1 #18-17)

Chairman Espinosa introduced the item. Planning Director, Rodney Joyner reviewed the Parkview Preserve Phase Two (2) Final Master Plan and Construction Plans submitted. Staff comments were as follows:

- Applicant is currently working on bringing public road grades (French Street) down to 6% (required by the City's subdivision regulations). They are currently at 8%.
- Landscaping needs to be provided in the area adjacent to the substation that falls within Phase 2. There is a section that falls within Phase 1, and is being handled under that phase.

Mr. Lynn Ealey with Land Solutions Company represented this request. Mr. Ealey stated he felt these two issues could be corrected and will work with Staff and agreed to add them as conditions if approved.

Mr. Jerry Garrett asked Mr. Ealey when a projected date might be for starting the construction of homes. Mr. Ealey stated that they hoped to have pavement in by the end of the year and then it would be up to the builder, but he thought a reasonable time could be early spring 2019.

City Engineer, Greg Edrington reviewed the road grade requirements and site plan for the proper grade of 6% maximum.

Mr. Ealey clarified for Mr. McNeal the Landscaping plan and the detention area ponds were all within regulations.

Vice Chairman Galbreath asked if Staff had adequate time to review the applicant's response letter which was dated August 1, 2018. Mr. Joyner stated he had reviewed and actually discussed the comments with the applicant earlier the previous week. Vice Chairman Galbreath also asked for clarification on materials/architectural elevations that were approved. Mr. Ealey reviewed the history of the materials/elevations approval. He stated the elevations were approved with the Preliminary Master Plan which meet code requirements and those are still in place and binding. He also stated that the builder will come before the Board with an alternative plan to offer 100 % brick or stone or masonry (No Vinyl) in return of being able to use some Hardie materials. City Manager, Tim Ellis and Mr. Ealey discussed the use of Vinyl siding on

the homes. Mr. Ealey stated he did not think the builder intended on using this material, but the builder would come present architectural elevations that have a good mix of brick/stone/hardie before the first house is built. Mr. Ellis stated he just would like to eliminate any issues down the road. Mr. Ealey stated they would get together with the builder and Staff to clarify architectural elevations/materials.

Chairman Espinosa stated that the documents before them are what the Board members are referencing as approval **only** (due to errors in page numbers, missing documents). He also stated that no **new** architectural elevations are being approved with this Final Master Plan.

Based on Staff recommendations, input from the developer, and discussion had at this meeting, Mayor Duncan made a motion to approve the Final Master Plan/Construction Plans with the following conditions:

- Approving only the referencing documents that were before them at this meeting and no new architectural elevations being approved
- Public road grades (French Street) to be 6% per the Subdivision Regulations
- Buffer landscaping to be provided between substation and development
- Responses to the letter dated Aug. 1, 2018 from Land Solutions meets Staffs expectations completely

Mr. Scott Trew seconded the motion. The motion passed unanimously 9-0.

Item #5 Northcreek Commons-Armed Services Mutual Benefits Association: Requests one (1) year extension of the \$700,000 Subdivision Performance Bond.

Mr. Joyner reviewed the request and stated Staff recommended approval of extending the bond in the full original amount of \$700,000. He stated the applicant agreed to extend the full amount for one (1) year and Mr. Joyner submitted correspondence between Staff and the applicant agreeing to these terms.

No one was present to speak on behalf of the applicant.

Based on the information Mr. Joyner provided, Mr. Jerry Garret made a motion to extend the Performance Bond in the full amount of \$700,000 for one (1) year. Mr. Bob Whittaker seconded the motion. The motion passed unanimously, 9-0.

Item #6 Jackson Crossing-Tennessee Investment Partners, LLC: Requests one-year extension and Letter of Credit reduction. (\$280,481.72 to \$50,000.00).

Mr. Joyner reviewed the request and stated the applicant had requested a reduction of the Letter of Credit. The applicant submitted a worksheet to Staff showing what they have complied with. The applicant estimated a reduction to \$20,000, but Mr. Joyner stated Staff felt more comfortable with a reduction to \$50,000 after inspecting the site. The applicant agreed to the reduction being \$50,000 and had already submitted the reduction Letter of Credit amended, contingent on the Board approving the reduction.

Based on the information Mr. Joyner provided, Mr. Jim Hitt made a motion to extend the Letter of Credit for one (1) year and reduce the amount to \$50,000. Mr. David Lynn seconded the motion. The motion passed unanimously 9-0.

Discussion Items:

1. Victor Banker: Potential Hotel Development of vacant property along the southern end of S. Cartwright Street. DEFERRED FROM THE JULY 2, 2018 P.C. MEETING

Mr. Victor Banker presented to the Board members his idea to develop a hotel at the end of South Cartwright Street. He stated the property is owned by Terry Calonge and contains 10.84 acres total. He stated his plan is to buy 2.84 acres of the property and develop a "dual brand" hotel with a total of ninety (90) rooms. The property is currently zoned A, Agricultural and he hoped to have it rezoned to CS, Commercial Services, or CSL, Commercial Services Limited.

Board members and Mr. Banker discussed the area proposed for the hotel and discussed pros and cons of the proposed project. Mr. Joyner clarified that in order for the project to move forward it would have to be rezoned. Mr. Banker stated the boundary survey for the 2.84 acres would be submitted to the City by the surveyor and he will move forward to submit for a zoning change and site plan.

Chairman Espinosa thanked Mr. Banker for presenting the idea and stated Staff is available to assist if he chooses to move forward.

Public Forum on Planning Related Topics

No one was present wishing to speak.

Planning Training: Presented by Thomas McFarland w/Gullett Sanford Robinson & Martin PLLC. Short Term Rentals. **RE-SCHEDULED FROM JULY 2, 2018 PLANNING COMMISSION MEETING.**

One hour training was presented by Thomas McFarland with Gullett Sanford Robinson & Martin. Presentation included Short Term Rental information and questions and comments regarding this topic of interest.

Attendees included:

Chairman Tony Espinosa

Scott Trew

Vice Chairman Jim Galbreath

Jerry Garrett

Mayor Jeff Duncan

Bob Whittaker

David Lynn

Grady McNeal

Jim Hitt

Meeting adjourned at 6:35



Tony Espinosa, Chairman



Rhonda Carson, ECD Assistant