

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 7, 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, Jerry Garrett, Judy Wheeler, Jim Hitt, Bob Whittaker

**Absent:** All present

**Also Present:** Rodney Joyner, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Greg Edrington, Russell Freeman, Rhonda Carson, and others.

Chairman Tony Espinosa called the meeting to order and Grady McNeal offered prayer.

With no changes to the regular agenda, and with a couple of discussion items added, Vice Chairman Galbreath made a motion to approve the agenda. Jim Hitt seconded the motion. Motion passed unanimously 9-0.

David Lynn made a motion to approve the Minutes of the April 2, 2018 Planning Commission meeting as written. Grady McNeal seconded the motion. Motion passed, with Chairman Espinosa and Bob Whittaker abstaining due to being absent from the meeting. (Scott Trew arrives and joins the meeting)

**Item #1 Craig Smith and Eugene Howard, Property Owners: Request variance from the Subdivision Regulations, Section 1-112.109, regarding the minimum width of an access easement to provide access for a proposed residential lot for an existing single family dwelling unit at 1209 Dickerson Road, and a Final Plat approval of a minor plat. Property is referenced as Davidson County Tax Map/Parcel # 033300003500 and is zoned A, Agricultural and CS, Commercial Services and contains 1.79 acres. The Board of Zoning and Sign Appeals approved the variance at the March 6, 2018 meeting.**

Chairman Espinosa introduced the item. Rodney Joyner, Director of Planning, reviewed the request. He stated this item had been before the Planning Commission at the March meeting requesting a minor plat approval. At that time, the Planning Commission decided it should be reviewed by the Board of Zoning and Sign Appeals for the variance of the access easement width. The Board of Zoning and Sign Appeals approved the variance at the March 6, 2018 meeting, and sent it back to the Planning Commission. Staff had no other comments and recommended approval.

Property owner, Craig Smith represented the request and had no other comments.

Based on staff recommendation, David Lynn made a motion to approve the request. Grady McNeal seconded the motion. Before a vote was taken, Vice Chairman Galbreath asked if this Board is the final approval, or will the request move forward to the City Commission. Rodney Joyner clarified that the Planning Commission will be the final approval. Mayor Duncan asked for clarification on the zoning for lot one (1) and lot two (2) and if parking was sufficient.

Rodney Joyner stated that lot one (1) is zoned commercial and lot two (2) is split with continuation of lot 1 (commercial) in the front and the back portion is agricultural. Mr. Craig

Smith stated that the existing commercial building in the front has seven (7) or eight (8) parking spaces, but they are not striped. Chairman Espinosa asked if the residential unit in the rear could create any parking issues with the existing commercial building in the front. Mr. Smith stated that the drive to the back of lot 2 (proposed residential lot) is a separate drive from the parking area in the front. With no other comments, the vote continued and the motion passed unanimously 10-0.

**Item #2 [PUBLIC HEARING]: Request for consideration by Allen Farms Investment, LLC, to the City of Goodlettsville Planning Commission for a plan of services for the annexation of approximately 5.44 acres on Allen Road, identified as Sumner County Tax Map 139, Parcel 98.00 (315 Allen Road), along with approximately 2,563 ft. of Allen Road improvements and right-of-way from the southeast corner of Parcel 33.00 to the far southeast corner of Parcel 62.01.** (9.1 #20-18)

Chairman Espinosa introduced the item. Chad Lacy with Klobner Engineering represented the request. Applicants, Dean Patel and Victor Banker were also present to represent Allen Farms Investment, LLC.

Staff advised that this request for annexation is for 5.44 acres adjacent to another larger piece of property which the applicant also owns, and will use this additional acreage for the main entrance to the property. Mr. Lacy stated that initially, this was going to be a construction entrance, but upon further review, and due to the steep terrain, they were not able to meet the roadway grade standards as required by the City of Goodlettsville street design guidelines. The construction entrance will now become the main entrance into the development.

Staff recommended combining agenda items #2 and #3, since they concerned the same piece of property. Item #3 was a request for an amendment to the Official Zoning Map to change the zoning of the 5.44 acres to R-25, Low Density Residential Planned Unit development from Sumner County zoning designation, RA-Rural Residential.

Chairman Espinosa queried the Planning Commission members and they were all in agreement to discuss items #2 and #3 together. Discussion of these items included the sewer connection and ownership of the new sewer pump station that will be installed.

Chairman Espinosa opened the meeting for the public hearing. Susie Pemerton (1237 Willis Branch Rd.) addressed the Commission members and asked if a study had been completed on how drainage from this site will affect the streets and bridges on Willis Branch Rd. City Engineer, Greg Edrington advised that Allen Road would be brought up to City standards, and a detention pond would be placed at the entrance to address the water as it leaves the property. With no additional comments or individuals wanting to speak, Chairman Espinosa closed the public hearing.

Based on Staff recommendations, and discussion had at this meeting, Mayor Duncan made a motion to approve agenda item #2, annexation of 5.44 acres, (Map 139, Parcel 98.00, 315 Allen Road) and also motioned to approve item #3, request for rezoning the same property to R-25, Low Density Residential Planned Unit Development. Scott Trew seconded the motion. The motion passed 8-2, with Vice Chairman Galbreath and Bob Whittaker voting no.

**Item #3 [PUBLIC HEARING]: Request for consideration by Allen Farms Investment, LLC, of a Zoning Map Amendment to the Official Zoning Map adopted by Ordinance 15-851 to designate approximately 5.44 acres as R-25, Low Density Residential PUD from Sumner County RA, Rural Residential Zoning Designation. Property identified as Map 139, Parcel 98.00 (315 Allen Rd.) (9.1 #21-18)**

Item #3 was combined with item # 2 discussion and motion.

**Item #4 For consideration by Allen Farms Investment, LLC, for Preliminary Master Development Plan of 65 single-family lots, located on 91.2-acres along Allen Road with 45.1 acres of open space. Supplemental Plan to Items 2 & 3. (9.1 #22-18)**

Chairman Espinosa introduced the item. Chad Lacy with Klobber Engineering represented the request. Applicants, Dean Patel and Victor Banker were also present to represent Allen Farms Investments, LLC.

Staff reviewed and recommended approval with the following three stipulations being met:

1. Additional geotechnical information regarding steep slopes to be provided by a geotechnical engineer upon submittal of engineering/construction drawings.
2. A stream determination by TDEC (TN. Dept. Of Environment & Conservation) on whether or not an ARAP (Aquatic Resource Alteration Permit) will be required for the on-site creek.
3. Extent of Long Hollow Pike and Allen Road intersection improvements to be determined upon submittal of engineering/construction drawings. Staff stated specifically, concerning the left turn onto Long Hollow Pike from Allen Rd. at peak traffic hours.

Chad Lacy with Klobber Engineering stated that they already have an engineering company working on the hydrologic study of the site. Mr. Lacy advised that they agree with the request for the geotechnical study due to the steep terrain of the site.

Staff requested Mr. Lacy explain the change in entrance locations to the Commission members. Mr. Lacy stated that in a study of the site, it was found that they could not get a second entrance, so they are widening the main entrance to thirty-six feet (36ft.) to allow for unimpeded ingress and egress.

Discussion was held concerning the out parcel abutting Allen Rd, which is proposed to be used for green space. It was asked of the applicant if they would entertain the request of donating this parcel to the City of Goodlettsville for public use, possibly a fire station. Applicants, Mr. Dean Patel, and Mr. Victor Banker stated they would consider this request, because it was an addition to public safety and could be beneficial for the residents of their community.

A question was asked regarding condition #3 and how this subdivision may impact the intersection of Long Hollow Pike and Allen Road. City Engineer, Greg Edrington advised that the traffic study showed this intersection rating below a "D" classification, specifically because

of the left turn concern. Mr. Edrington stated that he would like to see a left turn lane installed. Mr. Lacy stated that when the traffic study was completed, they were expecting to build eighty-four (84) homes. He stated now the project has decreased the amount of homes to sixty-four (64), and the sub-par rating of a "D" may not be valid.

Further discussion was held on the donation of the parcel to the City. Staff asked City Attorney, Mr. Russell Freeman for advice on how to proceed with this type of donation to the City. He stated the following two ways:

1. Granting the parcel to the City with a clause that if it ever became unusable to the City, the property would automatically revert back to the original owners.
2. The Planning Commission could consider the request and attach it as a contingency to the agenda item.

Mr. Freeman stated that the preferred method would be the first, granting the property to the City by the owner, if they agreed to do so. After discussion, Planning Director, Rodney Joyner stated he would like to have the motion to stick to the original three conditions, with a note added to record that consideration would be given at a later date for the granting of a parcel of property for the City to utilize if future studies found it feasible.

Based on Staff recommendations, and discussion had at this meeting, Mr. Jerry Garrett made a motion to approve the request as long as the three original conditions are met, and an additional item be added (item 4) for consideration for a donation of a small parcel of land for the possibility of a future fire hall. Chairman Espinosa added to the motion, that approvals be obtained on items 1, 2, and 3, and this information provided to the required departments before further action is taken. Judy Wheeler seconded the motion. Motion passed unanimously 10-0.

### **Discussion Items:**

#### **1. Parkview Preserve-Phase 1 (Update)**

Staff updated the Planning Commission that this project is moving forward. Staff is reviewing the alignment of the intersection, landscaping, and the surety bond. Staff noted that additional parking was added by the developer which was discussed by the Planning Commission at an earlier meeting.

#### **2. Dry Creek Farms-Amendment (Update)**

Staff updated the Planning Commission that the Dry Creek Farms-Amendment should be up for Public Hearing at the May City Commission meeting.

#### **3. Planning Training**

Rodney Joyner discussed the training options that would be presented at the end of the June Planning and Zoning Commission meeting.

### Public Forum on Planning Related Topics

Chairman Espinosa opened the Public Forum on Planning Related topics.

Ms. Beverly Goodwin (110 Allen Rd.) discussed her concerns with storm water, sink holes, and the possibility of widening Allen Road. She stated her property would be beneficial for a proposed fire hall.

Chairman Espinosa thanked her for the comments.

Jerry Garrett and Staff discussed State legislation/short term rentals and how it may affect the City. Chairman Espinosa asked if Staff could present this information as a discussion item for the June meeting. Scott Trew suggested it may be helpful as a training meeting as well. Mr. Joyner stated he would consider it as a training session in the future.

Scott Trew noted that a citizen questioned the pile of dirt located beside Loden Vision (Rivergate Pkwy.) City Manager, Tim Ellis stated the lot was proposed for a second building for Loden, but that has not moved forward.

**Meeting adjourned at 6:07**



Tony Espinosa, Chairman



Rhonda Carson, ECD Assistant