

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 1, 2017
5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Mayor John Coombs, David Lynn, Scott Trew, Jerry Garrett, Grady McNeal

Absent: Bob Whittaker, Judy Wheeler, Commissioner Jeff Duncan, Jim Hitt

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

Chairman Tony Espinosa called the meeting to order and Mayor Coombs offered prayer.

Director of Planning and Development Services, Addam McCormick noted a change regarding item #3. He stated when plans came back to the Planning Department, additional acreage was added from one (1) acre to three (3) acres, and an applicant (engineer) had been added. Mr. McCormick also noted an additional discussion item was added to the end of the agenda. With the corrections and additions to the agenda, Mr. David Lynn made a motion to adopt the agenda. Mayor Coombs seconded the motion. Motion passed unanimously 7-0.

Mr. Jerry Garrett moved for approval of the minutes from the April 7, 2017 meeting as written; seconded by Vice-Chairman Galbreath. Motion passed 7-0.

Item #1 Downard &Associations/Klober Engineering Services: Request site plan approval for a 1,875 sq. ft. office building expansion and a 8,890 sq. ft. parking lot expansion on 0.89 acres at 822 Wren Road. Property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcel# 03401003100. Downward & Associates, Property Owner.
(9.1 #12-17)

Staff reviewed. Mr. McCormick stated this request is for an existing business at 822 Wren Road. The office is a legal professional service business. Mr. McCormick reviewed the site plan presented by Klober Engineering. The request is to widen the entrance per the zoning requirements, create a small paved lot and a paved lot in the rear of the property to be used for parking. ADA upgrades, landscaping, and lighting will be included on the site, and the building is proposed to be all brick is to match the existing one story building. Staff had no additional comments, and recommended approval as presented. Staff discussed sidewalk requirements for new developments and stated in the future the Planning Commission will be presented an ordinance request establishing criteria regarding sidewalks for existing site developments. Josh Lyon with Klober Engineering Service represented this request. Mr. Lyon had no additional comments or questions for the Planning Commission.

Vice-Chairman Galbreath asked Mr. McCormick if sidewalk requirements are part of ordinances. Mr. McCormick stated in design standards it references different criteria, but typically it is required on new development unless it poses a conflict in some way. Based upon staff recommendation, and discussion during meeting, Mr. Scott Trew made a motion to approve the site plan for 1,875 sq. ft. of office building expansion and 8,890 sq. ft.

parking lot expansion at the 822 Wren Road location. Mayor Coombs seconded the motion. The motion passed unanimously, 7-0.

Item #2 Jackson Crossing/ Green Trails, LLC/Land Solutions Company, LLC: Request approval of a preliminary master plan amendment to increase the building square footage for a commercial center from 20,400 sq. ft. to 21,000 sq. ft. and to incorporate a direct limited access driveway onto Long Hollow Pike at 102 Long Hollow Pike and Jackson Road. Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Tax Map 143, Parcel 67 and 67.04. Property Owner: Jim and Carol Speakman and Alicia White.
(9.1#7-17)

Staff reviewed. Mr. McCormick reminded the Planning Commission of the preliminary master plan and Commercial Planned Unit Development Limited zoning that was presented a couple of months ago. The site is located on the corner of Jackson Road and Long Hollow Pike. He reviewed the proposed amendments:

1. Proposed right-in/right-out on Long Hollow Pike drive access. Site plan that was approved would come in off Jackson Road.
2. Proposed change of the front building setback along Jackson Road from forty (40') feet per the CPUDL, Commercial Planned Unit Development Limited zoning to thirty-five (35') feet on two corners, (not the entire building).
3. Proposed reduction in the parking design from ninety-five (95) to eighty-four (84) parking spaces, which is the minimum per the zoning ordinance.

Mr. Lynn Ealey with Land Solutions Company LLC represented the request. He explained the reasons for the proposed changes, stating most of them resulted from an updated survey of the property which revealed some of the boundary was a little different than when it was platted in the 1970's.

Mr. Ealey stated the proposed site is receiving a lot of interest in prospective tenants, but some type of access from Long Hollow Pike is a request from all. He stated he realized full access from Long Hollow Pike would not be realistic, so the option of right-in/right-out is the request. He stated they contacted City Engineer, Greg Edrington to review the option. Mr. Ealey stated they also met with TDOT (Tennessee Department of Transportation) and reviewed the access. He felt TDOT would be cooperative about the request, but at this time, a written response by TDOT has not been received.

Mr. Ealey stated he would like to request the changes to be approved with conditions upon the approval of TDOT. If TDOT does not approve the issuance of the driveway permit for some reason, they would like to convert this area back to the original parking spaces previously approved.

City Engineer, Greg Edrington commented on the development plans to be submitted at the June meeting. He stated, according to the developer, the bridge/hydraulic study for this site calls for the site to be filled as shown. Confirmation of that study will need to be provided from their engineer to ensure it is not filling in the flood plain contrary to the City's requirements.

Mr. Edrington and Mr. McCormick reviewed the traffic study. Mr. Scott Trew discussed his

concerns with the proposed restrictive entrance. He also noted, he thought signage would be helpful to navigate access to the site.

Mr. McCormick clarified that signage would be the responsibility of the developer up front. Mr. Ealey stated they would comply with any signage requirements needed for public safety. Chairman Espinosa stated that it appears Caldwell Drive and Jackson Road will have an entrance. Mr.

Ealey confirmed this to be accurate.

Based upon input from the developers and discussion had at this meeting, Mr. Jerry Garrett made a motion to approve the changes with the stipulation of TDOT approving the limited access driveway onto Long Hollow Pike. David Lynn seconded the motion. The motion passed unanimously 7-0.

Item #3 BUSFORSALE.COM LLC/John Spellings: Request site plan approval for a one acre recreational vehicle storage expansion area in an IR, Industrial Restrictive Zoning District adjacent to 813 Louisville Highway. Property is referenced as Sumner County Tax Map 142 Parcel 15 containing approximately 16.50 acres. BCR Holdings LLC, Property Owner. (9.1 10-17) {Withdrawn at April 3rd Meeting}

Chairman Espinosa introduced Item #3, BUSFORSALE. A representative for this item was not present. Chairman Espinosa moved the item to the end of the agenda to allow more time for a representative to arrive.

Planning Commission members voted unanimously to defer this item after a representative was not present when the item was reintroduced.

Item #4 Copper Creek Section 1- Phase 2 / Dalamar Homes, LLC: Requests approval for amendments to the existing construction plan regarding storm water drainage for twenty-one (21) lots on 9.6 acres on Hillview Drive and Allen Road. Property is zoned LDRPUD, Low Density Residential Planned Unit Development. Property is referenced as Sumner County Map 143, Parcel 22. Copper Creek LLC and Ghertner & CO, Property Owners. (9.1 #31-05/ 9/1 #41-07)

Staff reviewed. Mr. McCormick gave a brief history account of the property at Copper Creek Section 1-Phase 2, regarding drainage issues. He explained that the request is to relocate the drainage pipe which will reduce the amount of storm water going to the property line ditch and will relocate the ninety (90) degree change of direction of the existing (30") thirty inch drainage culvert which will then go straight into the detention pond. Staff requested the proposed drainage pipe relocation be prepared by a TN licensed engineer. The applicant informed staff, that the original design engineer firm has decided not to proceed with any additional design work on the project.

Mr. McCormick stated there was a question concerning if the detention pond is large enough to handle the drainage. He stated after researching the plans, he and City Engineer, Greg Edrington thought the pond was built to handle this portion of storm water.

Greg Edrington discussed the pond being part of the master plan under Phase 1. He stated the pond will have to be outfitted under the current SWPPP (Storm Water Pollution Prevention Plan) that is approved by TDEC (TN. Department of Environment and Conservation) to handle any

sediment trapping and erosion control that is necessary during construction. Then, it will be converted back to its detention long term use.

Gary Armstrong with Dalamar Homes, LLC represented the request. He stated they had an engineer look at moving the pipe from one place to another to confirm it would not create any new concerns. He stated the engineer had no problem with that, but because they could not review the original drainage calculations, they wanted to ensure they were not introducing water into a facility that was not designed for it. He stated, to his understanding, this has been answered by staff.

Greg Edrington noted, the issue has now been resolved regarding the resident having concerns with downstream side water.

Mr. McCormick requested to make sure the pipe is extended hardlined to the pond to help prevent erosion problems.

Mr. Armstrong responded, that was the plan.

Planning Commissioners discussed options and Mayor Coombs stated the new design brings about a better solution than what is presently in place. Greg Edrington stated the developer will need to provide a third party engineer stamp on the revision, and then staff can review and approve it.

Based upon staff recommendations, input from the developer and discussion had at this meeting, Mr. Scott Trew made a motion to approve the amendments for the existing construction plan regarding storm water drainage for the twenty-one (21) lots on Hillview Drive and Allen Road property with the stipulation of: City Planning and Engineering staff review applicant's engineer submittal to confirm pipe size of relocated culvert and connection and capacity in existing detention pond.

Mayor Coombs seconded the motion. The motion passed unanimously 7-0.

Mr. McCormick noted he would send the engineer report to the Planning Commission when it is received.

Discussion Items:

Dry Creek Farms development master plan and proposal for a 116 multi-family Dickerson Pike, Dry Creek Road, and Robert Cartwright Road.

Mr. McCormick stated this is a discussion item only to get views on a proposal to convert the Dry Creek Farms location from a commercial area per the original master plan to a residential. The proposal is for a 116 multi-family development.

Ryan Lovelace with Civil Site Design represented the discussion item.

Vice –Chairman Galbreath asked Mr. McCormick to clarify the pending zoning change that would be required to move this project forward. Mr. McCormick explained, if the project moved forward, it is part of the Dry Creek Farms master plan, which would require a major master plan amendment. This would require both the Planning Commission and the City Commission to approve. He clarified it would then become multi-family use rather than commercial use.

Ryan Lovelace presented the units to be one story buildings (Villa's), with two units per villa and having four (4) to five (5) villa's per acre.

John Fitzmaurice with JCF Real Estate gave an overview of the proposed project. He shared his views on the idea of an alternative to typical apartment housing. He described the all one level

units to be 650 sq. ft. for a one bedroom, and 1,000 sq. ft. for a two bedroom. The property would be single ownership with each unit being leased at an affordable rate. Planning Commission members discussed. Some members viewed the concept to be attractive, but thought the southern portion of the City including this property may be better suited to provide commercial/retail for the community. Chairman Espinosa thanked the developers for the presentation and stated it is good information for the City to review.

Minimum hotel room number requirement for a property in the INT, Interchange Overlay on North Cartwright Street

Mr. McCormick discussed that after the meeting was advertised in the Goodlettsville Ledger, Staff received a request to discuss with Planning Commission a boutique style hotel on the 2.14 acre property behind the former Jack in the Box Property. The property is zoned CS, Commercial Services and is within the CCO, Commercial Core Overlay and INT, Interchange overlay which limits the uses of the property to hotels, restaurants, and convenience commercial uses only. Mr. Dean Patel addressed the Planning Commission and gave an overview of future plans he has for the property. He presented a plan for an upper scale boutique hotel with an estimated forty (40) to fifty (50) rooms and possibly a restaurant for the vacant Jack in the Box building. Mr. Patel asked the Planning Commission to consider reducing the minimum hotel room count to accommodate the limited size of the property with the designated flood plain and floodways. Mr. Patel and Planning Commission members discussed suggestions/visions for the best use of the property. Chairman Espinosa and Planning Commission members thanked Mr. Patel for the improvements to the Twelve Stones Golf Course and for taking an interest in improving the community. Mr. Patel stated he appreciated the feedback and will work on developing a specific plan.

Public Forum on Planning Related Topics

No one was present to speak for the public forum

Meeting adjourned at 6:11



Tony Espinosa, Chairman



Rhonda Carson, ECD Assistant