

**OFFICIAL MINUTES OF THE MEETING**  
**GOODLETTSVILLE PLANNING AND ZONING COMMISSION**

March 7, 2016 5:00 PM

Goodlettsville City Hall  
Massie Chambers

**Present:** Chairman Jim Galbreath, Vice Chairman Jim Driver, Commissioner Jeff Duncan, Mayor John Coombs, Jim Hitt, Scott Trew, Tony Espinosa, Grady McNeal, David Lynn, Bob Whittaker

**Absent:** Jerry Garrett

**Also Present:** Addam McCormick, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order and Mayor Coombs offered prayer.

Minutes of the February 1, 2016 Planning Commission meeting stand approved as written

The Goodlettsville Planning and Zoning Commission suggested starting the meeting with item #4 to accommodate members of the audience. Mayor Coombs made a motion to rearrange the agenda and begin the meeting with item #4 (Twelve Stones Crossings, Phase Three) Jim Hitt seconded the motion. The motion passed unanimously, 10-0.

**Item#4 Twelve Stones Crossings, Phase Three:** Civil Site Design Group/Bedrock Developers, LLC request preliminary subdivision plat and master plan amendment approval for two (2) lots on 39.5 acres on Twelve Stones Crossings and Caldwell Drive. Property is zoned LDRPUD, Low Density Residential Planned Unit Development. Property is referenced as a portion of Sumner County Map 161, Parcel 6.00. Request is an amendment of the lot layout of the Twelve Stones Crossings Master Plan. (9.1 02-16)

Staff reviewed. Addam McCormick explained the request is a preliminary subdivision plat to create two properties. He stated the Twelve Stones Master Plan was approved in 1997. The master plan includes single family residential lots, common open space area and a golf course. The proposal is to change the lot configuration of the golf course area and does not include a new development or proposed re-development or change of use of the existing development. Joe Haddix with Civil Site Design Group represented the request. Mr. Haddix explained that the current owner is requesting the lot line adjustment to put the clubhouse and driving range on their own parcel. He stated no zoning change, or use change is requested. Addam McCormick asked if this proposal would alter the covenants of the golf course. Mr. Haddix stated no if would not alter the covenants. He also stated the Master Covenants require the golf course for 30 years and no change is proposed for the golf course at this time. Mr. Haddix explained that

the current owner could have done this requested change by deed, but he wanted to bring it to the attention of the Planning Commission and City Commission. Mr. Haddix clarified that the purpose of the preliminary plat is to create a two lot subdivision with all existing buildings being on the lot closet to Caldwell Dr.

Staff and Planning Commission discussed, Addam McCormick stated he wanted the City Attorney to review the covenants. Planning Commission, Staff and Mr. Haddix agreed that any major change (re-zoning, re-development) would have to be reviewed and approved by this Board and The City Commission. Commissioner Jeff Duncan expressed his concern as to why the owner is requesting this change.

Chairman Galbreath stated this meeting is not a public hearing, but Staff and Planning Commission invited two residents from the Twelve Stones Community to speak. Mr. Silverman and Mr. Miller represented the homeowners of Twelve Stones. They expressed concerns about the intent of the request. Mr. Miller was also concerned that the current owner could sell one of the parcels and the negative impact that might bring to the golf course and community.

Mayor Coombs stated that with no clear, defined use and reason for this proposal, he did not feel this Board could approve the request. He stated, if the owner chooses to go another direction, he has the right to do so. Mayor Coombs then made a motion to reject the request. Commissioner Jeff Duncan seconded the motion. The motion to deny the request was unanimous, 10-0.

**Item #1 Zoning Map Amendment:** Jon Runion, property owner requests recommendation to the City of Goodlettsville City Commission to rezone the 0.45 acre property at 845 Springfield Highway to remove the INT, Interchange Commercial District Overlay from the CS, Commercial Services property zoning designation. Property is referenced as Sumner County Map 142, Parcel 8.00.

Staff reviewed. After Staff comments and discussion had at last month's meeting, Mr. Scott Trew made a motion to approve the request to remove the INT, Interchange Commercial District Overlay from a 0.45 acre property on Springfield Highway (HWY 41/SR11/Forks Rd.), Sumner County Map 142, and Parcel 8.00. Mr. Tony Espinosa seconded the motion. The motion passed unanimously, 10-0.

**Item #2 Religious Facility Conditional Use:** Larry Britton, representative request conditional use approval for a religious facility at 49 Dry Creek Road (formally 101 Dry Creek Lane). Property is referenced as Davidson County Map/Parcel # 03300020200 and is zoned CPUD, Commercial Planned Unit Development.

Staff reviewed. Addam McCormick reminded Planning Commission members that they serve the role of the Board of Zoning Appeals regarding master plans and planned unit developments. The Zoning Ordinance was amended to include a religious use as a conditional use and this proposal meets the general and specific conditional use criteria for a religious facility in a commercial zoning district. Staff recommended approval based on:

Location of the property, proposed use meets parking requirements of the Zoning Ordinance and it meets the general provisions for conditional uses. The existing approved use is an office facility with a private assembly hall which is consistent with the proposed use as an assembly hall/religious facility.

He stated based on the number of existing parking spaces (43), the maximum building occupancy rating would be 129.

Larry Britton represented this request. He presented to the Planning Commission the plans for Covenant Ministries.

Mayor Coombs welcomed the church to the community and discussed parking concerns if church members increased or the church expanded. Addam McCormick stated that Staff would monitor and enforce the parking requirements if needed.

Based on Staff comments and recommendation from Staff, Mr. Bob Whittaker made a motion to approve the request for Conditional Use for a religious facility at 49 Dry Creek Road. Grady McNeal seconded the motion. The motion passed unanimously, 10-0

**Item #3 Truevine P.U.D:** Crawford & Cummings/Providence Land Co, LLC request final subdivision plat approval for four (4) lots on 22.23 acres off of Truevine Way and Willis Branch Road. Property is zoned Low Density Residential Planned Unit Development, R-40, Low Density Residential, and Sumner County Zoning RA, Residential. Property is referenced as Sumner County Property Map 143, parcels 52, 52.03 and 48.03, and Map 143-F-A parcels 35 and 38. Request also serves as master plan amendment to the September 2015 project approval. (9.1 01-16)

Staff reviewed. Addam McCormick reviewed the approved revised master plan and final subdivision plat for six lots off Truevine Way and two lots off Willis Branch Road. The previous plans were approved at the September 2015 meeting, but the final subdivision plat was not recorded. He explained the current proposal includes two (2) large acreage lots (9.82 and 8.83) acres off Truevine Way and the same lot layout for two (2) lots off Willis Branch Road. Mr. Brock Rust represented the request. Staff, Planning Commission members and Mr. Rust discussed the proposal and the requirements for the approval of the reduced lot areas and number of lots. The requirements include:

***Fire Protection-*** A fire hydrant is shown on the plat to be installed between lots 1 and 2. At the time of construction, the house being built on lot 3 will need to be either within 600 feet of a fire hydrant, or the building be fire sprinkled, or a private dry fire line be installed with fire department connections to allow water service in the event of a fire.

***Storm Water Detention-*** Any issues with water directed across property lines, the developer will need to direct storm water from the area of the new house construction within swales as needed during the lot construction.

***Signature of Sumner County Planning Staff and Sumner County Health Department-*** A portion of lot 3 and all of lot 4 is outside the municipal limits but within Goodlettsville's Sumner County Planning Region. The Sumner county Planning Staff will need to sign plats prior to

recording. The Sumner County Health Department will need to approve and sign for a septic area on lot 4.

**Sewer Line Installation-** A \$43,750.00 letter of credit/performance bond will be required for public sewer improvements if not installed and approved prior to final plat recording.

Mr. Brock Rust stated they (developers) are in agreement with all of Staff comments. He stated, as to lot 3, they have noted to the plat that lot line ditches would be provided as needed in order to keep runoff from going where it is not now, specifically the Pemberton's property.

Adjoining property owner, Suzie Pemberton discussed concerns about the amount of water lot 3 creates on her property and the potential for increased water runoff. Mr. Rust stated for lot 3, they would do a diversion swale to keep it from running off, they would pull a lot line swale along the sideline and direct it back to where it naturally wants to go. He also discussed the maintenance of the swales would be the responsibility of the property owners.

Based upon Staff recommendations, developer comments, and discussion, Mr. Jim Hitt made a motion to approve the request on Conditional Approval. The Conditional approval to include:

1. Adding a note to the documents that the swales will be maintained by the property owners (all lots).
2. In the absence of a sewer line installation a letter of credit/performance bond will be required in the amount of \$43,750.00.

Mr. Grady McNeal seconded the motion. The motion passed unanimously, 10-0.

#### **Discussion Items Only:**

Addam McCormick stated Staff will research zoning ordinance requirements regarding site access, after City Manager, Tim Ellis updated the Planning Commission members on a legal matter concerning this topic.

#### **Zoning Ordinance requirements for site access and flex loan installment loan facilities**

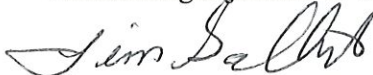
Addam McCormick reviewed City Ordinance 15-837 (requirements for alternative financial service facilities) and stated Metro/Nashville is currently reviewing expanding their ordinance to include flex loans and installment loan facilities.

#### **State of TN Law regarding 1,000 ft. separation requirements for adult oriented businesses**

Addam McCormick updated the Planning Commission of the State Law. He also stated, Staff is working with the City Attorney and he is reviewing sample ordinances regarding adult oriented businesses.

Brock Rust addressed The Planning Commission and discussed the history of the restrictive covenants of the Twelve Stones Golf Course and the residents of Twelve Stones Community.

The meeting adjourned at 6:20 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant