

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

September 14, 2015 5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: All present

Also Present: Addam McCormick, Tim Ellis, Jeff McCormick, Guy Patterson, Larry DiOrio, Mike Bauer, Rhonda Carson, and others.

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

Approve minutes of the August 3, 2015 Planning Commission meeting.

Minutes of the August 3, Planning Commission meeting stand approved as written. Chairman Galbreath did make a recommendation to clarify in future minutes between the two Mr. McCormick's; Mr. Jeff McCormick, Economic Development Director, and Mr. Addam McCormick, Director of Planning and Development Services. Mrs. Rhonda Carson agreed.

Item #1 Kroger Clicklist- Perry Engineering, LLC/Kroger Store U-541 request: Site plan approval for a 1,224 sq. ft. building canopy at 123 Northcreek Blvd. Property is zoned Commercial Planned Unit Development and is referenced as Davidson County Map/Parcel 01914001400. (9.1 #18-15)

Staff reviewed. Mr. Addam McCormick explained the project regarding a Kroger Clicklist. He stated this is a service Kroger offers with online ordering of groceries. The customer orders online and will pick up the order at this proposed canopy area in the parking lot. Mr. Randy Harper represented Perry Engineer and Jason Landsdell represented Kroger Co. Addam McCormick stated this canopy would be 1,224 sq. ft. and use an area of six parking spaces. After discussion regarding canopy appearance, roof structure/color, lighting, design standards, monument sign/banner signage board, and more, a motion was made by Mr. Jim Hitt for conditional approval. Conditional approval to include the following items:

1. Canopy appearance – columns to include a section of brick panels with structure having earth tone color paint to match gas pump canopies.
2. Roof structure to be opaque/ white in color
3. Lighting intensity and height to be considered
4. Proposed Banner Signage board to be recommended to the Goodlettsville Board of Zoning and Sign Appeals for consideration.

Mr. Jim Driver seconded the motion. The motion passed unanimously, 11-0. Mr. Jerry Garrett wanted to thank the Kroger Co. for the great improvements that they have chosen to make at the Goodlettsville location.

Item #2 Candlewood Suites- Woolpert/Lee Hospitality, LLC request: Revised site plan approval regarding parking lot and site access design for a 53,344 sq. ft. hotel on Conference Drive. Property is zoned General Office Planned Unit Development and is referenced as Davidson County Map/Parcel 02600010600 (9.1 #10-15)

Mr. Addam McCormick stated to the board members that a representative for Woolpert/Lee Hospitality had an emergency at late notice and could not attend the meeting. They asked staff to move forward with the request. Chairman Galbreath stated the board members would need to vote on the request of moving forward without a representative. Mr. Jim Driver made a motion to move forward on hearing the request without a representative from Woolpert/Lee Hospitality. Mr. Jerry Garrett seconded the motion. The motion passed, 11-0.

Staff reviewed. Addam McCormick stated the proposed amendments are to reduce construction costs due to utility and grading issues at the rear of the site. Staff reviewed multiple layouts with the Fire Department and the proposal was the preliminary design approved to incorporate a 20 ft. drive aisle area beyond the back of the building for the Fire Department to access the buildings with larger dimension ladder trucks. All the parking is proposed to be installed in the front of the building, with the parking requirements still met. With this proposal, Mayor John Coombs stated he was concerned about the trash trucks not having access to go around the back of the building to exit. The trash bins are located in the rear, therefore the trash trucks would need to back out of the location some distance to exit after trash retrieval. After discussion, this was noted as a point of observation. Mr. Jim Driver made a motion for conditional approval based on compliance with the June Planning Commission Final Site Plan. Mr. Tony Espinosa seconded the motion. The motion passed, 11-0.

Item #3 Truevine- Civil Site Design Group/Providence Land Co, LLC request: Final master plan approval for eight (8) lots on 22.23 acres off of Truevine Way and Willis Branch Road. Property is zoned Low Density Residential Planned Unit Development 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 (9.1 #13-15)

Staff reviewed. Mr. Brock Rust represented the request. Mr. Addam McCormick explained to commission members that this request was only site improvements to the master plan. In the previous plan lot 1 had a setback issue and this plan has redesigned the subdivision to account for the easement and setback issue. All eight lots will be within a separate Truevine Homeowners Association. Addam McCormick presented the proposed restrictive covenants which included Article XII, Use Restrictions, which define the minimum size of residences, location of buildings, materials and construction for roof pitch, garages, and foundations and chimneys. Per Mr. Rust the restrictions are consistent with the restrictive covenants used with the adjacent neighborhoods. The Staff and members discussed Mr. Rust's request to add hardiboard masonry siding and proposed landscaping on the lots meeting the zoning requirements. Addam McCormick also discussed that a small section of roadway extension off

the Truevine Way cul-de-sac has been removed with this revised plan. The current plan includes a shared driveway used to serve lots 1-5 and 8. Staff discussed some issues with the Fire Chief on the width of this driveway. Fire Chief preferred 20ft aisle, but due to the limited number of lots and limited potential for cars blocking the drive, an 18ft. drive width would be sufficient. Addam McCormick also stated this shared drive will be required to be maintained by the homeowners association and is not a proposed public street. The shared driveway will also be required to be installed with a cul-de-sac turnaround or alternative turnaround per the City's adopted Fire Codes. Staff discussed lighting. Mayor Coombs asked if all proposed lots were single family dwellings. Mr. Rust responded that lots 1 and 2 may be single family or may be attached units (2). Chairman Galbreath asked for clarification on the required bond amount. After discussion, the bond amount will be set when ready to record the plat. After more discussion, Mr. Scott Trew made a motion for conditional approval. Conditional approval to include access and a turnaround for the City's fire trucks. Mr. Grady McNeal seconded the motion. The motion passed 11-0.

Item #4 Truevine- Crawford & Cummings/Providence Land Co, LLC: request: Final subdivision plat approval for eight (8) lots on 22.23 acres off of Truevine Way and Willis Branch Road. Property is zoned Low Density Residential Planned Unit Development 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 (9.1 #15-15)

Staff reviewed. Brock Rust represented this request. After discussion from item # 3(Final Master Plan) and item #4, Mr. Jerry Garrett made a motion for Conditional approval. Conditional approval to include:

1. Provide dedicated 50ft access easement from lot 2 to Truevine Way to meet City requirements.
2. Additional fire Hydrant to be installed to service lot 6/7 on Willis Branch Rd.
3. Sumner County Planning Director approval with designated signature block for lot 6 and portion of lot 7 which are outside the City limits but within the City's planning region.
4. Prior to the final subdivision plat being recorded, the remaining shared access drive, sewer, water, and storm water improvements will be required to be bonded.
5. Prior to the final subdivision plat being recorded, lot numbers 911 addresses to be listed on the plat. Addresses provided by Sumner County 911 office.
6. Prior to the final subdivision plat being recorded, a reference to recorded restrictive covenants to be listed on the plat.

Item #5 Vineyard at Twelve Stones Phase 3- Providence Land Co, LLC requests: Recommendation to the City Commission for acceptance of public improvements and release of the maintenance bond letter of credit.

Staff reviewed. Mr. Brock Rust represented this request. Addam McCormick discussed the history of the bond and bond amount and what is left to complete at the site. All sidewalks have been installed except a gap of about 30ft. Trees have been planted (4). After discussion, a motion was made by Bob Whittaker for approval with the following conditions:

- 1 Terminate the existing maintenance bond in the amount of \$87,000 and establish a bond in the amount of \$6,500, to ensure the completion of the sidewalk at the end of Truevine Way and to ensure the four trees planted survive the upcoming winter.
- 2 City Commission acceptance/approval of public infrastructure.
- 3 \$6,500 bond set for one year or terminate earlier if improvements completed

Jim Driver seconded the motion. The motion passed 11-0.

Item # 6 Zoning Map Amendment- Staff requests: Recommendation to the City Commission to amend the Zoning Map to extend the interstate sign district 735 feet south between I-65 and Conference Drive (9.1 # 19-15)

Staff reviewed. With no questions or comments from the Board members, Mr. Jim driver made a motion to approve extending the interstate sign zone district 735 feet south between I-65 and Conference Drive. Mr. Tony Espinosa seconded the motion. The motion passed 11-0.

Will forward to City Commission.

Item #7 Zoning Ordinance Amendment- Staff requests: Recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations regarding accessory structures and/or additions.

Staff reviewed. Addam McCormick explained that Staff was asked to review the proposed amendment for any suggestions but not change the intent of the previous ordinance amendments. He explained a proposed change to the ordinance concerning residential limited connection additions (breezeways) and he also discussed the addition of a general appeal process. Staff discussed that a state law amendment in 2008 allowed cities to develop design standards but the law does not permit the standards on single family residential uses. After Staff and Commission members discussed a motion was made by Mr. David Lynn to approve the changes to the Zoning Ordinance and forward to City Commission. Mr. Jim Driver seconded the motion. The motion passed unanimously 11-0.

Other Business

The meeting adjourned at 6:25 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant