

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 3, 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, and Bob Whittaker

Absent: David Lynn, Tony Espinosa, and Mayor John Coombs

Also Present: Charlie Lowe, Addam McCormick, Tim Ellis, Jeff McCormick, Guy Patterson, Commissioner Zach Young, Mike Bauer, Rhonda Carson, and others.

Chairman Jim Galbreath called the meeting to order and Grady McNeal offered prayer. Chairman Galbreath introduced and welcomed Addam McCormick. Mr. McCormick is the new Planning/Development Services Director for the City of Goodlettsville.

Chairman Galbreath informed commission members that an item needed to be added to the agenda. Mr. Charlie Lowe stated this item is concerning a Letter of Credit for installation of infrastructure at the Vineyards at Twelve Stones Crossing. With no objections, the item was added (Item#7).

Item #1 Approve minutes of the July 6, 2015 Planning Commission meeting.

Minutes of the July 6, 2015 Planning Commission meeting stand approved as written

Item #2 Consider the request of Crawford & Cummings, P.C., 1929 21st Ave. S., Nashville, TN for approval of a Final Master Plan, Truevine & Vineyard at 12 Stones PUD, Sumner County Property Map 143, parcels 52, 52.03, and 48.03, and Map 143-F-A parcels 35 and 38.

Staff reviewed. Mr. Lowe stated this request is for approval of a Final Master Plan, Truevine & Vineyard at Twelve Stones. Staff found numerous items to be reviewed and recommended deferral. The applicant also requested deferral of this item until the September 14th Planning Commission meeting. Motion made by Mr. Jim Hitt to defer this item to the September 14th, 2015 meeting. Mr. Jim Driver seconded the motion. The motion passed unanimously 8-0

Item #3 Consider the request of Crawford & Cummings, P.C., 1929 21st Ave. S., Nashville, TN for approval of a Final Plat, Truevine & Vineyard At 12 Stones PUD, Sumner County Property Map 143, parcels 52, 52.03, and 48.03, and Map 143-F-A parcels 35 and 38.

Staff reviewed. Mr. Lowe stated this is a request for approval of a Final Plat, Truevine & Vineyard at Twelve Stones. This proposal is for the creation of eight (8) lots of record and add 6.38 acres to an existing adjoining tract. Staff review found technical revisions necessary to make the plat compliant. With those changes, Staff recommended approval. Mr. Lowe also stated that a bond is necessary and needs approval of the Planning Commission. The bond is for public improvements of this site. Public

improvements would include; public roadway, public sanitary sewer, and public drainage. The bond needed to cover the improvements would need to be in the amount of \$172,000.

Chairman Galbreath requested clarification of the (8) eight lots. Mr. Lowe stated that it is a total of (8) eight lots. He reminded the members that the area of lot 6 was taken out and would be transferred by deed to the Pemberton's site. This will create one total parcel and a correction will need to be made to make the lot numbers concurrent.

Brock Rust represented the request. He stated he was in agreement with all items needed for revision, except for a concern with lot number 1. He stated the minimum rear setback of 35' feet would not be possible with this lot which is adjacent to lot 37, and it would make lot 1 unbuildable. He requested a variance of a 20' rear setback. Mr. Lowe stated he did see his concern with this lot and after discussion clarified that this concern was a zoning issue and would have to be taken to The Board of Zoning and Sign Appeals for approval of relief of the minimum rear setback requirement. After much discussion, Mr. Bob Whittaker made a motion for conditional approval. Conditional approval to include the following:

- Bond in the amount of \$172,000 for public improvements to include public roadway, public sanitary sewer, and public drainage. This bond to begin at the time and date of Final Plat recording.

- The Planning Commission Board recognizes and understands the need for a hardship variance request to be heard by The Board of Zoning and Sign Appeals concerning lot 1.

Mr. Jerry Garrett seconded the motion. The motion passed unanimously 8-0.

Item #4 Consider the request of Ragan-Smith Associates 315 Woodland St. Nashville, TN on behalf of Gurmit Advani, General Hospitality Services, Brentwood, TN for approval of a Final Master Plan, North Creek Commons CPUD, Davidson County Tennessee.

Mr. Charlie Lowe recused himself from items #4 and #5 discussion. Mr. Jeff McCormick stated this is a proposal for the approval of a Final Master Plan in the North Creek Commons. He stated Staff found some minor technical revisions necessary to make the Master Plan compliant. He also stated the installation of front sidewalks would be necessary. Brad Slayton representing Ragan-Smith agreed with the revisions and installation of the additional front sidewalks. Staff recommended conditional approval. Mr. Jim Driver made a motion for conditional approval. Conditional approval to include:

- Correction of items found during review.

- Installation of additional front sidewalk.

Mr. Bob Whittaker seconded the motion. The motion passed, 8-0.

Item #5 Consider the request of Ragan-Smith Associates 315 Woodland St. Nashville, TN on behalf of Gurmit Advani, General Hospitality Services, Brentwood, TN for approval of a Final Plat, North creek Commons CPUD, Davidson County Tennessee.

Jeff McCormick stated this is a request for approval of a Final Plat in the North Creek Commons. He stated a bond would need to be established in the amount of \$434,000. The bond amount would cover storm water, sanitary sewer, and sidewalks. Brad Slayton representing Ragan-Smith said they are in agreement with the surety amount. Commissioner Jeff Duncan requested clarification of a sanitary sewer connection. Brad Slayton stated they would review and address corrections if needed.

Commissioner Duncan made a motion for conditional approval based on the following:

Surety Bond established in the amount of \$434,000 for storm water, sanitary sewer, and sidewalks.

Clarification of sanitary sewer connection.

Scott Trew seconded the motion. The motion passed 8-0.

Item #6 Consider amendment to the zoning ordinance in relation to residential accessory structures and/or additions.

City manager, Tim Ellis presented to the Commission some recommendations from staff to amend the current ordinance as it relates to additions to existing structures. The first recommendation is under item (C) (8) adding three words that state, the exterior wall covering on all sides of the building shall match that of the principle structure. Under item (D) "additions" to a residential structure, (1) shall be customary to the principle structure (2) shall be subordinate and serve such use (3) shall be subordinate in area, intent and purpose of the principle use (4) shall contribute to the comfort, convenience or necessity of users of such principle use (5) shall not exceed the height of the existing structure (6) shall be constructed on a continuous concrete footing, with existing structure, including any breezeways (7) shall be of the same architectural integrity (8) shall be covered with the same exterior wall covering on all sides as the principle structure (9) any non-living area addition, shall not exceed the larger of 450 square feet or 35% of the square footage of the primary structure.

Commissioner Duncan asked for a clarification on item# 9, as it relates to the roof structure. Mr. Ellis stated that it would be the same as the primary structure. Chairman Galbreath asked for clarification on what "customarily incidental" meant, Jeff McCormick stated that the term was the same used in the accessory building ordinance. Mr. Ellis requested that the board members take this issue under advisement with one change, adding an item (10) that the roof structure be of the same material as the primary structure. Mike Bauer asked for clarification on a common question that comes up in the permitting process. If property owners have two types of building coverings on the exterior of their existing structure, which one are we going to require them to cover the addition with, and can they do a breezeway with a continuous footing under it? Mr. Ellis stated that we were not getting away from breezeways, but strengthening the language of the required construction. Commissioner Duncan also stated that this allows for a roof line connection as well as a structural connection with the continuous footing. A discussion ensued concerning the wall covering of the addition, and what will be required, if there are multiple types of coverings.

Jeff McCormick advised that we have had the occasion where a property owner has a brick house and wants to cover the addition in stone or if you have a brick house with the back covered in vinyl siding. Commissioner Duncan suggested requiring the material that is covering the highest percentage of the principal structure it be used. Commissioner Trew suggested that the material percentage be the same on the addition as it is on the principal structure. Commissioner Duncan suggested wording the wall covering section as such "shall be covered on all sides of the proposed addition as the predominate material of the existing principal structure". Charlie Lowe suggested that if the owner should propose a better material, it would have to go before the Board of Zoning and Appeals. Commissioner Driver stated that under the current statutes, that is not an item that can be brought before that board because they do not have a hardship. Commissioner Trew asked if there was any avenue for the owner to pursue another

design, if the Board of Zoning and Appeals were not available to them. Commissioner Driver suggested setting up a design review committee.

Chairman Gallbreath asked Mr. Ellis what the next step would be in this process. Mr. Ellis recommended that the board approve the changes that are in red, with item #8 being "shall be covered with the primary exterior wall covering on all sides as the predominate existing principal structure, in the case the primary exterior structure has the equal amount brick or siding, the brick or stone shall prevail. Mr. McCormick inquired if the brick for an existing house were not available any longer, would that qualify as a hardship? Mr. Lowe stated that it would be how it was interpreted. It would go before the Board of Zoning and Appeals as a request for interpretation. Mr. Ellis stated that the last change he is requesting is the addition of item (10) that the roof structure of the addition, be of the same material as the primary structure.

Mr. Tim Ellis stated that whatever the board decides on this item, we will need to re-visit the accessory building ordinance, and make sure it matches. Commissioner Hitt made the proposal that the new addition shall be covered in the same exterior wall covering with the same ratio of the existing structure applied to the new addition. Commissioner Trew then asked about item #9, concerning living space square footage. He asked, "Would that be only the main footprint or the total living space square footage of the principal structure"? Mr. Ellis stated it would be the total square footage of living space. Mr. Ellis stated he was in agreement with Commissioner Hitt's proposal, but would like to add "on all sides" to the recommendation.

Chairman Galbreath called for a motion to approve Commissioner Hitt's recommendation with the addition of "on all sides" and the addition of paragraph (10) that the roof material match that of the primary structure. Commissioner Duncan made the motion, with a second by Commissioner Garrett. The motion passed unanimously.

Item #7 (Added to the agenda) Consider action on Letter of Credit No. 669 in the amount of \$87,000 for installation of infrastructure at The Vineyards @ Twelve Stones Crossing, Phase III due to expire 09/01/15.

Staff reviewed. Brock Rust represented Villa property, LLC. After much discussion between Mr. Rust and board members, Mr. Jerry Garrett made a motion to extend the Letter of Credit No. 669 in the amount of \$87,000 to 10/01/15. This item will be discussed again at the Planning Commission meeting on October 14, 2015. Mr. Jim Driver seconded the motion.

Other Business

The meeting adjourned at 6:20 p.m.



Jim Galbreath, Chairman

ant