

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 4, 2015 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Vice Chairman Jim Driver, Commissioner Jeff Duncan, Mayor John Coombs, Tony Espinosa, David Lynn, Jerry Garrett, Jim Hitt, Bob Whittaker

Absent: Chairman Jim Galbreath, Scott Trew, Grady McNeal

Also Present: Rick Gregory, Tim Ellis, Jeff McCormick, Larry DiOrio Rhonda Carson, and others

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

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

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

Item #2 **Consider request by Civil Site Design Group, PLLC, 630 Southgate Avenue, Suite A, Nashville, TN for Re-Approval of a Final Master Plan for Cobblestone Townhomes, Alta Loma Road @ I-65, Davidson County Tax Map 03400E900000CO on behalf of Music City Investment LLC, 177 Crescent Dr., Collierville, TN (Reference: 9.1 #36.07) (9.1 #08-15)**

Staff reviewed. Mr. Gregory explained this request is for review and approval of a previously approved development off Alta Loma Road-Cobblestone Townhomes. The request is to once again approve the development as it was previously approved. Because of the length of time since activity ceased on the property several years ago, many issues needed to be addressed to bring the development into compliance with our standards. Re-establishment of a surety is needed. The previous surety was held by Tennessee Commerce Bank in the amount of \$351,935.00. That bank failed, the FDIC chose not to honor the letter-of-credit leaving the city with no alternative but to stop work on further construction until a surety was re-established. The developer is aware of the requirement of re-establishing the amount of the surety, and it must be in place before work can begin at the site. He stated that the developer has also agreed to rectify other issues outside traditional site plan approval, such as replacement of missing inlet structures to the sanitary sewer system. Mr. Gregory discussed with the members the remaining items and requirements needed to finish this project. He discussed landscaping replacement and irrigation. The original approval for the site did not require irrigation. He explained that Staff will continue to work with the developer and their engineer to come up with a plan that meets requirements. Staff recommended conditional approval based on the progress made to this point in meeting prior deficiencies and the minor nature of the remaining issues.

Ryan Lovelace represented Civil Site Design Group. Zach Randolph also represented this request. They both addressed the Board to answer questions and concerns regarding the project. Mr. Lovelace stated that installing an irrigation system at this point in the project would be very costly and explained the plans

for the landscaping concerns He also presented the architectural design for the townhome development. He stated it is consistent with what is already built at this point. After Commission members discussed site irrigation and the creation of a Home Owners Association, Commissioner Jeff Duncan made a motion was made to conditionally re-approve the Final Master Plan for Cobblestone Townhomes. The conditional approval is based on the following being addressed:

- Possible irrigation of the sign

- Letter of Credit in the amount of \$351,935.00

- Home Owner Association Documentation

- Final approval of the building materials

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

Item #3 Consider request by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of revised architecture for Town Place Suites hotel, Davidson County property map 26 parcel 102, owned by Dr. Anil Patel, 280 Warfield Boulevard, Clarksville, TN 37043 (9.1 #16-14)

Staff reviewed. Mr. Gregory explained that this request is for approval of revised architecture of the proposed building for Town Place Suites. Staff reviewed the proposal, and identified a few minor site issues and recommended approval with those changes. After discussion, a motion was made by Mayor Coombs for approval subject to correction of the items Staff identified of the revised architecture for Town Place Suites hotel. Mr. Jerry Garrett seconded the motion. The motion passed 8-0.

Item #4 Amend CSL Commercial Services Limited district to allow 5 story maximum building Height.

Staff reviewed and advised in the interest of consistency in all commercial PUD districts, recommends raising the height limit to 7 stories. Discussion was held concerning this height of a building, abutting a residential area. Mr. Gregory advised that there were provisions in the supplemental section of the Zoning Ordinance that address increasing the setbacks in these conditions. Due to the possibility of the increase affecting established residential areas, the Board made a motion to extend the height limit in CSL (Commercial Services Limited) to 5 stories at this time. The Commissioners requested this item be brought back for further study before it is changed across all commercial districts.

Motion was made by Commissioner Jeff Duncan. Mr. Bob Whittaker seconded the motion. The motion passed unanimously, 8-0

Item #5 Discussion: Alternative Financial Services (cash advance, check cashing, title loan, etc.)

Staff presented the members with a copy of a Metro Ordinance concerning these type of locations. Discussion was held concerning the hours of operation, size of the building and requiring these locations to be a free standing buildings. Mr. Gregory advised he would make the changes concerning the free

standing building and minimum 2500 square feet business size. Mr. Gregory stated that he had some documents that were considered by Metro when they adopted their ordinance and he would send them out to the planning commission members to review. A motion was made by Tony Espinosa to require a free standing building, increase the building size to 2500 square feet, and increase the linear square footage from 1320 to 2640 square feet and to pass it on to the City Commission for review. Mr. Jim Hitt seconded the motion. The motion passed 8-0. This item will be forwarded to the City Commission.

Other Business

Staff and Commission members discussed a request by Faith Presbyterian Church for consideration of a new building on the property. Mr. Gregory stated it could be addressed at a Staff level, but he wanted to present it to the Commission for information. Mr. Brian Howell represented the request by the church. After much discussion, Mr. Bob Whittaker make a motion to have Staff address the request and not require a site plan to be brought before the Board. Mr. Jeff Duncan seconded the motion. The motion passed 7-0, with Mr. Jim Hitt abstaining from the vote.

The meeting adjourned at 6:30 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant