

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 7, 2014 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Grady McNeal, Jim Hitt, David Lynn, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew

Absent: Jerry Garrett, Garry Franks, Bob Whittaker

Also Present: Rick Gregory, Vice-Mayor Birdwell, Tim Ellis, Guy Patterson, Larry DiOrio, Rhonda Carson, and others

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

Item #1 Minutes of the March 10, 2014 Planning Commission meeting stand approved as written.

Item #2 Consider request by Charles Phillips for phasing plan for Cobblestone Townhomes, Alta Loma Road and I-65, Davidson County Tax Map 34-01E, Parcels 1 thru 122 & 900.00CO.

(9.1#36.07)

Mr. Gregory stated that he talked with Charles Phillips. Mr. Phillips asked for the request to be deferred until they are more prepared to move forward with this request. Mayor Coombs made a motion to defer this item until Mr. Phillips is ready to present to the Board. Scott Trew seconded the motion and motion passed 7-0.

Item #3 Consider request by Civil Site Design Group on behalf of Phillips Builders, a Meritage Homes Company, c/o Jason Phillips, 3000 Business Park Circle, Suite 300, Goodlettsville, TN 37072, annexation of parcel 22.01 as shown on Sumner County Tax Map 143, rezoning parcels 22.01, 36, 36.01 and 37 as shown on Sumner County Tax Map 143 to MDRPUD (Medium Density Residential Planned Unit Development) and approval of a revised Preliminary Master Plan for Copper Creek addition, formerly Copper Creek, Phase II.

(9.1 # 2-14)

Staff reviewed. Mr. Gregory explained that this is a proposal for a new layout for Copper Creek which in past presentation was Copper Creek Section II. The new proposal is for that acreage of Copper Creek addition with a new proposal for lot structure and property usage. A number of lots will access Sydney Drive and extend it for 46 lots in Phase 1. Phases II and III would consist of different types of lots (more narrow lots). The lots would access Sydney drive, a street to be named and Allen Road. The width of Allen Road and crossing of the stream is of some concern. Mr. Gregory stated he had talked with the developer about the concerns and they have acknowledged the issues with safety and emergency equipment access. Ryan Lovelace with Civil Site Design Group and Jason Phillips (Builder) represented

the request. Mr. Lovelace presented the request. The Board discussed. Since there are four separate, distinct parts of this request, separate motions were made:

- A. Annexation- Chairman Galbreath asked for clarification of the City's legal authority on annexation of the property. Mr. Gregory clarified that the City cannot annex residential or agricultural property at their initiative due to the current State moratorium, but can annex by request from the property owner. Chairman Galbreath asked for confirmation from legal counsel. Mayor Coombs verified that the City is not violating any current law by annexing by request of property owners. Chairman Galbreath asked if this will be recommended to City Commission and a public hearing be held. Mr. Gregory responded yes it will with a 15 day notice. Based on discussion, Jim driver made a motion to move forward to City Commission with recommendation for approval. Scott Trew seconded the motion. The motion passed unanimously, 8-0.
- B. Plan of Service- Staff reviewed. The plan of service is the same as that used in past annexations. Based on Staff recommendations, discussion and presentation, Jim Hitt made a motion for approval. Grady McNeal seconded the motion. The motion passed unanimously, 8-0.
- C. Rezoning- Staff Reviewed. Mr. Gregory stated this will include all 142 acres as follows:

Phase I	46 lots
Phase II	85 lots
Phase III	106 lots
Phase IV	4 estate lots

Mayor Coombs stated he thinks this project will be added value to what is already there. He addressed issues with storm water, construction traffic, and needed identity of the separate phases. Commissioner Duncan made a motion to approve the rezoning request from low density to medium density (MDRPUD) as stated. Grady McNeal seconded the motion. The motion passed unanimously, 8-0.
- D. Preliminary Master Plan- Staff reviewed. The Board discussed technical issues such as the ability of Allen Road to accommodate traffic generated by the proposed 241 homes. Cul-de-sac lengths, street lighting and spacing, and sanitary sewer system were also issues discussed. Based on Staff recommendations, Commissioner Duncan made a motion to Conditionally approve these parts of the request based on;
 - 1. A traffic study conducted to recommend to The City and developer on how to have an appropriate solution to on site and off site traffic imposed on the project.
 - 2. Variance of cul-de-sac lengths
 - 3. Street lighting spacing to be handled later by Staff
 - 4. Make attempts to include a gravity solution to the sewer by working with the developer and City to develop a shared cost for those amenities.

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

Item #4 Consider request by Ragan-Smith Associates on behalf of Eddie Phillips Development, 622 Carol Ann Drive, Goodlettsville, TN 37072 for a bulk grading plan for Northcreek Commons Commercial PUD as shown on Davidson County Tax Map 19-14 parcel 18. (9.1 #3-14)

Staff reviewed. Mr. Gregory stated this request is primarily due to a revision to the flood maps for Davidson County and the changes that affect the Northcreek Commons property. This property was mass graded many years ago and had been shown out of the floodplain of Manskers Creek. The new maps

revise that portion of the creek and while the floodway will not change, the floodplain is being elevated by one foot, putting much of this property below flood elevation and subjecting structures built there to flood insurance. This proposal is intended to remove future structures from the need for flood insurance. Staff recommends approval. Brad Slayden represented Regan-Smith Associates. Mr. Slayden explained that this will involve the 17 acres that remains vacant on the property and this plan will elevate it up above the 100 year flood plain. Mr. Slayden answered questions by the Board and assured them that the project would be monitored by a geotechnical engineer that will inspect throughout the project. Based upon Staff recommendations, input from Mr. Slayden, and discussion had at this meeting, Jim Hitt made a motion to approve the request. Grady McNeal seconded the motion and the motion passed 8-0.

Item #5 Consider revisions to the Goodlettsville Zoning Ordinance concerning minimum numbers of rooms for a hotel to 100 rooms, substitute the term food service for restaurant in the definition of a hotel, revise height restrictions in the CSL (Commercial Services Limited) district from maximum of 3 (three) stories to maximum of 4 (four) stories and revise height restrictions in the GOPUD (General Office Planned Unit Development) and the ROPUD (Restricted Office Planned Unit Development) districts from maximum of 2 (two) stories to maximum of 4 (four) stories.

Staff reviewed. Mr. Gregory stated this item is a follow-up to discussion from last meeting. The revisions to the Goodlettsville Zoning Ordinance would include:

Minimum number of rooms for hotels to be changed to 100 rooms from the current 120 rooms

Substitute the term "food service" for the term "restaurant" in the definition of hotel

Revise height restrictions by increasing maximum allowed height to 4 (four) stories from 3 (three) stories currently allowed in the CSL (Commercial Services Limited) district and 2 (two) stories currently allowed in the GOPUD (General Office Planned Unit Development) district and ROPUD (Restricted Office Planned Unit Development) district. Staff recommends these changes be approved and made part of the zoning ordinance. City manager, Tim Ellis explained the benefits of the proposed changes to the zoning ordinance. He also noted that the GOPUD (General Office Planned Unit Development) district would not need to be included in this recommendation since it already permits 7 (seven) stories high in its zoning district. Mr. Gregory stated that he would clarify which 2 PUD (Planned Unit Developments) would be included in this revision. Based on Staff recommendations, Mayor Coombs made a motion to approve all the requested changes to the Goodlettsville Zoning Ordinance with Mr. Gregory to clarify the 2 (PUD) districts to be revised. Grady McNeal seconded the motion. The motion passed unanimously 8-0.

Mr. Gregory later confirmed the two PUD districts to be included are: (CPUDL) 4 stories, and (ROPUD) 4 stories.

Item #6 Discussion: Town Center-boundary, guidelines, development issues
Winery shed

City Manager, Tim Ellis approached the Board concerning the concept/idea of a Town Center. He stated it is still being discussed as a long-term vision and it is not ready for presentation at this time.

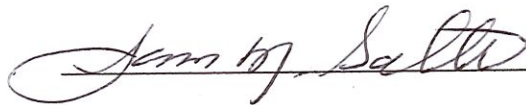
Mr. Gregory presented to the Board for discussion a request from Joel Phillips, owner of Long Hollow Winery. Mr. Phillips would like to build a 40 x 65 open structure (pavilion) on the property. Mr. Gregory stated it can be approved at staff level and the application meets the zoning requirements. The

Board discussed and asked Mr. Gregory to share with the owner, comments and concerns of parking, clarification of the building, and noise.

Item # 7 Other Business

Mayor Coombs expressed his concern on potential risk properties in the City that may not be protected by Home Owners Associations or restrictive covenants. He would like to see more restrictive language in the ordinance to protect the citizen's property and property values. The Board discussed and Mr. Gregory agreed to research the issue and bring back before the Board for discussion.

The meeting adjourned at 6:52



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant