

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

April 1, 2013

5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, (joined the meeting after Item #2) Jim Driver, Jerry Garrett, Jim Hitt, Scott Trew, David Lynn, Commissioner Jeff Duncan, Mayor John Coombs

Absent: Grady McNeal, Bob Whittaker, Garry Franks

Also Present: Rick Gregory, Tim Ellis, Larry DiOrio, Mike Bauer, Guy Patterson, Vice Mayor Jane Birdwell, Commissioner Zach Young, Senator Joe Haynes, Rhonda Carson, Brock Rust, Jim Harrison, Lana Tracy, and others

Jim Driver called the meeting to order. Mr. Scott Trew offered prayer.

Item #1 Minutes of the March 4, 2013 Planning Commission meeting stand approved as written.

Item #2 Consider action on Letter of Credit No. 522 in the amount of \$53,750 for infrastructure for The Vineyards@ Twelve Stones Crossing, Phases I and II due to expire 4/10/13. The applicant is Villa Property, LLC.

Staff reviewed. Mr. Gregory reported that the development appears to be compliant with the approved site plan. The drainage issue appears to be good. The recommendation is to release the infrastructure maintenance surety in the amount of \$53,750.

Brock Rust and Jim Harrison represented Villa Properties. Mr. Rust stated that he had met with Rick Gregory, Jim Harrison, and Guy Patterson and he feels like all areas of concern have been addressed and completed other than one item which is the sidewalk. He stated that the sidewalk had been poured and should be completed soon. Ms. Lana Tracy represented The Vineyard's Homeowners Association. She explained that the Association still has concerns about drainage issues in the development. She stated that the Association had a surveyor inspect the issues and they reported areas of concern. The area of concern is the Northeast section that does not drain properly. This survey was provided to Mr. Gregory. She also expressed concern that the Homeowners were not consulted on the issue of tree placement.

Mayor Coombs asked Mr. Gregory if the bond can address drainage issues. Mr. Gregory responded that yes it can cover any outstanding issue such as this. Mr. Gregory stated that installation is according to the plan of the development and our City engineers say it performs to plan. Mr. Harrison with Civil Site Design Group agreed with this assessment and stated that it meets and exceeds the minimal criteria with adequate capacity and proper flow. Commissioner Duncan stated that from an engineering standpoint, the deficiencies have been met. Commissioner Duncan made a motion to release Letter of Credit No. 522 in the amount of \$53,750 for infrastructure for The Vineyards @ Twelve Stones Crossing, Phases I and II. Mr. Scott Trew seconded the motion. The motion passed 6-0. Mayor Coombs abstained from voting.

Item #3 Consider action on Letter of Credit No. 739 in the amount of \$184,000 for infrastructure for Cottage Grove @ Twelve Stones Crossing, due to expire 05/08/13. The applicant is Villa Property, LLC.

Staff reviewed. Mr. Gregory and Public Works Director, Guy Patterson stated that the first phase appears to be complete. Jim Driver made a motion to release Letter of Credit No. 739 in the amount of \$184,000 for infrastructure for Cottage Grove @ Twelve Stones Crossing. Mr. Jim Hitt seconded the motion. The motion passed unanimously, 8-0.

Mr. Brock Rust addressed the Commission at this time and stated that he wanted to discuss Item # 2. He wanted to state for the record, that he would look at the survey that Ms. Tracy and the homeowners had provided. Mr. Rust stated that he would look at the lots and the two areas identified by Ms. Tracy, and see if there is a reasonable fix to make the situation better.

Item #4 Review ordinance concerning accessory structures

Commission Members continued their discussion concerning accessory structures. As a result of their discussion, they provided Mr. Gregory with further direction on his development of an amendment to the current ordinance. Staff will review and finalize a draft for the Board to approve.

Item #5 Discussion-multi-family housing

Mr. Gregory presented information to the Commission regarding Multi Family Housing and a city land use map for the members to view. Mr. Gregory advised that very little high density development area remained within the City, with the bulk of it being on the Davidson County side. Mayor Coombs stated to Commission Members that currently 2,054 high density units are already constructed in the City, with its occupants comprising 29% of the City's total population. Mayor Coombs wanted to bring awareness to the Commission about the existing amount of high density residential units that are currently within the City, and going forward as a Planning Commission, to make sure that the land use densities are balanced throughout the City. City Attorney, Joe Haynes stated that he has researched this matter. He stated that he would be very cautious about rezoning land that has already been zoned. Going forward, he suggested that it could be accomplished by restricting multifamily housing in the areas of density restrictions and occupancy classifications. Both would appear to be valid ways of planning for the different density restrictions within the city. Commissioner Garrett expressed his concern that this was a very important area of the city's planning and would like to see it placed on a future agenda. Mr. Gregory stated that we have restrictions in place concerning low, medium and high density development as well as the requirements for transitioning from one development area to another. Commission Members continued discussion concerning multifamily housing and how it may relate to the mass transit collector stations that may be built in the future throughout the City. Mayor Coombs suggested to Chairman Galbreath that Staff could bring this item back later to a future work session.

Item # 6 Discussion-By-Laws

Mr. Gregory explained that the Bylaws once had a provision for public speaking and a limit on that public speaking. He stated that the provision was taken out the last time that the Board reviewed the Bylaws. Mayor Coombs stated that the City Commission had just passed a resolution concerning this mater, and he felt this would also be appropriate for use by The Planning Commission. Staff agreed to place it on the agenda for the next meeting.

Item #7 Commission comments

Chairman Galbreath discussed with Commissioner Duncan concerns about underground water and drainage issues at The Vineyards @ Twelve Stones Crossing (Item #2).

Mr. Hitt expressed his concern about traffic light synchronization and traffic flow on Long Hollow Pike.

The meeting adjourned at 6:32 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant