

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

June 1, 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Vice Chairman Jim Driver, Mayor John Coombs, Tony Espinosa, David Lynn, Grady McNeal, Bob Whittaker, Scott Trew

Absent: Chairman Jim Galbreath, Commissioner Jeff Duncan, Jim Hitt, Jerry Garrett

Also Present: Rick Gregory, Tim Ellis, Jeff McCormick, Commissioner Zach Young, Mike Bauer Rhonda Carson, and others

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

Item #1 Approve minutes of the May 4, 2015 Planning Commission meeting.

Minutes of the May 4, 2015 Planning Commission meeting stand approved as written

Item #2 Billy Ray Suiter-Subdivision Northcreek Commons Section 15 Lot 21
Consider request of Suiter Surveying, PO Box 30271, 1805-A Alpine Dr., Clarksville, TN for
approval of a Final Plat for Northcreek Commons, Section Fifteen, Lot 21 for property located on
Conference Drive @ State Auto Blvd., Davidson County property map 26 part of parcel 106
(9.1 #09-15)

Staff reviewed. Mr. Gregory explained this proposal is for the creation of two lots of record fronting Conference Drive, which is future home to two hotels. He stated during review process, several minor, technical revisions were necessary to make the plat compliant with our requirements. He stated those changes have been made and Staff recommended approval. Mr. Billy Ray Suiter represented the request. After no questions or concerns by the Board, Scott Trew made a motion to approve the Final Plat for Northcreek Commons, Section Fifteen, Lot 21, property Map 26 part of parcel 106. Mr. Bob Whittaker seconded the motion. The motion passed 7-0.

Item #3 Consider request by Woolpert, Inc., 7635 Interactive Way, Indianapolis, IN for approval
of a Candlewood Suites hotel, Davidson County property map 26 part of parcel 106, owned by
Armed Services Mutual Benefit Assoc., PO Box 160384, Nashville, TN (9.1 #10-15)

Staff reviewed. Mr. Gregory explained this is a proposal for a four story Candlewood Suites hotel. He stated a number of issues were identified during staff technical review. He stated many have been

satisfactorily resolved, but some issues still remain. Issues remaining include: Entrance to property, landscaping, rip rap replacement, and sewer connection. Staff recommended approval with all noted conditions. Mayor Coombs addressed design standards. John Nierzwicki and Leslie Steinert represented this request. After discussion, a motion was made by Tony Espinosa for conditional approval including the following being addressed:

- Remaining landscaping issues
- Sewer connection to be made
- Design standards addressed
- Replacing rip rap with more aesthetically pleasing material

Mr. Grady McNeal seconded the motion. The motion passed 7-0.

A separate motion was made for approval of a variance for 2 entrances into the property instead of 1 entrance. Tony Espinosa made the motion to approve the variance. Bob Whittaker seconded the motion. The motion passed 7-0.

Item #4 Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Plat for Copper Creek Addition, Section 2, Phase 2, Sydney Drive and Allen Road, Sumner County Tax Map 143, Parcels 22.01, and 37 (9.1 #11-15)

Staff reviewed. Mr. Gregory explained this is a proposal for creation of 23 lots in the Copper Creek Addition development off Sydney Drive and Allen Road. These proposed lots, when installed, will complete the street network between Allen Road and Sydney Drive. No technical deficiencies were found during Staff review, and approval was recommended. Lynn Ealey represented Ragan-Smith Associates. After no questions or concerns, Mayor Coombs made a motion to approve the Final Plat for Copper Creek Addition, Section 2, Phase 2, Sydney Drive and Allen Road, Sumner County Tax Map 143, Parcel 22.01, and 37. Scott Trew seconded the motion. The motion passed 7-0.

Item #5 Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Master Plan for Copper Creek Addition, Section 2, Sydney Drive and Allen Road, Sumner County Tax Map 143, Parcels 22.01, 36, 36.01 and 37 (9.1 #12-15)

Staff reviewed. Mr. Gregory explained this request is for approval of the Final Master Plan portion of Copper Creek Addition. He stated several technical issues were identified during Staff review, but those issues have been addressed and approval was recommended. Lynn Ealey represented Ragan-Smith Associates. After no questions or concerns, Mr. David Lynn made a motion to approve the Final Master Plan for Copper Creek Addition, Section 2, Phase 2, Sydney Drive and Allen Road, Sumner County Tax Map 143, Parcels 22.01, 36, 36.01 and 37. Bob Whittaker seconded the motion. The motion passed 7-0.

Item #6 Consider action on Letter of Credit No. 669 in the amount of \$87,000.00 for installation of infrastructure at The Vineyards @ Twelve Stones Crossing, Phase III due to expire 07/21/15. The applicant is Villa Property, LLC.

Brock Rust represented Villa property, LLC. After much discussion between Mr. Rust and the Board members, Mayor Coombs made a motion to extend the Letter of Credit No. 669 in the amount of \$87,000.00 to 09/01/15. Scott Trew seconded the motion. The motion passed 7-0.

The meeting adjourned at 5:50 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant