

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

November 2, 2015 5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: Bob Whittaker, Tony Espinosa

Also Present: Addam McCormick, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Larry DiOrio, Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order and Jim Driver offered prayer.

Minutes of the October 5, 2015 Planning Commission meeting stand approved as written

Item #1 Truevine Way/Brock Rust:

Requests Planning Commission review and recommendation to the City Commission to rezone 7.67 acres from LDRPUD, Low Density Residential Planned Unit Development to A, Agricultural. Properties are referenced as lots 3, 4, and 5 of the Truevine P.U.D. Subdivision Plat that was reviewed by the Planning Commission at the September 14, 2015 meeting. The properties are referenced as Sumner County Tax Map 143F Group A, Portion of Parcels 35 and 38. The request will also be an amendment to the development master plan and will require the three lots referenced above to be combined into one lot. Property Owner: Villa Property, LLC
(9.1 20-15)

Addam McCormick explained to the Planning Commission that Mr. Brock Rust called before the meeting and said that lots 1 and 2 should have been added to the request. The agenda was printed stating only lots 3, 4, and 5 for the rezoning request. After discussion, David Lynn made a motion to amend the agenda to include lots 1, 2, 3, 4 and 5 to be included in the rezoning request at Truevine Way by Brock Rust. Jim Driver seconded the motion. The motion passed 9-0.

Addam McCormick stated to the Planning Commission members that this request is to rezone five lots (1,2,3,4, and 5) which totals 9.82 acres from LDRPUD, Low Density Residential Planned Unit Development to A, Agricultural. He introduced Brock Rust, whom represented the request. Mr. Brock Rust stated to the board members that he has a potential buyer for the property requesting to combine the five lots into one parcel. The potential buyer wants to have animals on the property. The current zoning LDRPUD will only allow dogs and cats and Mr. Rust is requesting the zoning to be changed to A, Agricultural. Agricultural zoning district allows keeping animals and raising crops. The potential buyer would like to use the property to build a house and raise animals called the “Bongo.” Staff, Mr. Rust and Commission members discussed the alternative zoning such as R-40 that could work for this request. R-40 zoning would allow the Board of Zoning and Sign Appeals to review request of animals as a Conditional Use. The Board of Zoning and Sign Appeals would also have the ability to

place reasonable conditions on approvals. After discussion, Mr. Jim Driver made a motion to disapprove the request to rezone the property to A, Agricultural zoning. Jerry Garrett seconded the motion. The motion to deny the request was unanimous, 9-0.

The applicant, Brock Rust made a revised request to the Planning Commission to rezone this property to R-40, Low Density Residential. Commissioner Jeff Duncan made a motion to approve the request to rezone the property from LDRPUD to R-40. Jim Driver seconded the motion. The motion passed to approve the request 8-1, with Mayor Coombs voting no to the request.

Item #2 Block "I" Roscoe Place/Rocky Montoya Surveyor: Requests final subdivision plat approval to add a twenty-five (25) feet section of an adjoining subdivision tract to the property at 203 Hollywood Street to create an 11,250 square feet lot. Property is referenced as Davidson County Map and Parcel 02605009900. Property is zoned R-10, Medium Density Residential. Property Owner: Gayle C. Bryant (9.1 #21-15)

Staff reviewed. Mr. Addam McCormick explained to the Planning Commission members that the area of lot 2 was previously subdivided without a subdivision plat and sold by deed. Lot 2 was originally fifty (50 ft.) feet in width. A twenty-five feet section of lot 2 was added to lots 1 and 3. The plat is to correct the previous subdivision and make lot 3 an improved buildable lot that is seventy-five (75 ft.) feet wide. Rocky Montoya represented this request. With no questions or comments, Jim Hitt made a motion to approve the request. Mayor Coombs seconded the motion. The motion passed 9-0.

Item #3 Hampton Inn and Suites/Sandhu Consultants International: Requests site plan approval for a five (5) story, ninety-two (92) room, 61,879 square feet hotel facility on 1.81 acres. Property is referenced as Davison County Tax Map and Parcel 0260001600 and is zoned CSL, Commercial Services Limited, Property Owner: Raman G and Suresh G. Dayal. (9.1 #22-15)

Motion was made by Mr. Jerry Garret to defer this item to next month's meeting (December 2015) due to deficiencies regarding the site plan. Grady McNeal seconded the motion. The motion passed to defer the item to December's meeting 9-0.

Devinder Sandhu with Sandhu Consultants International represented the request and was in favor to defer to the December 2015 meeting.

Item #4 North Gate Park Subdivision Retail Center/Ragan Smith Associates: Requests conceptual development plan for 2.6 acres on Long Hollow Pike between 314 and 328 Long Hollow Pike. The development plan includes a Taco Bell restaurant facility. Property is referenced as Davidson County Tax Map and Parcel 01900002000 and is zoned CSL, Commercial Services Limited. Property Owner: Prakash Jaju/Pank Partners (9.1 23-15)

Motion was made by Mayor Coombs to defer this item to next month's meeting (December 2015) due to a representative of the request not being present. Jim Hitt seconded the motion. The motion passed to defer the item to December's meeting 9-0.

Item #5 David Boyd, SBW Constructors: Requests Planning Commission review and recommendation to amend the zoning ordinance to permit the construction sales and services use in the CSL, Commercial Services Limited Zoning District including the property at 821 Wren Road.

David Boyd represented this request. He asked Commission members to consider amending the zoning ordinance to permit construction sales and service in the area. He stated he would be storing construction equipment in the back area of the property.

Staff reviewed. Addam McCormick explained that the current zoning, CSL does not allow for this type of business.

After discussion, the motion was made by Jim Hitt to deny the request to amend the zoning ordinance to permit the construction sales and service in the CSL zoning district. Mayor Coombs seconded the motion. The motion passed to deny the request, 9-0.

Item #6 Billy Barnfield/3093 Patton Branch Rd: Requests Planning Commission review of the construction requirements for accessory buildings.

After discussion, Jim Driver made a motion to defer this item and ask Addam McCormick to bring this back to next month's agenda. Jerry Garrett seconded the motion. The motion passed to defer the item, 9-0.

Other Business

Digital Zoning Map- Addam McCormick discussed with the Planning Commission the minor amendments to the map that will be incorporated into the map before the second and final reading by the City Commission.

Planning Commission Secretary-Addam McCormick explained to the Planning Commission the role of the Planning Commission Secretary. Per the Planning Commission By-Laws, the Planning Commission needs to formally elect the Planning and Development Services Director as the secretary. The secretary's role is to maintain the records, prepare the agenda, and certify records and subdivision plats.

Jerry Garrett made a motion to formally elect Addam McCormick secretary. Jim Driver seconded the motion. The motion passed 9-0.

The meeting adjourned at 6:30 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant