

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 5, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Vice-Mayor Rusty Tinnin, Scott Trew, Judy Wheeler, Grady McNeal, Jim Hitt, Mayor Jeff Duncan, Jerry Garrett, David Lynn

Absent: Bob Whitaker

Also Present: Addam McCormick, Russell Freeman, Rhonda Carson, Mike Bauer, Tim Ellis, Mary Laine Hucks, and others.

Chairman Espinosa called the meeting to order.

Staff discussed items one and two (2) had been withdrawn by the applicant and would be removed from the agenda. Chairman Espinosa asked if items 6/7 could be considered at the same time. Staff stated yes. Vice Chairman Galbreath asked audience members if any was in attendance including raising hands to speak on items one or two (2). No one responded.

Jim Hitt made a motion to approve the agenda as amended. David Lynn seconded the motion. The motion passed to approve the agenda unanimously 10-0

With no additions or corrections, Jerry Garrett made a motion to approve the minutes of the July 1, 2019 meeting. Jim Galbreath seconded the motion. Motion approved 9-0 since Jeff Duncan not voting since not at July 1, 2019 meeting.

ITEM #1 AND ITEM#2 Withdrawn by Applicant. No one present to speak on public hearing for Item#1

ITEM#3

North Creek Commons-Ragan Smith: Request final subdivision plat amendment for two (2) lots on 8.9 acres. Property is located on North Creek Boulevard and is referenced as Davidson County Tax Map/Parcel 0194001800 and zoned HDRPUD, High Density Residential Planned Unit Development. The subdivision plat includes the creation of a floodway preservation lot. Property Owner: 3000 Northcreek, LLC (9.1 # 06-19)

Matt Lackey, Ragan-Smith Design Firm, Project Representative

Staff Discussion Items:

- Proposed lot is in FEMA flood way area
- Intention for a floodway preservation lot
- Notation about non-buildable area and open space area for adjacent project
- Project Representative stated can show with calculations not needed for minimum open space

area

Planning Commission Discussion Items:

-Commission discussed staff stipulation and decided to include in meeting motion

Motion: Jim Hitt made a motion to approve with staff stipulation regarding notation regarding non-buildable lot for open space dedication, Stott Trew seconded the motion. The motion passed unanimously 10-0.

ITEM#4

Jackson Crossing-Willow Brook Hendersonville: Request final master plan amendment approval for revised landscaping design. Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Sumner County Tax Map/Parcels# 143067.00 and 067.04. Property Owner: Willowbrook Hendersonville, LLC (9.1#7-17)

Jack Ludington, Project Representative

Staff Discussion Items:

- Original plan approved included rezoning from Agricultural zoning to commercial
- Adjacent property still agricultural zoning which is a residential zoning district
- Buffer required between residential and commercial
- Zoning Ordinance includes provision to allow Planning Commission to approve alternative designs with property topographical issues
- Original plans includes a solid fence to reduce width of buffer yard area
- Gabion basket bank stabilization in back corner
- Request is for alternative screening since with elevation change fence would not be as effective
- Staff discussed a two-layer evergreen tree buffer from basket area to front property line to meet intent of ordinance
- Project Representative agreed with staff comments- aware of stipulation

Planning Commission Discussion Items:

- Commission discussed if plants can grow in area
- Project Representative discussed would be irrigated- reason for cedar trees
- Vice Chairman Galbreath asked about if plantings would block exits at back of building
- Project Representative- said no but plants and trees would have to be trimmed in area

Judy Wheeler made a motion to approve, Grady McNeal seconded the motion. Motion approved 9-1, Vice Chairman Galbreath voted against.

ITEM#5

Copper Creek 2-6 - Meritage Homes: Requests one -year performance bond extension

Billy Waits, Meritage Homes Project Representative

Staff Discussion Items:

- Project status forty-three (43) of fifty-five (55) residential lot complete or under construction
- Remaining items- final asphalt and sidewalk sections for lots under construction.
- Staff estimate \$ 155,000 remaining including percentage of installed curbs and asphalt binder for repairs
- Project Representative discussed expect to start finish improvements next three (3) – four (4) months

Jerry Garrett made a motion to approve, David Lynn seconded the motion. Motion approved 9-0. Jim Hitt- Abstained

ITEMS #6/#7

Copper Creek 2-2 and 2-3- Meritage Homes: Requests recommendation to the City Commission for acceptance of the public improvements

Billy Waits, Meritage Homes Project Representative

Staff Discussion Items:

- November 2018 Planning Commission voted to release project bonds since per staff report items were completed
- City public acceptance process includes Planning Commission review and recommendation to the City Commission with a one-year maintenance bond
- Per applicant intention was for formal acceptance in addition to bond release
- Two section bonds totaled \$ 306,000
- Maintenance bonds typically 10% of original performance bonds
- Recommend \$ 30,000 maintenance bond
- Maintenance period either one-year for formal acceptance or one-year maintenance period starting in November 2018
- Project Representative stated their intention was for acceptance

Planning Commission Discussion Items:

- Scott Trew discussed if intent was acceptance then one -year period should be from November 2018
- Russell Freeman and staff discussed state law no defined minimum maintenance period
- Project Representative agreed to maintenance bond till December 2019

Scott Trew made a motion to approve, Mayor Jeff Duncan seconded. Motion approved 9-0. Jim Hitt- Abstained

ITEM #8

Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to include hotel and extended stay hotel uses as permitted uses in the CPUDL, Commercial Planned Unit Development Limited Zoning District.

Staff Discussion Items:

- City staff has had two (2) different development prospects for a hotel on the six (6) acre property behind old Rivergate Theatre and Park and Ride Lot
- Property is adjacent to SR 386/Vietnam Veterans Parkway
- Project is zoned CPUDL, Commercial Planned Unit Development that doesn't permit hotels
- Adjacent properties zoned CSL, Commercial Services Limited and GOPUD, General Office Planned Unit Development (other side of SR 386)
- Amendment would include hotels and extended stay hotels with stipulation when only adjacent to limited access highways like I-65 and SR 386
- Other CPUDL zoned properties, Publix Center including out lots, Long Hollow Winery, property across street from Publix Center on Long Hollow at Ellen Drive and section of SR 41 north side of city limits

Planning Commission Discussion Items:

- Jerry Garret asked if easier to rezone instead since adjacent properties zoned CSL, this is only CPUDL zoned property in area
- Russell Freeman discussed definition of a limited access highway
- Staff discussed either amendment or rezoning will work
- Vice-Chairman Galbreath asked about comprehensive plan
- Staff discussed area shown on comprehensive plan as commercial concentration so either CSL or CPUDL would work
- Chairman Espinosa asked why request not proposed as rezoning instead
- Staff discussed they have only been dealing with a potential and not owner but proposed uses would be consistent with other permitted uses in area
- Staff and Commission discussed cities can zone by ordinance without property owner's request
- Staff and Commission discussed differences between CSL and CPUDL zoning and permitted uses very consistent except for animal care and hotels
- Mayor Jeff Duncan discussed that extended stay hotels would require a conditional use review in CSL but not in proposed amendment
- Tim Ellis discussed proposal for amendment rather than rezoning but request staff to discuss zoning or entire mall area in city
- Staff discussed CSL, Commercial Services Limited
- Vice Chairman Galbreath discussed concern with amendment and opening up issues with other CPUDL properties
- Scott Trew discussed rezoning would clean up the only property in area not CSL zoning
- Staff and Commission discussed property owner to be notified.
- Tim Ellis defined the property to be recommended to City Commission to be rezoned to CSL is Davidson County Tax Map Parcel# 02600000700

Jerry Garrett made a motion to recommend rezoning referenced property from CPUDL, Commercial Planned Unit Development Limited to CSL, Commercial Services Limited, Scott Trew seconded. Motion approved 9-1, Judy Wheeler voted no.

DISCUSSION ITEMS

Page Drive/Caldwell Drive rezoning/subdivision proposal

- Bruce Rainey Surveyors, Project Representative
- Staff discussed previously denied rezoning (August 2017) request from R-25, Low Density to R-15, Medium Density to permit a single family home on Caldwell Drive
- Staff discussed meeting packet included August 2017 meeting minutes and staff report
- Project Representative discussed drainage issue from August 2017- reviewed and not an issue would not be anything needed that otherwise done for a single home being built
- Jim Hitt- discussed location of driveway-
- Project Representative discussed driveway would be across from electrician business on Caldwell Drive – good visibility
- Mayor Jeff Duncan stated request for another home in location might be too tight for area-wedging in home
- Property Representative discussed could have minimum building material and area restrictions
- Buyer representative- currently live at 436 Buffalo Run- looking to downsize but want to remain in area- proposing 2, 100 sq. ft. home
- Property Representative discussed intention was to get take of Commission to decide to proceed or not

Animal day care facility proposal

- Representative could not attend meeting
- Zoning Map and Ordinance amendment would be required
- Dog day care type facility
- Staff concerned with noise- due to adjacent uses- asked applicant to review design to deal with noise
- Vice-Chairman Galbreath asked about sanitary design of facility- handling of waste

Public Forum on Planning Related Topics

Chairman Espinosa opened the public forum.

- Reba Hicks- 504 Caldwell Lane – Adjacent property owner of rezoning item discussed
- Concerned with 2,100 sq.ft house- larger than others in area
 - Wanted to know about building materials – brick to grade to be consistent not siding
 - Wants proposal to meet with character of area
 - Asked about home built in 1968 and proposal would change typical frontage along road

Marcia Cornell- 436 Buffalo Run

- Originally came with property owner
- She has lived in city 17 years
- Proposal include scale and design would add value to area
- Businesses and townhouses across street would not be negative in area

Resident at 317 Mccoin Drive

Request to be able to do an Airbnb for songwriters a few times a month in her house- nice quiet area and end of street- adjacent to large acreage of undeveloped property

-Large basement great place to have space

-Other short term rentals in area

-Staff and Commission discussed recent amendments defining short term rentals only in select commercial zoning districts

-Staff and Commission discussed bed and breakfast and differences per city ordinance and state law

-Staff discussed bed and break owner occupied per city rules up to 4 rooms

-State Short Term Rental Act exempt bed and break uses from zoning protections

Motion made to close public forum by Jim Hitt, seconded by Jerry Garrett- All in favor to close public forum

With no further business, the meeting adjourned at 6:25

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant

Following Meeting- Planning Commission Training Session- Comprehensive Land Use Planning-Presented by Addam McCormick- Goodlettsville Planning Department

Members in attendance:

Chairman Tony Espinosa

Vice-Chairman Jim Galbreath,

Vice- Mayor Rusty Tinnin,

Scott Trew,

Judy Wheeler,

Grady McNeal,

Jim Hitt,

Mayor Jeff Duncan,

Jerry Garrett,

David Lynn