

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 2, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Scott Trew, Jim Hitt, Mayor Jeff Duncan, Jerry Garrett, Bob Whitaker, Judy Wheeler, Vice-Mayor Rusty Tinnin

Absent: David Lynn and Grady McNeal

Also Present: Addam McCormick, Russell Freeman, Rhonda Carson, Tim Ellis, Mary Laine Hucks, Commissioner Zach Young, Greg Edrington, and Jeff McCormick

Chairman Espinosa called the meeting to order and Jerry Garrett offered prayer

Wheeler made a motion to approve the regular and consent agendas, Trew seconded the motion. The motion passed unanimously 9-0. Espinosa discussed the consent agenda format

Hitt made a motion to approve the minutes of the November 4, 2019 meeting, Garrett seconded the motion. Motion approved unanimously 9-0.

CONSENT AGENDA ITEMS 1-3

ITEM#1 **Parkview Preserve/ NVR Inc/Ryan Homes: Request revised townhouse residential rear building setback requirements in the MDRPUD, Medium Density Residential Planned Unit Development project on French Street. Property Owner- Parkview Preserve Holding, LP. (9.1 #18-17)**

ITEM#2 **Planning/Development Services Staff requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations, (5) Landscaping, Screening, and Buffering, (t) Monetary Compensation for Trees - to create an ordinance section to permit required plantings to be off-site due to site limitations**

ITEM#3 **Planning and Development Services Staff requests approval of the 2020 Planning Commission Meeting and Plan Submittal Schedule.**

Duncan made a motion to approve the Consent Agenda Items 1-3, seconded by Tinnin. Galbreath asked about consent agenda Item#2 and why ordinance proposal set up for Planning Director instead of Planning Department or why in the department. Staff discussed Planning Department is one employee but that Planning Commission would still review site plans for when the alternative tree bank design would be permitted. Motion approved unanimously 9-0.

AGENDA

ITEM#4

310 Two Mile Parkway Office Building/Klober Engineering Services: Requests site plan approval for 2,000 sq. ft. building on 0.30 acres at 310 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 02605013500 and is zoned OP, Office/Professional. Property Owners- Able Builders, Inc (9.1#12-19)

Project Representative: Chad Lacy, Klober Engineering Services

Staff Discussion Items:

- Met applicant on-site for an amendment to the direction of storm drainage design due to railroad right of way as reflected in plans shown with meeting presentation but not in the Commissioners meeting packets
- Plans reflect private trash cart pick up and small screening design- if cart service not available and a dumpster required then the requirement is for the dumpster area to be screened per note on plans and be behind the front of the building
- Sidewalk shown along Two Mile Pike- roadway referenced by City Commission with development of sidewalk in-lieu of ordinance amendment

Planning Commission Discussion Items:

- Hitt discussed correction from Two Mile Parkway to Pike.
- Lacy discussed revised design and owner will be contracting with a private trash hauler for a cart not dumpster

Motion: Galbreath made a motion to approve, Duncan seconded the motion. The motion passed unanimously 9-0.

ITEM#5

Echo Hills Estates Master Plan/Civil Design Consultants, LLC: Requests *progress update* of final master /construction plan for phase five (5) including thirty (30) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly

(See Item#6- Discussed together- no action taken)

ITEM#6

Echo Hills Estates Master Plan/Civil Design Consultants, LLC: Requests *progress update* of final master /construction plan for phase six (6) including thirty-one (31) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (9.1# 07-19)

Project Representative: Jared Gray, Civil Design Consultants

Staff Notes:

- Revised plans were not submitted but applicant requested to leave these items on the agenda for the opportunity to update the Planning Commission on the project
- No action to be taken

Planning Commission Discussion:

- Gray discussed issues with site grading and is working on revised design to balance site grading out
- Gray discussed some areas are designed to be lowered/cut nine (9') feet and is reviewing design to reduce roadway grades
- Gray discussed that the lot layout to be per master plan and no additional lots proposed
- Gray discussed that he met with homeowner's association regarding altering detention pond in phase 1 common open space that was intended to receive storm water from area of phase 5 with original plans
- Gray discussed that the homeowners did not allow alteration to existing pond to incorporate phase 5 area drainage and expressed concern with concrete flume in area from phase 5
- Gray discussed will have to develop storm water detention systems with phase 5 and 6
- Gray discussed the intent is to bring plans in at upcoming meeting but with the delays wanted to discuss the project with the Planning Commission
- Garrett asked Duncan from an engineering point of view if the discussed design would work
- Duncan discussed the project has steep slopes which leads to steep lots, roadways, and driveways
- Duncan discussed basic hydraulic design as discussed by applicant during the meeting and that detention ponds work better and the maintenance is easier for the homeowner's association with one detention pond versus multiple detention ponds

ITEM#7

Dominique's First Steps/Priscilla Rutledge, Property Owner: Requests approval for a home day care center at 323 Whitham Court. Property referenced as Davidson County Tax Map/Parcel 02603001000 and is zoned HDRPUD, High Density Residential Planned Unit Development.

Staff Notes:

- Staff discussed that no one was present to speak for or against the request and the request should be deferred
- Staff discussed notices mailed to adjacent owners and being contacted by the homeowner's association representative about the request and their regulations not permitting occupations

Planning Commission Discussion Items:

- Galbreath asked about the request and that if that the Homeowner's association could be more restrictive and override the Planning Commission
- Freeman stated yes the homeowner's association can adopt and enforce more stringent regulations than the city

Motion: Hitt made a motion to defer the request, Trew seconded the motion. The motion passed unanimously 9-0.

DISCUSSION ITEMS

-Sumner County Urban Growth Boundary Expansion-Long Hollow Pike area

- Staff updated the Planning Commission on the process and next steps before the Sumner County Coordinating Committee and public hearings at Planning Commission and City Commission
- Garrett discussed the history of agreement with Hendersonville and Goodlettsville regarding law suit and an old agreement.
- Ellis discussed the approval by both City Boards with the recent agreement regarding expansion of growth boundary and right-of-way dedication to Hendersonville of property Goodlettsville owns in Hendersonville that was acquired for a sewer treatment plant
- Freeman discussed having both boards approve an amendment to original agreement would be wise in addition to recent agreement approval

-Accessory/Secondary Dwelling Unit

- Staff discussed the item and format of proposal based on other city example and that any Goodlettsville ordinance would define that short term rentals are prohibited
- Staff discussed requests from three (3) property owners for this provision including a lady on Cima Drive for the conversion of an existing building to use as a family residential unit for aging family members
- Hitt asked about a property on Long Hollow Pike if the owners were included
- Staff stated no the requests were from property owners on Madison Creek Road, Milwell off Dry Creek Road, and Cima Drive
- No Additional Commission comments received- Espinosa stated the lack of comments should suggest the Commission's take on the amendment proposals

-2019 Planning Commission Annual Report

- Staff discussed the new process and what the report is for
- Galbreath discussed with the Long Hollow Plan amendment that the amendment includes a section referencing TDOT's requirements for limited access with centers similar to Publix Center on Long Hollow Pike
- Galbreath discussed the TDOT Manual Constructing Driveway Entrances on State Highway Rights-of-Way and outparcel traffic and access design

Public Forum on Planning Related Topics

No one present to speak

Trew discussed that the Jackson Crossings Center is one of best looking properties in Goodlettsville and that the property used to be an eyesore

Garrett made a motion made to close the public forum, seconded by Duncan. All in favor to close the public forum

With no further business, the meeting adjourned at 5:40 pm.

Tony Espinosa, Chairman

Addam McCormick, Planning Director

December 2nd Planning Commission/Board of Zoning Appeals Training Session- Continuing Land Use Education 6pm to 8 pm

Presented by George A. Dean- Tune, Entrekin & White, PC

Members in Attendance:

Scott Trew
Jeff Duncan
Judy Wheeler
Jim Hitt
Rusty Tinnin
Tony Espinosa
Jim Galbreath
Jerry Garrett
Bob Whitaker
Cisco Gilmore
Mike Broadwell

Staff in Attendance:

Addam McCormick
Rhonda Carson
Russell Freeman, City Attorney

