

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

September 12, 2017
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Vice Chairman Galbreath, Mayor John Coombs, Vice Mayor Jeff Duncan, David Lynn, Grady McNeal, Scott Trew, Jerry Garrett, Judy Wheeler

Absent: Chairman Tony Espinosa, Jim Hitt, Bob Whittaker,

Also Present: Tim Ellis, Jeff McCormick, Greg Edrington, Commissioner Zach Young, Mike Bauer, Rhonda Carson, Mary Laine Hucks, Kimberly Lynn

Vice Chairman Galbreath called the meeting to order and Mr. Tim Ellis stated the agenda is as presented with no changes. Mr. Jerry Garrett offered prayer.

Minutes of the August 7, 2017 Planning and Zoning Commission meeting stand approved as written.

Note: In the absence of Planning Director Addam McCormick, City Manager Tim Ellis presented items to the Planning and Zoning Commission.

Item #1 Parkview Preserve/Land Solutions Company: Requests recommendation to the City Commission to amend the Zoning Map from A, Agricultural and R-10, Medium Density Residential to MDRPUD, Medium Density Residential Planned Unit Development and preliminary master plan approval for 171 townhouse and 39 single unit detached residential lots on 71.63 acres at Memorial Drive, French Street, and Harris Street. Properties referenced as Davidson County Tax Map/Parcel# 02500005800 and 02508002800. Property Owner: Evelyn Banner Sutton (9.1#18-17) {Deferred from August 7th Meeting}

This is a rezoning request from Land Solutions Company concerning 71.63 acres located at Memorial Drive, French and Harris Streets. Mr. Lynn Ealey with Land Solutions Company represented this request.

Mr. Ellis stated that this request had been deferred from the previous Planning Commission meeting. Since that meeting date, the proposed density has changed from a high density planned unit development, to a medium density planned unit development. Mr. Ellis stated that the current project information was in their information packets, and he would entertain any additional comments.

Mr. Ealey addressed the board and advised that they have designed the project as a Medium Density Planned Unit Development. It will have 171 townhomes and 37 single family homes, with the single-family homes located at the entrance to the neighborhood. The townhomes would be located together in a group toward the rear of the property.

Vice Chairman Galbreath asked Mr. Ealey if he was requesting a rezoning for this property and a preliminary master plan approval, to which Mr. Ealey stated that was correct. Mr. Galbreath then went over the staff comments concerning the traffic study and the required approval letter from Nashville Electric Service (NES). Mr. Ealey stated that the traffic study had

been started, and he has had a conversation with staff and advised them that they will abide by any and all items noted in the traffic study. As far as the NES approval, Mr. Ealey has been in conversation with staff about the NES substation property that is adjacent to this development. Mr. Ealey has met with NES, and both he and staff agree that the connection with Harris Street through the NES property is an important part of this project. Mr. Ealey stated that the City has previously obtained an easement through the property next to the NES property to make the connection with Harris Street. Mr. Ealey stated that due to the topography of the land, it is not feasible to put a road where the easement is currently located near the NES substation. Mr. Ealey met with NES about locating the road where it would pass through NES property. He stated that NES was agreeable to this option and even possibly deeding some current substation property for the proposed roadway. NES has a stipulation that they would not proceed or begin their approval process until the developer has received the approval of the City of Goodlettsville, and construction plans have been prepared. Mr. Ealey asked for approval of the Preliminary Master Plan so he could move forward with the NES approval process, which could take up to six months.

Mr. Ellis asked if it would be agreeable to conditionally approve the Master Plan with the stipulation that NES approval be obtained at a later date. Mr. Ealey stated that he would be agreeable to the suggestion. Mayor Coombs asked if the NES position had been stated in writing and Mr. Ealey stated that it was verbal only at this time. NES would not start their approval process, until he has approved plans from the City of Goodlettsville. Mr. Ealey and the Planning Commission members discussed the city easement and the NES transmission lines. Mr. Ealey stated that the transmission lines were there prior to the City obtaining their easement, and the prospect of moving the transmission lines was not feasible at this time, and with the topography, the transmission lines would also hinder the placement of the new road by their location within the current city easement.

Vice Chairman Galbreath reviewed the next staff comment concerning the proposed building materials on the exterior of the buildings. Mr. Ealey was requesting a variance on the current ordinance which requires fifty (50%) brick or stone on building. After discussion with the architects, it was determined that the desired look using seventy-five (75%) brick or stone on the front of the building was not what they were looking for. Mr. Ealey presented the building elevations to the Planning Commission, and stated they had different designs which would allow the buyers more choices in the look of their buildings. Mr. Ealey requested the approval of using hardy board or masonry board in lieu of brick and stone on the sides, as a masonry product. He stated that with this approval, the house would be one hundred (100%) masonry on the exterior by using a combination of these products. Mr. Ellis stated that he did not see hardy board as being an approved masonry product in accordance with our design standards, as well as the look the City is trying to obtain from this neighborhood being the showpiece of our downtown district. Vice Chairman Galbreath stated that a variance would be required for a design outside the current standards. Mr. Ealey stated that they would abide by the standards of fifty (50%) brick or stone on the buildings and vary the designs, but still remain within the required design standards.

City Engineer, Greg Edrington spoke concerning the staff comments on the drainage items. He stated that there will be a need for additional water detention in the area, as well as the areas

around the town square from future development. Mr. Ealey stated that he understands that staff wants them to set aside drainage areas to assist in future development outside this development, and also to be used to correct drainage problems that are outside of this project. Mr. Ealey stated that with the approval of this project, they are comfortable with providing these drainage items requested by the city.

Vice Chairman Galbreath asked about the staff comments concerning access to the western property boundary for future development. Mr. Ealey stated that currently there are some physical restraints that do not allow them to get a road to the top of the hill. Mr. Ealey stated that they will provide easement access to the western boundary of the property, should the time come when it was developed.

The modification of the parking lot at Peay Park, and how it related to entering the development was discussed. Mr. Ealey stated that he has been working with staff to design an entrance to the development that will both showcase the community center, as well as the development. They have designed a plan that they feel is acceptable. Staff requested that they meet with the Park Board and present the design to them. A meeting with the park board has been scheduled.

Mr. Ealey stated that they have drafted the restrictive covenants for the development, but they have not been recorded yet due to the project not having received a final approval.

Planning Commission members began to discuss the required approval of NES for this project. Mayor Coombs requested something firm from NES, other than a verbal agreement. Mayor Coombs also voiced his concerns about front door parking for the single family dwellings on the main access road, and that it was preferable to have access to the rear of the property to avoid on street parking issues. Mr. Ealey stated that due to the steep slope of the land, that design would not be possible.

Mr. Ellis asked Mr. Ealey if a conditional approval from the Planning Commission would be enough to allow the process to proceed with NES. Mr. Ealey stated that he was told that it would not, he would need to have construction plans that have been approved, before NES would start the process. He stated that NES is requiring him to design and engineer the road, and then submit it to them for their approval. Mr. Ealey asked for approval of the Preliminary Master Plan, knowing that he can get the road to the NES property, and will take it through the NES property if they give their approval. Mr. Ealey stated that if NES refuses, then he is going to look to the City of Goodlettsville to support him in asking for an imminent domain acquisition or some other solution to obtain this property for the road connection.

Mr. Ealey stated that he is requesting approval of the preliminary master plan only at this time, the NES approval can be added as a stipulation on the Final Master Plan approval. He stated that the Planning Commission will still have the opportunity to review and comment on the Final Master plan at a later date. Approval of the preliminary master plan will give him what he needs to move forward with the NES process.

Mr. Ellis stated that if the Preliminary Master Plan is approved, he would like to jointly meet with NES and see what progress could be made on the property issue. Mr. Jerry Garrett asked Mr. Ellis if he recommended approval of this Preliminary Master Plan as recommended by staff. Mr. Ellis stated that since this was only the Preliminary Master Plan, approval would allow them to meet with NES as a group and attempt to move this project along.

Vice Chairman Galbreath stated that the motion before them is for a rezoning request that will have to go before the City Commission, and the conditional approval of the Preliminary Master Plan based on the eight staff review comments. Judy Wheeler made the motion to approve. Vice Mayor Duncan seconded the motion. The motion passed unanimously, 8-0.

Item #2 Retail Center at Northgate Park Subdivision/Civil and Environmental Engineering Services, LLC: Requests site master plan approval for (2) two commercial buildings including 13,250 square feet on 2.62 acres at 320 Long Hollow Pike. Property is zoned CSL, Commercial Services Limited. Property referenced as Davidson County Tax Map/Parcel 1900002000. Property Owner: The Northgate Investment Trust (9.1 #19-17)

Mr. Ellis reviewed and stated this is a request for site master plan approval for two (2) commercial buildings at 320 Long Hollow Pike. He stated this is the property that was subdivided recently where the new Taco Bell is located. The property is currently zoned CSL, Commercial Services Limited. Mr. Ellis reviewed staff recommendations:

1. Mr. Ellis explained that previously the developer had an engineering firm create the site plan. Part of that site plan was to make grading cuts to allow for bringing that property out of the flood plain. He explained that the engineer failed to ask about using some property located behind, which the City owned. He stated staff had met with them and discussed this issue, and he felt they could come to an agreement on it. He stated any approval tonight would have to be conditional upon the City Commission approving use of some City property for this offset cut.
2. He discussed the access easement that will be required for existing drive and proposed access point on East Cedar Street.
3. Submittal of revised lighting plan for staff approval

Rishab (R.J) Jaju represented this request. He stated they are ready to proceed and work with the City for the cut, and are happy to do that. Mr. Jaju stated they are willing to design the access easement as discussed with the City. They had also agreed to provide that access easement through the other property and allow it on the South portion of that building onto East Cedar straight through. Vice Chairman Galbreath asked if the proposal included access directly from Long Hollow Pike. Mr. Jaju stated the existing Taco Bell entrance from Long Hollow Pike will be a shared entrance. Mr. Ellis stated there would be no additional access from Long Hollow Pike other than the shared Taco Bell access.

Vice Chairman Galbreath asked City Engineer, Greg Edrington to explain what the offsite compensation cut entails. Mr. Edrington explained that in the Northcreek Park area there was a previous cut made for some development. It has to be within the flood plain area where adding the material to compensate for the fill they are putting there. It will be a borrow area already and it is just a matter of enlarging it somewhat. Vice Chairman Galbreath asked who gives approval for this. Mr. Ellis stated the City Commission will have to give approval for this, and he assumes some type of monetary payment will be made to the City. He thought it could be done. Mr. Jaju stated they would work with the City concerning this. He also discussed the design of the buildings and submitted drawings and clarified for Mayor Coombs the submitted drawing represented the design that will be built. Preston Quirk, architect for the project, and Planning Commission members discussed the submitted drawings.

Based on staff comments, and discussion had at this meeting, Mr. Jerry Garrett made a motion for conditional approval of the site Master Plan based on staff stipulations presented at this meeting. Mr. David Lynn seconded the motion. The motion passed unanimously 8-0

Item #3 Copper Creek Section 2 Phase 3 Meritage Homes: Requests reduction and extension of the \$396,735 subdivision improvement performance bond

Staff reviewed. Mr. Ellis stated the developer requested to reduce the bond to \$76,629 due to the level of improvements completed. He discussed the remaining improvements to be completed. Based on staff recommendation, Mayor Coombs made a motion to reduce the bond amount to \$145,000 with no further extension to be granted. Mr. Scott Trew seconded the motion. The motion passed unanimously 8-0.

Discussion Items:

Louisville Highway (31W)-Nine (9) acre commercial subdivision development

Landscape architect with Ragan Smith Associates Inc., Scotty Bernick was present on behalf of property owner Mike Donahoe. Mr. Bernick stated Mr. Donahoe owns nine (9) acres Northeast of I-65 (Louisville Highway Interchange), which is currently zoned CG, Commercial General, but has the Interchange Commercial Overlay Zone on top of it, which does not allow retail. Mr. Bernick and Planning Commission members discussed visions for this interchange and the best interest for the City relating to this property. They discussed the options with the existing interchange commercial overlay by either removing the overlay or adding a provision for retail/service type uses associated with commercial centers. Planning Commission members and staff stated they would like to see a quality development in the area, something that will create value to our community. Mr. Bernick stated the discussion gave them a good direction to move forward, and owner, Mike Donahoe would like to come back to the Planning Commission with preliminary plans on developing this property.

North Creek Blvd- residential development proposal

Owner, Jason Phillips presented to the Planning Commission members a proposal for a high density residential development located on the property between and behind the Kroger Center and the new Holiday Inn development (Northcreek Blvd.) The property consist of 8.9 acres and currently zoned CPUD, Commercial Planned Unit Development. The proposal would require rezoning of the property. Mr. Jason Phillips discussed the idea of a high end residential rental community catering to active adults (55 age group), young professionals, and workforce housing. He stated it would be upscale with elevators, interior corridors, parking in the rear, and first class amenities. Mr. Phillips thought it would be unique to Goodlettsville as to being a mixed use for the area, and he felt it would help support the existing retail in the area. He reviewed a similar development from Thompson Station, TN (Williamson County) that he was co-developer of. He thanked the Planning Commission and stated he appreciated the feedback before moving forward with submittal. After discussion, the Planning Commission members had no negative feedback and thought with the right plan, could be a viable use of the property.

Bed and breakfast and short term rentals

Deferred

Planning Commission Training-Flood Insurance Rate Maps (FIRM)

Deferred

Public Forum on Planning Related Topics

Deferred

Meeting adjourned at 6:26

Jim Galbreath, Vice Chairman

Rhonda Carson, ECD Assistant