

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 5, 2018
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

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

Absent: Bob Whittaker

Also Present: Addam McCormick, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Greg Edrington, Larry DiOrio, Rhonda Carson, Mary Laine Hucks, Kimberly Lynn, and others.

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

City Manager, Tim Ellis announced the resignation of Addam McCormick. He expressed thanks for his excellent service as Planning and Development Services Director. Mr. Ellis stated that Mr. McCormick will be attending the March Planning Commission meeting as an advisor. Mr. Ellis announced the hiring process is underway for a new Planning Director. Planning Commission members personally thanked Mr. McCormick for his service to the community and citizens of Goodlettsville and wished him and his family the very best.

With no changes or additions to the agenda, Jim Hitt made a motion to approve the agenda. David Lynn seconded the motion. Motion passed unanimously 10-0.

Motion made by Grady McNeal to approve the minutes of the January 8, 2018 Planning and Zoning Commission meeting. Judy Wheeler seconded the motion. Motion passed unanimously 10-0. Minutes stand approved as written.

Item #1 Scott Leist, Property Owner requests a variance from the Subdivision Regulations Section 1-112.109 regarding the minimum width of an access easement to provide access for a proposed additional residential lot at 307 Alta Loma Drive. Property is referenced as Davidson County Tax Map/Parcel # 03405000600 and is zoned R-25, Low Density Residential and contains 1.56 acres. (Deferred from January 2018 meeting)

Chairman Espinosa introduced the item. Homeowner Scott Leist and contractor Elaine Nugent represented the request. Staff reviewed. Addam McCormick stated this request is for a variance from the Subdivision Regulations (Section 1-112.109) regarding the minimum width of an access easement. He explained that the Board of Zoning and Sign Appeals approved a zoning ordinance variance for the twenty-five (25') ft. access easement. This variance was approved at the Board of Zoning meeting January 2, 2018.

Mr. McCormick reviewed the property (1.56 acres), zoned R-25, Low Density Residential. The property has an existing single family house on it. He gave the history of the property and discussed surrounding areas and the different zoning classifications. The applicant is wanting to create two (2) lots and construct an additional single family house on the back portion of the property using the existing driveway. Mr. McCormick stated the R-25 zoning permits a

maximum lot size of 25,000 sq. ft. The property contains enough area for two (2) lots, but due to the property frontage of one hundred ten (110') ft. there is not adequate room per the subdivision regulations provisions for two (2) lots with either fifty (50') feet of dedicated road frontage or fifty (50') feet of dedicated access easement with the existing house. He stated this variance request is for twenty-five (25') ft. easement from the fifty (50') ft. standard requirement. He explained the Board of Zoning and Sign Appeals approved the zoning ordinance due to it being a reasonable use of the property. This was the first step. The second step is the Planning Commission approval of the subdivision variance. The last step is to do a subdivision plat, which would be a minor subdivision plat going from one lot to two.

Homeowner, Mr. Leist had no additional comments other than what had been presented.

Mr. McCormick verified for Vice Chairman Galbreath that if this variance is granted, other property owners could apply for similar request depending on the lot size.

Mayor Coombs asked about any regulations on an existing septic field lines. The project contractor Elaine Nugent stated there are no field lines in the back of the property. Mayor Coombs stated he had concerns with not requiring a fifty (50') ft. easement due to the shared driveway and possible limited accessibility for emergency vehicles. He did not feel granting the twenty-five (25') ft. variance would be in the best interest of the City, setting a precedent for other similar properties in the City.

Scott Trew asked if there were any concerns from surrounding neighbors. Mr. McCormick stated the Board of Zoning meeting had mixed comments from the public hearing regarding this property request.

Vice Mayor Duncan stated he personally did not like twenty-five (25') ft. easements, specifically for issues like Mayor Coombs addressed. He stated he was not a fan of this request.

Jerry Garrett stated once you establish something of this nature, it sets a precedent citywide and he had concerns with this request.

Ms. Nugent approached the Board and stated the driveway at the property is wide enough to fit two cars (side by side).

With no other comments or questions, Chairman Espinosa called for a motion on this request.

Based on discussion had at this meeting and not wanting to set a precedent of this type for the City, Vice Mayor Duncan made a motion to deny the variance request of a twenty-five (25') ft. access easement at 307 Alta Loma Road. Jerry Garrett seconded the motion. The motion passed to deny the variance request unanimously 10-0.

Item #2 Copper Creek Section 2-Phase 2/Meritage Homes of Tennessee: Requests six (6) month extension of the \$161,000 subdivision performance bond.

Staff discussed the request to extend the \$161,000 subdivision performance bond which is due to expire March 18, 2018. Staff recommended extending the bond for six (6) months. Mr. McCormick listed the remaining improvements to be; asphalt binder and curb repair, final asphalt surface, and a section of perimeter landscaping.

Billy Waits, Land Development Manager for Meritage Homes represented this request. Mr.

Waits stated he expected the remaining improvements to be completed in the next sixty (60) days, but thought the six (6) month extension would be appropriate. He stated Meritage wanted to complete the items as soon as possible.

Staff and Board members discussed lengths of bonds and requirements of bonds. Staff discussed the system for determining deadlines for the bonds.

Scott Trew had a concern with allowing the six (6) month extension, but after discussion, withdrew his concern.

Based on Staff recommendations, and discussion had at this meeting, Mayor Coombs made a motion to grant the extension of the \$161,000 subdivision performance bond for six (6) months. Scott Trew seconded the motion. The motion passed unanimously 10-0.

Item # 3 Copper Creek Section 2-Phase 4/ Meritage Homes of Tennessee: Requests one – year extension and subdivision performance bond reduction. (1,809,375 to 156,920)

Staff discussed the request for a one-year extension and subdivision performance bond reduction from (1,809,375 to 156,920). Staff did not recommend reducing the performance bond below twenty-five (25%) of the existing bond. Staff recommended reducing the bond amount to \$455,000. Mr. McCormick listed the remaining improvements for Section 2 - Phase 4 to be; asphalt binder and curb repair, final asphalt and binder repair, sidewalks, and landscaping. NOTE: Street lights are in and not a remaining item.

Citizen Susie Pemerton was present at this meeting. Addam McCormick asked Billy Waits (Meritage Homes) to speak with homeowner Susie Pemerton concerning drainage/storm water issues. Mr. Waits agreed and will meet with Ms. Pemerton after the meeting.

Chairman Espinosa clarified a motion on this request should be based on a one-year extension of the performance bond and bond reduction to \$455,000.

Based on Staff recommendations and discussion had at this meeting, Jerry Garrett made a motion to grant a one-year extension and subdivision performance bond reduction to \$455,000. Jim Hitt seconded the motion. Motion passed unanimously 10-0.

Item # 4 Zoning Ordinance Amendment/Planning and Development Services Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-201, Provisions Relating to construction of Language and Definitions (3), and 14-213. Administration and Enforcement (9) (h) regarding detached bed and breakfast homestay requirements.

Staff reviewed. Addam McCormick gave some history regarding property owners operating short term rentals and/or bed and breakfast homestay within the City. He stated Staff has met with three (3) property owners to discuss a possible future zoning ordinance amendment. The City has provisions in the Zoning Ordinance to allow bed and breakfast homestay. Mr.

McCormick stated Staff received a request for an ordinance to construct language that could include detached (guest rooms) bed and breakfast homestay requirements.

He reviewed the proposed ordinance amendment saying the goal was to fit within the accessory structures, and intent was to design it with the same protections as the current Bed and Breakfast

homestay requirements with the primary use of the property still being the single family dwelling.

After discussing the proposed amendment between Staff and Board members, Jerry Garrett stated it might be wise to study this proposal more. Jerry Garret then made a motion to defer this item until the March Planning and Zoning Commission meeting. Judy Wheeler seconded the motion. The motion to defer passed unanimously 10-0.

Discussion Items

- **Allen Road property annexation proposal**

Representation for this discussion item was not present. Mr. McCormick reviewed. He stated the City in 2017 annexed by resolution and rezoned by ordinance three (3) properties on Allen Road totaling eighty-six (86) acres. The property owner of these properties is looking to acquire an adjacent fifty-two (52) acre property. The property is outside the city limits but within the City's Sumner County Urban Growth boundary. He explained that annexation and rezoning would be required for the City to bring in the additional property. Mr. McCormick stated he was expecting discussion this evening from the property owners, but ask the Board to keep it mind, this proposal may come before them.

- **Louisville Highway/Hwy 31 W retail food establishment proposal in the INT, Interchange Zoning Overlay District**

Representation for this discussion item was not present. Mr. McCormick stated that Staff received a request for a 20,000 sq. ft. meat market and wholesale facility at Louisville Highway-south of I-65. The proposed business includes a retail and wholesale and shipping facility for meat and seafood. Per the applicant, the use would not be a meat processing facility. The Louisville Highway property is within the INT, Interchange Overlay area and would not be permitted under the current zoning requirements. Staff and Board members discussed this property and thought the right type of building and business of fresh meat and seafood market could be a unique addition to the City. Board members stated they would like to see this property/area move forward in a positive direction and encouraged more information from the potential applicant.

NOTE: Jim Hitt asked for clarification of the motion stated on Item 1. Basis for the denial of the variance request for Item 1 was due to not wanting to set a precedent for the City regarding this type of variance.

Public Forum on Planning Related Topics

No one present to speak at this meeting.

Meeting adjourned at 5:57

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant