

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

June 4, 2018
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice Chairman Jim Galbreath, Mayor Jeff Duncan, David Lynn, Grady McNeal, Scott Trew, Judy Wheeler, Jim Hitt, Bob Whittaker

Absent: Jerry Garrett

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

Chairman Tony Espinosa called the meeting to order and Mr. Scott Trew offered prayer.

Per the applicant's request, item #1 on the agenda was deferred until the July meeting. Staff also added three (3) agenda items for discussion. Mr. Jim Hitt made a motion to approve the agenda with the change to item #1 and discussion items added. Ms. Judy Wheeler seconded the motion. Motion passed unanimously 9-0.

Mr. David Lynn made a motion to approve the Minutes of the May 7, 2018 Planning Commission meeting as written. Vice Chairman Galbreath seconded the motion. Motion passed unanimously 9-0.

Item #1 DEFERRED: Land Solutions Company, on behalf of the Property Owners, Parkview Preserve Holding LP: Request approval of a surety bond for the Parkview Preserve, Phase 1 development at Memorial Drive and French Street, as submitted, per Subdivision Regulations Section 0-103.5 and Section 3-102.1.109. Property is zoned MDRPUD, Medium Density Residential Planned Unit Development. Property is referenced as Davidson County Tax Map/Parcel# 02500005800 and 02508002800. Approved by the Planning Commission for Final Master Plan and Construction Plans on March 5, 2018. Approved by the City Commission for Re-zoning and Preliminary Master Plan on October 26, 2017. (9.1#18-17)

Discussion Items:

- 1. Dry Creek Farms Master Plan Amendment (Ordinance 18-917) was approved by the City Commission on May 10, 2018.**

Staff updated the Planning Commission on the approval of the Master Plan Amendment which was approved at the May 10th City Commission meeting. Mr. Joyner stated the applicant should be submitting a subdivision plat for the lot on the corner and it is

expected to be presented at the July Planning Commission meeting. Board members had no additional comments or questions

2. Possible future rezoning of Davidson County Parcel No. 02504004800 (221 McCoin Drive) and 02504004200 (212 W. Cedar Street). Both parcels are located west of B.F. Myers.

Staff stated these two (2) properties are located behind B. F Myers. It was originally thought since these properties are in the Commercial Core Overlay, they may need to be rezoned in order to expand, or add additional parking for the facility. Mr. Joyner stated that after further discussion, it was determined the use of the properties for expansion would be permitted under the Commercial Core Overlay District. He clarified that the properties would not need to be rezoned.

3. Upcoming annexation request for 257 Allen Road (Map 139, Parcel 98.01) 5.44 acres adjacent to 315 Allen Road, which was approved for annexation/rezoning by the Planning Commission during the May 7, 2018 meeting. Anticipated Planning Commission meeting on July 2, 2018

Staff reviewed an annexation request for 257 Allen Road. This property is adjacent to 315 Allen Road which was approved for annexation/rezoning by the Board during the May meeting. Staff explained that at one time these properties were one parcel, but later subdivided into two. Board members discussed and Staff clarified that at this point, the property at 257 Allen Road was not part of the proposed development of Allen Road.

4. Discussion regarding Planning Commission minutes. Thoughts from the Commissioners and City Attorney on an abbreviated version of the minutes going forward.

Staff, Board Members, and City Attorney, Russell Freeman discussed possibly doing an abbreviated version of the Planning and Zoning Commission minutes. Written meeting minutes are required and would remain, but Staff proposed they could be abbreviated with highlights of the items. Written meeting minutes will always contain pertinent information of the agenda items and vote (with specific conditions). Staff stated the meeting minutes are always voice recorded and now video recorded as well. Staff suggested presenting an abbreviated version of the meeting minutes after the July meeting and comparing them with past minutes to possibly find a compromise. Mr. Freeman stated he will work with Staff to determine a more efficient form in presenting minutes. Vice Chairman Galbreath stated he would like to see a comparison of the time spent on each type of minute layout. He also wanted confirmation that recorded tapes and video would be accessible for long- term use in the future. Chairman Espinosa stated he would hope to still have the finer points of the meetings incorporated in the minutes.

5. Planning Training for July: Short Term Rentals

Mr. Joyner stated Short Term Rental is a topic of interest and was requested as a suggested training seminar by this Board. A speaker familiar with this topic will present at the July meeting.

Status Update: City Engineer, Greg Edrington gave an update on the new proposed Sudden Service project located at 943 Louisville Highway. He stated this plan was approved at the March meeting but one of the conditions was to show and provide additional information showing the location of the floodway. Once submitted, the plans showed the building in the floodway. The City is now waiting on Hollingsworth’s engineer to provide the required hydraulic information (per ordinance) before moving forward with the project.

Public Forum on Planning Related Topics

Chairman Espinosa opened the Public Forum. There being no one present wishing to speak, Chairman Espinosa closed the Public Forum.

Planning Training

One hour training was presented by Jay Cameli and Steve Casey With Civil & Environmental Consultants, Inc. Presentation included insight and understanding of the need for Landscape and Stormwater requirements for improvements in water quality and the physical appearance of the community.

Attendees included:

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| Chairman Tony Espinosa | Scott Trew |
| Vice Chairman Jim Galbreath | Jerry Garrett |
| Mayor Jeff Duncan | Bob Whittaker |
| David Lynn | Judy Wheeler |
| Grady McNeal | William Carter (Board of Zoning and Sign Appeals) |
| Jim Hitt | |

Meeting adjourned at 6:27

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant