

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

July 2, 2018
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice Chairman Jim Galbreath, David Lynn, Grady McNeal, Scott Trew, Judy Wheeler, Bob Whittaker, Jerry Garrett

Absent: Mayor Jeff Duncan, Jim Hitt

Also Present: Rodney Joyner, Tim Ellis, Commissioner Zach Young, Greg Edrington, Kimberly Lynn, Mary Laine Hucks, Mike Bauer, Rhonda Carson, and others.

Chairman Tony Espinosa called the meeting to order and Vice Chairman Galbreath offered prayer.

Planning Director Rodney Joyner stated that the planned training session would be postponed to the August 6th meeting. Mr. David Lynn made a motion to approve the agenda with the change to the training session date. Mr. Jerry Garrett seconded the motion. Motion passed unanimously 8-0

Vice Chairman Galbreath made a motion to approve the Minutes of the June 4, 2018 Planning Commission meeting as written. Mr. Scott Trew seconded the motion. Motion passed unanimously 8-0.

Item #1 Bruce Rainey & Associates: Requests approval of a 2-lot minor subdivision plat at 131 Two Mile Parkway, for the Re-subdivision of Lots 15 & 16 P/O, of Roscoe Place, containing 22,248.25 sq. ft. (approx. 0.51-AC). Property is zoned R-10 (Medium Density Residential), and is referenced as Davidson County Tax: 02601006500 and 02601006300, p/o Property Owner(s): Jimmy D. and Elizabeth Ann Crawford (9.1#18-18)

Representation for item #1 was not present when the meeting began. Vice Chairman made a motion to defer this item until later in the meeting in order to allow more time for a representative to arrive. Mr. Scott Trew seconded the motion. At the end of the meeting, Chairman Espinosa declared this item deferred.

Item #2 B2L Land Surveyors: Requests approval of a 1-lot minor subdivision plat at 101 Robert Cartwright Drive at Dickerson Pike, for Lot 1 of the Dry Creek Farms, Area H, containing 87,120.02 sq. ft. (approx.2.00-AC). Property is zoned CPUD (Commercial Planned Unit Development), and is referenced as Davidson County Tax ID 03300004200. Property Owner(s): Terry E. Wilkes, Fred Hix, and Chad M. Ray (9.1 #8-18)

Stephanie Craven, Broker with Colliers International represented this request. Staff reviewed. Mr. Joyner stated this subdivision is a two (2) acre lot in connection to the area H of the Dry Creek Farms development which was before the Board a couple of months ago. It is located at the corner of Robert Cartwright and Dickerson Road. He stated the two acres encompasses everything that was amended the first time. He stated Staff comments were addressed without any concerns. Mr. Joyner stated that notes were added by Staff in identifying storm water and other items that will be important on this plat when the site plan is presented. Staff recommended approval.

Ms. Craven stated the surveyor had addressed everything regarding Staff comments. She stated they understood the drainage issues, and drainage is in place at the back of the property that they will try to tie into. She stated the owners were in agreement with the lines on the survey. Based on Staff recommendations and discussion had at this meeting, Mr. Jerry Garrett made a motion to approve the request. Mr. David Lynn seconded the motion. Motion passed unanimously 8-0.

Item #3 PUBLIC HEARING: In reference to a request by owner, Bipinchandra Patel, to the City of Goodlettsville Planning Commission for the annexation of approximately 5.44 acres on Allen Road, identified as Sumner County Tax Map 139, Parcel 98.01 (257 Allen Road), notice is hereby given that the Planning Commission for the City of Goodlettsville, Tennessee will hold a public hearing at 5:00 PM on July 2, 2018 in Massie Chambers at Goodlettsville City Hall for the purpose of discussing and hearing comments from the citizens on the proposed annexation. The proposed annexation and public hearing are being conducted pursuant to the laws of the State of Tennessee and the City of Goodlettsville, Tennessee (9.1 #9-18)

Chairman Espinosa introduced the item. Representation for items #3 and #4 were not present. Chairman Espinosa opened the Public Hearing
Sumner County citizen, Debbie Pearson asked how the annexation of this property might impact her property on Allen Road. Planning Director Rodney Joyner reviewed the current zoning of her property and the State law regarding annexation of property. Discussion continued and Chairman Espinosa stated that without a representative here, some of her questions could not be answered. Staff clarified that Ms. Pearson's property could not be annexed unless she as the property owner requested the City of Goodlettsville to do so. Public Hearing was closed. Mr. Grady McNeal made a motion to defer items #3 and #4 until a representative could be present. Mr. Bob Whittaker seconded the motion. The motion passed unanimously 8-0

Item #4 PUBLIC HEARING: In reference to a Zoning Map Amendment, by owner Bipinchandra Patel, to the Official Zoning Map adopted by Ordinance 15-851 to designate approximately 5.44 acres as R-40, Low Density Residential District from Sumner County RA, Rural Residential Zoning Designation. Property identified as Map 139, Parcel 98.01 (257 Allen Road), notice is hereby given that the Planning Commission of the City of Goodlettsville, Tennessee will hold a public hearing at 5:00 PM on July 2, 2018 in Massie Chambers at Goodlettsville City Hall for the purpose of discussing and hearing comments from the citizens on the proposed map amendment to the Goodlettsville Zoning Ordinance. The proposed amendment and public hearing are being conducted pursuant to the laws of

the State of Tennessee and the City of Goodlettsville, Tennessee

(9.1 #10-18)

This item was deferred along with item #3.

Discussion Items:

1. Victor Banker: Potential Hotel Development of vacant property along the southern end of S. Cartwright Street.

Mr. Banker was not present to speak on this discussion item. Mr. Joyner stated that Mr. Banker was interested in discussing his goals for a potential hotel development on S. Cartwright Street, and would hopefully be available at another time. Discussion item #1 was deferred.

Status Update: City Engineer, Greg Edrington gave an update on the new proposed Sudden Service project located at 943 Louisville Highway. He stated they are continuing to work on providing the required hydraulic information (per ordinance).

Public Forum on Planning Related Topics

No one was present wishing to speak.

Planning Training: Presented by Thomas McFarland w/Gullett Sanford Robinson & Martin PLLC. Short Term Rentals. **RE-SCHEDULED FOR AUG. 6, 2018 PLANNING COMMISSION MEETING.**

Meeting adjourned at 5:28

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant