

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

September 10, 2018
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

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

Absent: Chairman Tony Espinosa, Mayor Jeff Duncan

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

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

Planning Director Rodney Joyner stated the agenda had been revised to show two additions.

1. **Active Projects-** j. **Graves Property (130 Long Hollow Pike) next to Sonic.**
2. **Public Forum on Planning Related Topics- Victor Banker: Follow-up discussion regarding S. Cartwright property future development**

Scott Trew made a motion to approve the agenda with the noted additions. Judy Wheeler seconded the motion. The motion passed to approve the revised agenda 8-0.

Jerry Garrett made a motion to approve the Minutes of the August 6, 2018 Planning Commission meeting as written. David Lynn seconded the motion. The motion passed 7-0. Judy Wheeler abstained from voting due to not being present at the August meeting.

DISCUSSION ITEMS and STATUS UPDATES WITH ON-GOING PROJECTS

1. Active Projects:
 - a. Holiday Inn (251 Northcreek Blvd)
 - b. Hampton Inn (860 Conference Drive)
 - c. Jackson Crossings Retail & Office (401 & 402 Long Hollow Pike at Jackson Road)
 - d. Northcreek Commons (401 Windsor Green Ct. at Conference Drive)
 - e. Northgate Park Retail (322 & 324 Long Hollow Pike)
 - f. Parkview Preserve (French Street at Memorial Drive)
 - g. Waffle House Renovation (941 Conference Drive)
 - h. Allen Farms Subdivision (north side of Allen Road)
 - i. Grant Property (188 Dry Creek Road)
 - j. Graves Property (130 Long Hollow Pike) next to Sonic

Planning Director, Rodney Joyner discussed current active projects in the City. He stated none of the projects were controversial and he reviewed the status of each.

Public Forum on Planning Related Topics

1. Planning Training: Upcoming training in October

Rodney Joyner discussed the next training session for the Planning Commission. He stated he was setting up a two (2) hour training with The City of White House Planning Commission. He is working on a date, time, and agenda that will work for both jurisdictions.

2. Land Solutions: Discussion regarding Parkview Preserve proposed elevations

Mr. John Nehrenz with Ryan Homes discussed the proposed elevations of the new Parkview Preserve project. He stated Ryan Homes will be the builder for the homes/townhomes. Ryan Homes is projecting to begin with building permits and model homes in the first quarter of 2019. He stated the size of the homes/townhomes should be between 1,900 sq. ft-3,000 sq. ft. The townhomes will have full maintenance of the property. He presented a variety of elevations and the streetscape plan. Board Members and Mr. Nehrenz discussed the proposed elevations and compared brick and hardie materials.

Vice Chairman Galbreath asked for addresses of Ryan Homes developments in the area. He suggested Board Members visit and see the existing developments. Mr. Nehrenz stated he would provide that information to Staff.

3. Kimberly Carroll: Requests to address the Planning Commission regarding Design Review requirements for detached structures.

Ms. Kim Carroll at 508 East Angela Circle came before the Board Members. She requested assistance from the Planning Commission on how to receive an exemption from the City Ordinance regarding accessory structures (detached garage) and materials used. The ordinance requires if a structure exceeds three-hundred seventy-five (375) sq. ft., the outer materials have to match the primary structure (house). Ms. Carroll stated she had every intention on matching the brick until she discovered the original color brick was no longer available. Her house is forty-two (42) years old. She asked the Board Members how to move forward with this concern.

Mr. Joyner reviewed the current Design Guidelines/Supplemental District Regulations regarding accessory structures. He stated this is a challenge for Ms. Carroll and could be for future residents trying to match older brick that may not be available. He suggested this be a discussion item for the Planning Commission in the future. Scott Trew suggested the ordinance may need to say “compliment” instead of “match” when referring to materials used. Jerry Garrett suggested Ms. Carroll immediately apply for the next Board of Zoning and Sign Appeals meeting to request relief of the requirement. Ms. Carroll stated she would contact Staff and proceed with that request.

4. Victor Banker: Follow-up discussion regarding S. Cartwright property future development.

Owner Terry Calonge discussed his current business and vision for the 10.84 acres located at the end of South Cartwright. The plan included partnering with Victor Banker to develop 2.84 acres of the property for a “dual brand” hotel.

Victor Banker stated they are moving forward with splitting the property and planning to request rezoning.

Rodney Joyner stated Staff received submittal for subdivision plat and that can proceed with the current zoning, but if a hotel is proposed for the site, it will have to be rezoned.

Zach Burdette with Choice Hotel Development discussed the concept of the proposed “dual brand” and answered questions from the Board Members.

Vice Chairman Galbreath thanked them for the item of discussion.

Meeting adjourned at 6:07

Jim Galbreath, Vice Chairman

Rhonda Carson, ECD Assistant