

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 3, 2018
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

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

Absent: Chairman Tony Espinosa

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

Vice Chairman Galbreath called the meeting to order and Scott Trew offered prayer.

After Mr. Joyner presented the revised agenda with expanded bond information, Jim Hitt made a motion to approve the agenda. Grady McNeal seconded the motion. Motion passed unanimously 9-0.

With no additions or corrections, the minutes of the November 4, 2018 Planning and Zoning Commission meeting stand as written.

Item #1 For consideration by GMC & Perry Engineering, LLC, for Site Plan approval for a Starbucks Coffee location at 330 Cartwright Street, containing approximately 1.62-acres, with a base zoning of CS (Commercial Services) and a CCO (Commercial Core Overlay).
(9.1 #26-18)

Staff reviewed. Mr. Joyner stated that he had met with the applicant concerning the past Staff comments, and all have been addressed satisfactorily. Staff recommended approval. Randy Harper with Perry Engineering represented the request. He addressed the Planning Commission members and stated he had nothing else to add to the comments made by Staff. Discussion was held concerning the current zoning designation of the property. Mayor Duncan asked for clarification concerning the status of the current building, specifically if it was going to be torn down or remodeled. Mr. Harper stated that the plan is to tear down the existing building, and construct a new structure. Grady McNeal asked if there would be any elevated signage. Mr. Harper answered that they would be re-facing the existing signage. David Lynn asked what wall coverings were proposed. Mr. Joyner presented the sample board of the wall coverings that were submitted for the project. Project Architect, Chelsea Popst addressed the Board. She reviewed details of the materials and colors that will be used.

Based on Staff recommendations, and discussion held at this meeting, Jerry Garrett made a motion to approve the site plan. David Lynn seconded the motion. The motion passed unanimously 9-0.

Item #2 For consideration by Allen Farms Investment, LLC, for Final Subdivision Plat Approval of 71 single-family lots, located on 91.2-acres, along Allen Road with 45.1 acres of open space, as submitted by B2L Land Surveyors. (9.1 #22-18)

Staff reviewed. Mr. Joyner advised that due to a scheduling conflict, the surveyor could not make this meeting to discuss the project. Staff advised that all Staff comments regarding the project had been satisfactorily addressed, and Staff recommended approval.

Owner/Representative, Dean Patel of Allen Farms Investments LLC, addressed the Planning Commission members. Staff noted that the amount of lots presented at the last meeting has been revised from seventy-seven (77) to seventy-one (71) lots. Mayor Duncan was concerned with lot five (5), the two-acre tract with an existing house on it. Mr. Patel stated that the house will remain as it is, and should fit in with the new neighborhood. Mr. Patel also stated that if the house became a problem at a later date, it would be demolished and rebuilt to conform to the adjoining houses.

Item #3 Acceptance, Extensions and Reductions of Performance Bonds

- 1. Copper Creek- Section 2, Phase 1; Meritage Homes: Requests a bond reduction (\$410,000 to \$173,000, including the CCTV sewer survey).**
- 2. Copper Creek-Section 2, Phase 6; Meritage Homes: Requests a bond reduction (\$839,522.00 to \$156,307.80).**
- 3. Dry Creek Cottages- Civil Design Consultants: Requests approval of a performance bond in the amount of \$187,000.**

Staff advised item #3 concerned three bonds, two of which requested a reduction and the last requested acceptance. The first two bonds concerned Copper Creek, Section 2, Phase 1, and Copper Creek Section 2, Phase 6. Staff discussed and recommended approval of the bond reductions regarding both Copper Creek bonds.

The third bond item concerned a request from Civil Design Consultants for a performance bond approval for the Dry Creek Cottages in the amount of \$187,000.00. Staff recommend approval of this bond amount. Based on Staff recommendations, Grady McNeal made a motion to approve the two Copper Creek bond reductions as stated and approve creation of the performance bond for the Dry Creek Cottages as stated. Bob Whittaker seconded the motion. The motion passed unanimously 9-0.

Discussion Items:

- 1. Review of the Nov. 15, 2018 Planning Commission and Board of Zoning & Sign Appeals training in White House**

Mr. Joyner commented on how well the November 15, 2018 Planning Commission and Board of Zoning and Sign Appeals training went in White House, TN.

- 2. Updates for the Crosley at Northcreek project from the Nov. 4, 2018 Planning Commission meeting.**

Staff updated the Board members on the Crosley at Northcreek project concerning pedestrian access to Northcreek Boulevard. Staff advised that they met the applicant on site and a pedestrian connection has been agreed upon from the site to Northcreek Boulevard. Vice Chairman Galbreath questioned if this is for pedestrian only, or for

motor vehicles as well. Mr. Joyner advised that the City Engineer was also on site and changes made to stop bar locations have alleviated his previous concerns. Staff advised that access to the site will mainly be through the Kroger property. Discussion was held concerning access to a lot through private property without an easement. City Manager Tim Ellis stated that in their research, they have not been able to locate a common easement between the two parcels.

Public Forum on Planning Related Topics

Susie Pemerton (1237 Willis Branch Road) addressed the Planning Commission members concerning storm water and drainage issues on her property.

Meeting adjourned at approximately 5:28 p.m.

Jim Galbreath, Vice Chairman

Rhonda Carson, ECD Assistant