

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 4, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

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

Absent: All Present

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

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

Mr. Joyner presented the revised agenda and explained that discussion item **B** was withdrawn. Judy Wheeler made a motion to approve the revised March agenda. Vice Mayor Tinnin seconded the motion. Motion passed unanimously 11-0.

With no additions or corrections, Jim Hitt made a motion to approve the minutes of the February 4, 2019 meeting. Grady McNeal seconded the motion. The motion passed 10-0.

Item 1 {PUBLIC HEARING}

For consideration, Owner, Dania McVicker, and Applicant, Armistead Arnold Pollard Real Estate Services, LLC, are requesting a Zoning Map Amendment Approval to designate approximately 60.95-acres as a Medium-Density Residential Zoning District (MDR-PUD) from an Agricultural (A) Zoning District as submitted by Fulmer Engineering. Property identified as Parcel ID Nos. 02500005500, 02500005600 & 02500013500 (466 Moncrief Avenue). (9.1 #02-20).

Applicant has requested a deferral until the April Planning Commission meeting.

Staff reviewed and recommended deferral of this item. The applicant also requested the item be deferred until the April meeting.

Chairman Espinosa thanked everyone that was in attendance for the meeting and opened the Public Hearing.

Carl Albrecht, resident at 301 Rosehill addressed the Commission members. He stated he is a neighbor adjacent to the McVicker property. He asked that as the city grows, the Commission members be mindful and cautious in developing, so it doesn't become overwhelming to the city and the residents. Chairman Espinosa assured that the Planning Commission and Staff will be thoughtful in considering the future business of the city.

With no one else wishing to speak at the Public Hearing, Jerry Garrett made a motion to close the Public Hearing. Scott Trew seconded the motion. Motion passed 11-0.

Shannon Pollard with Armistead Arnold Pollard Real Estate Services addressed the Planning Commission members. He reviewed the intention of the project and goals of the developer and owner. He stated they appreciated the opportunity to defer this item until they can present a more fine-tuned plan. They also would like to discuss this with the community and answer any questions or concerns the residents/community may have. He stated the website information for Voce` development/projects could be found at vocenashville.com.

Jerry Garrett asked to speak on this item. He discussed his views on the project and current

zoning of the property. He proposed to the Board to pass a recommendation to the City Commission that a Medium Density (**B**) ordinance be created which would only allow single family dwellings. Definition would specify, no duplexes, and no zero- lot line developments. He stated this would offer a maximum degree of protection to neighborhoods and asked Mr. Freeman to pursue this.

Staff recommended the Planning Commission make a motion on the deferral of the item, then discuss what Mr. Garrett proposed.

Based on Staff recommendation and discussion, David Lynn made a motion to defer the item. Grady McNeal seconded the motion. The motion passed to defer 11-0.

Staff and Board members discussed options on how to move forward with Mr. Garrett's proposal. Attorney Freeman stated there were six zoning districts in which this could occur. He recommended voting on a motion to bring this back to this Board for discussion. He also clarified that a Public Hearing would be required at a later time.

Jerry Garrett made a motion for this discussion to be brought back to the Planning and Zoning Commission to investigate developing a Medium Density (**B**) ordinance to create only single family dwellings to be allowed within this new zoning district. Grady McNeal seconded the motion. The motion passed unanimously 11-0.

Item #2

For consideration by Vastland/McClung/Eatherly/Development, LLC and Wamble and Associates, PLLC, for Design Review and Curb Modification Detail Approval of Phase 1 of Dry Creek Commons for 40 Townhome units located along the south side of Dry Creek Road, east of 200 Dry Creek Road (Greens of Rivergate), west of I-65, containing approximately 5.73-acres, with a base zoning of HDR-PUD (High Density Residential – Planned Unit Development). Property is identified as Tax ID No. 03300023500. (9.1 #27-03)

Elevations were deferred until April meeting.

Staff reviewed and stated the item (elevations) has been deferred until the April meeting. Mr. Joyner stated the developer has completed the curb detail condition, but will be back in April with the elevations. Staff and Board members discussed elevations and curb details. The ADA requirements will also be discussed at the April meeting as they pertain to sidewalks.

Chairman Espinosa and Staff discussed the policy of having a representative present for all agenda items. City Manager Ellis suggested it be written in the Rules of Order for the Planning Commission.

Mayor Duncan made a motion to defer this item until the April 2019 meeting. Vice Chairman Galbreath seconded the motion. The motion passed unanimously 11-0

Item #3

For consideration: Approval for a Site Surety Amount Reduction for Parkview Preserve, LLC in the amount of \$663,147.87 from the original \$1,070,911.93 Site Surety Amount.

Mr. Joyner reviewed and stated Staff has looked at the project site and was comfortable with the reduction. With no comments or questions, Jerry Garrett made a motion to reduce the amount of the Site Surety from the original \$1,070,911.93 to \$663,147.87. Jim Hitt seconded the motion. The motion passed 11-0.

Discussion Items:

- A. S. Cartwright Development, north of recently approved Starbucks location, set for BZA variance request on Tuesday, March 5, 2019.**

Mr. Joyner noted that the Board of Zoning and Sign Appeals would be hearing the request for a variance set back for a proposed hotel and convention center on

Tuesday March 5, 2019. If approved by that Board, it will come back to the Planning Commission.

Also noted by Staff, the building plans for the proposed Starbucks on Cartwright have been received for review.

B. Property representative, Marcia Cornell, for Caldwell & Page Heights – potential rezoning. *Item has been withdrawn from discussion.*

C. Upcoming Planning Training scheduled for Tuesday, May 7, 2019.

Mr. Joyner reviewed the upcoming training scheduled for Tuesday, May 7, 2019. The training will be presented by a Landscape Architect from Ragan-Smith. Discussion should include what goes into the design of a project such as landscaping, location of driveways, and site visibility. He also said he has a verbal commitment for training regarding Historic Preservation Planning. This training should be sometime after May.

Public Forum on Planning Related Topics

Chairman Espinosa opened the Public Forum.

Dr. Jim Root addressed the Planning Commission. He had questions regarding the new development and the realignment of Harris Street and Rivergate Parkway. City Manager Ellis stated there is no timeline at this point on when this may occur, as the City is seeking external funding from the Metropolitan Planning Organization to accomplish this. Mr. Ellis clarified that there will be a connection to Harris St. for this development without the realignment of Rivergate Pkwy. /Harris St. Dr. Root expressed his concern with the additional traffic this project may bring to the area.

With no further business, the meeting adjourned at 5:48 p.m.

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant