

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

July 6th, 2015 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Chairman Jim Galbreath, Vice Chairman Jim Driver, Commissioner Jeff Duncan, Mayor John Coombs, Tony Espinosa, Jerry Garrett, Jim Hitt, Scott Trew and Grady Mc Neil.

Absent: David Lynn and Bob Whitaker.

Also Present: Charlie Lowe, Tim Ellis, Jeff McCormick, Larry DiOrio, Mike Bauer and others

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

Chairman Jim Galbreath welcomed Charlie Lowe to the meeting. Mr. Lowe was sitting in for a recently retired Rick Gregory until a replacement City Planner could be found.

Chairman Jim Galbreath stated a request has been made to add the Candlewood Project to the end of the agenda. The request was made to present a rendering of the final exterior color elevations to the Planning Commission.

Motion to add made by Jim Driver, with a second by Grady McNeil. The motion passed 9-0.

Item #1 Approve minutes of the June 1st, 2015 Planning Commission meeting.

Minutes of the June 1, 2015 Planning Commission meeting stand approved as written

Item #2 Consider request by Civil Site Design Group, PLLC, 630 Southgate Avenue, Suite A, Nashville, TN for approval of a revised Preliminary Master Plan for the Vineyards at Twelve Stones Crossings, Truvine Way, Sumner County Tax Map 143 Parcels 8, Part of 48.01, 51, 51.02, 102, 103, 104, 105, 106, 107 and 108 on behalf of Villa Property LLC, 509 Indian Hills Mound, Goodlettsville TN.
(9.1 #13-15)

Staff reviewed. Mr. Lowe handed out the second review for the revised Master Plan that had just been completed earlier in the day to Commission Members. Mr. Lowe stated that he recommended approval of this revised plan, subject to the conditions set forth in the second review letter. The revised Master Plan is still a LDRPUD, with the new plan being two PUD's, one being Truvine and second being the Vineyards at Twelve Stones. The new acreage will be reduced to 65.11 acres with an allowable density of 111 units. The new acreage will contain 92 units with a density of 1.41 units per acre, which is well below the 1.7 units per acre allowed. Approximately 6.38 acres is being taken out of the original PUD for assembly with an adjacent property owner, Mr. and Mrs. Pemberton. This change will result in a reduction of 29 units and 1200 linear feet of proposed public roadway, which will now be private roadway, maintained by the property owners. In the amended area within the total PUD, there is a reduction from 39 units to 10 units and the 6.38 acres that are going to the Pemberton's. Staff recommends approval with the attached conditions from the July 6th, 2015 letter of comments being part of the conditional approval.

Mr. Brock Rust addressed the Planning Commission and stated he is requesting to do an Estate Lot subdivision with this proposal. Eight lots will be estate size and one lot that is adjoining the Vineyards will be different from what has been submitted to the Planning Commission. It is identified as lot #1 which is currently listed as not being part Vineyards at Twelve Stones Subdivision. The Vineyards HOA Board has made a request that it be included within the jurisdiction of the Vineyards HOA. Mr. Rust stated that he was going to use similar building design and materials as what is currently in place in the Vineyards on lot #1 and has agreed to have it under the control and review of the Vineyards HOA. Staff requested a clarification of the notes on the Proposed Master Plan and agreed that Lot #1 should be part of the Vineyards due to its location. Mayor Combs requested clarification concerning access to lot #8 in relation to emergency services. Mr. Rust stated that it would be a single family dwelling and not an attached townhome as earlier advised.

A representative from the Home Owners Association (Frank Schmidt), addressed the commission. Mr. Schmidt stated that the HOA Board Members had a meeting, and were in agreement with Lot #1 being part of the Vineyards HOA. Chairman Galbreath asked about Lot #2 also being part of the HOA and Mr. Schmidt stated that they did not want to take on the responsibility of maintaining a 2 acre lot. Chairman Galbreath advised Mr. Lowe that he had some questions concerning drainage. Mr. Lowe stated that they have request additional information concerning drainage and some has been provided but additional information is needed to verify storm water compliance and this is one of the conditions of approval. Mayor Combs asked Mr. Rust what type of structure would be built on lot#2. Mr. Rust stated that it would be either a single family home or an attached townhome similar to what is in the Vineyards at this time. Mayor Combs requested clarification on where the sidewalks would connect to the new section. Mr. Rust stated that they would run to the end of the road extension on each side. They would begin around the cul-de-sac and be completed on each side.

Motion to approve the revised Master Plan, with the attached conditions, as well as the inclusion of lot #1 into the Vineyards at Twelve Stones, and lot #8 being designated as a single family dwelling lot, was put forth by Mr. Scott Trew, and seconded by Mr. Grady McNeil. The motion passed unanimously, 9-0.

Item #3 Consider request by Civil Site Design Group on behalf of Villa Property, LLC, 509 Indian Hills Mound, Goodlettsville, TN to rezone parts of parcels 48.03 and 52 as shown on Sumner County Tax map 143 from LDRPUD (Low Density Residential Planned Unit Development) to R40 (Low Density Residential District) consisting of approximately 6.38 acres as shown on the final plat of Truvine and the Vineyards at Twelve Stones PUD. (9.1 #14-15)

Staff reviewed. Mr. Lowe explained that this request is a companion to the previous item on the agenda. This is a request for Lot#6, which is 6.38 acres tract, to be removed from the Vineyards PUD and for the zoning to be changed from LDRPUD, to a R40 zoning classification. Mr. Lowe stated that the R40 designation is a compatible zoning designation in relation to what is adjacent to the property now. A motion was made to take the 6.38 acres out of the PUD and then to rezone it to R40.

Motion to approve by Jim Hitt with a second by Jim Driver. The motion passed 9-0.

Item #4 Consider request by Crawford and Cummings, P.C., 1929 21st Ave. S., Nashville, TN for approval of a Final Plat, Truvine & Vineyard at Twelve Stones PUD, Sumner County Property Map 143, Parcels 52, 52.03 and 48.03, and Map 143-F-A Parcels 35 and 38 (9.1 #15-15)

Staff advised that this is a Final Plat that the applicant is trying to execute and place it in final form and have it recorded. Mr. Lowe stated that he has numerous technical issues with this Final Plat and one major item being that the 6.38 acres from the previous items be combined with the Pemberton's property and not be shown as a single lot. Mr. Lowe stated that the plan before them tonight, did not represent a true picture of what the applicant is trying to do. Mr. Lowe also advised that the current presentation does not include the water and sewer infrastructure information to allow the Planning Commission to consider bonding amounts for this project. Mr. Lowe recommends a deferral of this item to the August 3rd, 2015 meeting.

Motion for deferral made by Jeff Duncan with a second by Jerry Garrett. Motion passed 9-0.

Item #4 Moratorium on Accessory Building Construction.

City Manager Tim Ellis addressed the Planning Commission concerning this item. Mr. Ellis stated that he is requesting a 90 day moratorium on the construction of accessory buildings and garages. He is requesting the Planning Commission put forth an ordinance to be presented to the City Commission, enacting a 90 day moratorium on the issuance of Building Permits for accessory buildings and garages. He advised the Planning Commission that there is a need to resolve some technical issues concerning accessory buildings and garages that exist in our current Zoning Ordinance. Mr. Ellis stated that a special called meeting might be needed to resolve this matter in a timely fashion, but that need has yet to be determined.

Chairman Galbreath made the recommendation for a 90 day moratorium ordinance on attached and detached garage construction to be approved and sent to the City Commission for their approval.

Motion for approval made by Tony Espinosa with a second by Grady McNeil. Motion passed 9-0.

Other Business

Chairman Galbreath stated that at the last meeting, conditional approval was given the architectural design of the Candlewood Suites project. Mr. Lowe presented the Planning Commission with a color design rendering of the outside of the proposed structure. Jeff McCormick advised commission members that the project was approved at the last meeting, but left some design items for Staff review administratively. Since Mr. Gregory has retired, it was deemed necessary to present the finished rendering to the Planning Commission to show that it now meets the City of Goodlettsville design standards.

Chairman Galbreath made a recommendation to approve the elevation dated June 30th, 2015, Mayor Combs made a motion for approval and a second by Grady McNeil. Motion passed 9-0.

The meeting adjourned at 6:00 p.m.

Jim Galbreath, Chairman

Mike Bauer, Building Inspector

