

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 7, 2015 5:00 PM

Goodlettsville City Hall

Massie Chambers

Present: Chairman Jim Galbreath, Vice Chairman Jim Driver, Commissioner Jeff Duncan, Mayor John Coombs, David Lynn, Jim Hitt, Bob Whittaker, Scott Trew, Tony Espinosa

Absent: Grady McNeal, Jerry Garrett

Also Present: Addam McCormick, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order and Mayor Coombs offered prayer.

Minutes of the November 2, 2015 Planning Commission meeting stand approved as written

Item #1 **The Vineyard at Twelve Stones Crossings Lots 43 and 44/l. Steven Bridges, JR Land surveying and Consulting: Requests final subdivision plat approval to combine existing lots 43 and 44 into one tract at 1155 Willis Branch Road. Properties are referenced as Sumner County Tax Map 143F, Group A, Parcels 45 and 46 and are zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner: Bruce and Kelly McCandless. (9.1 24-15)**

Staff reviewed. Mr. Addam McCormick explained this is a request for final subdivision plat approval to combine existing lots 43 and 44 into one tract. Property owners have requested, and Mr. Steve Bridges with JR Land Surveying and Consulting represented the request. Staff recommended approval. With no questions or comments from the Board, Mr. Jim Driver made a motion for approval. Mr. Jim Hitt seconded the motion. Motion passed unanimously, 9-0.

Chairman Jim Galbreath suggested switching agenda items 2 and 3, with 3 being presented first. With no objection, the items were reversed for discussion.

Item #2 **Taco Bell of America, LLC/Cornelison Engineer & Design, Inc.: Requests site plan approval for 2,118 square feet restaurant facility at 320 Long Hollow Pike. Property is referenced as Davidson County Tax Map and Parcel 01900002000 and is zoned CSL, Commercial Services Limited. Property Owner: Prakash Jaju/Pank Partners (9.1 #21-15)**

Mr. Craig Cornelison with Cornelison Engineering and Design Inc. represented the request. Addam McCormick stated the proposed Taco Bell is part of the Northgate Park Subdivision concept development plan. The Taco Bell site is proposed to be a land lease plan. He stated the property owner will be responsible for construction plans, TDOT permits, and construction of the Long Hollow Pike driveway access. Staff pointed out landscaping requirements, drainage infrastructure, proposed dumpster pad location, signage and exterior finish. After discussion between Staff and Board members, Mayor Coombs made a motion for conditional approval. Conditional approval to include the following:

1. Long Hollow Pike Drive access

- 2 .Property owner and Taco Bell will be responsible for the maintenance of the drainage culvert
 - 3 .Removal of the dumpster pad if necessary, and drain around the dumpster away from the stream
- Jim Driver seconded the motion. The motion passed unanimously 9-0.

**Item #3 Request conceptual development plan approval for 2.6 acres on Long Hollow Pike/
Property is referenced as Davidson County Tax Map and Parcel 01900002000 and is zoned CSL.
Commercial Services Limited Property Owner: Prakash Jaju/Pank Partners (9.1 23-15)**

Staff reviewed. Addam McCormick stated this is a lot of 2.6 acres. He explained that the City approved this site for a single center (retail center) a couple of years ago. Staff has met with the property owner to discuss development of this property. The purpose of the concept layout plan is to show a commercial development design for the entire property including a Taco Bell facility. Staff discussed the site is now proposed for three commercial buildings with a single access on Long Hollow Pike. The proposal is to have a shared access drive with a connection to East Cedar. This requires approval from TDOT. Staff explained that with future development of lot 2 and 3 and the adjacent hotel, a connection to East Cedar will need to be reviewed. Staff recommended approval.

Chairman Galbreath asked for clarification of the proposed East Cedar access. Addam McCormick clarified that when the property was subdivided that access was shown. City Manager, Tim Ellis and Chairman Galbreath stated the owner (Prakash JaJu) and Ragan Smith Associates Site Design Firm have agreed with future redevelopment of this property to review this East Cedar connection. Commissioner Jeff Duncan pointed out on Lot 2, no dumpster pad was identified on the plan. Addam McCormick clarified on the Taco Bell proposal, it was not a shared pad. Owner of the property, Prakash Jaju represented this request. With no questions or comments for him, Jim Driver made a motion for conditional approval. Conditional approval based on items from Ragan Smith's response letter to Staff dated October 19, including with future redevelopment a second access of this property having an East Cedar connection. David Lynn seconded the motion. The motion passed unanimously, 9-0.

Item #4 Hampton Inn and Suites/Sandhu Consultants International: Requests site plan approval for a five (5) story, ninety-two (92) room, 61,879 square feet hotel facility on 1.81 acres. Property is referenced as Davidson County Tax Map and Parcel 0260001600 and is zoned CSL, Commercial Services Limited. Property Owner: Raman G and Suresh G. Dayal. (9.1 22-15)

Addam McCormick discussed items that were previously looked at in last month's meeting. He stated that the plan has been revised. The first item was the increased entrance radius from 22 ft. to 30 ft., making it a larger turn radius for fire truck access. On-site fire hydrant has been included. The Fire Chief approved the changes and verified that the City's ladder truck will fit under the entry canopy to allow access beside and around the building. The second item was the on-site retaining wall design change to be either the segment block wall or red-rock type design. He discussed drainage issues with the site, and explained that the storm water detention outlet would need to be redesigned, and developer agreed. The next item discussed was the landscaping ordinance and bringing the landscaping out to Conference Drive to be consistent with other sites. Other discussion was regarding building exterior elevations and signage. Devinder Sandhu with Sandhu Consultants International represented the request. Mr. Sandhu stated they are working with TDOT on approval for the storm water detention system. Mr. Sandhu also presented to

the Board a landscape plan completed and stamped by a landscape architect. Mr. Sandhu also stated that he agreed with the remaining conditions that Staff requested.

After discussion, Mayor Coombs made a motion for conditional approval. Conditional approval will include the following items.

1. Revised Storm Water detention outlet design to be routed to rear of site to I-65 subject to TDOT approval
2. Guardrail fencing to meet code requirements and be black iron or aluminum
3. Property owner to provide landscape maintenance agreement for landscaping proposed to be installed along Conference Drive right-of-way.
4. Landscape plan to be stamped by State licensed landscape architect
5. Submittal for city staff approval of the following items: retaining wall specific site installation design information and parking lot light pole and building light fixtures, and on-site signage proposal
6. No building permits will be issued for the project until all the items are completed, reviewed, and approved by the City.

Commissioner Duncan seconded the motion. The motion for conditional approval passed 9-0.

Item #5 Zoning Ordinance Amendment: Planning and Development Services, staff requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations regarding accessory structures and/or additions.

Staff and Board members discussed the proposed Zoning Ordinance Amendment. Board members asked Staff to simplify the proposed amendment and present it at next month's meeting. Jim Hitt made a motion to defer this item to the January 2016 meeting. Tony Espinosa seconded the motion. The motion passed to defer 9-0.

Other Business

Assisted Living Facility on Northcreek Boulevard:

Addam McCormick stated this item is for discussion at this time and no action is to be taken. Staff and Board members discussed a proposed conceptual project design for an assisted living facility on Northcreek Boulevard. The property is within a commercial planned unit development zoning district. The City's Commercial Planned Unit Development Ordinance section requires sixty (60') feet front and thirty (30') feet side minimum building setbacks. Due to the shape of the lot and the location of the existing parking lot and drive aisle connection to the adjacent Marriot Hotel, the project does contain some design limitations including required building setbacks. Mr. McCormick explained the options this Board has to alter the building setbacks if needed. After discussion, most members decided this proposal would not cause any adverse impact to adjoining properties.

The meeting adjourned at 6:27 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant