

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 4, 2016 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Chairman Jim Galbreath, Vice Chairman Jim Driver, Commissioner Jeff Duncan, Mayor John Coombs, Jim Hitt, Scott Trew, Jerry Garrett, Grady McNeal, David Lynn,

Absent: Bob Whittaker, Tony Espinosa

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

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

Minutes of the March 7, 2016 Planning Commission meeting stand approved as written

Item#1 Taco Bell of America, LLC/ Cornelison Engineer & Design, Inc: Requests revised site plan approval for a shared driveway access for a 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. Site Plan approved at December 2015 meeting. **(9.1 25-15)**

Addam McCormick stated that the proposed access drive is 30 ft. in width with seven (7') feet entrance sidewalk flare radius design. Staff recommended approval based on the design being consistent with the approved Site Plan from the December 2015 meeting. He also stated T-DOT (Tennessee Department of Transportation) will have to approve. Greg Cornelison with Cornelison Engineer and Design Inc. represented this request. Based on Staff recommendations, Mayor Coombs made a motion to approve the revised site plan. Vice Chairman, Jim Driver seconded the motion. The motion passed unanimously 9-0.

Item#2 Wendy's Restaurant/ Harman Construction Inc: Requests revised exterior building elevations for a 2,685 sq. ft. building at 310 Long Hollow Pike. Property is referenced as Davidson County Tax Map/Parcel 01914001100 and is zoned CSL, Commercial Services Limited and INT Interchange Overlay District. Property Owner: B.F. Nashville Inc. **(9.1 03-16)**

Staff reviewed the proposal for the remodel of Wendy's restaurant. Addam McCormick discussed the City's Design Guidelines and Zoning Ordinance with the Planning Commission including the proposed ACM panels have been used with other projects and the only issue was the amount of proposed red panels based on the provisions of the design guidelines to reduce bright primary colors. Staff discussed the proposed red panels include about 7% of the total exterior wall area. Lisa Kennedy with B.F. Nashville represented this request and explained the proposed design, including colors, materials, and elevations and that the amount red is the new

design several other recent projects included different locations and amounts of the red panels. After discussion, Jerry Garrett made a motion to approve the request. Jim Hitt seconded the motion. The motion passed unanimously 9-0.

Item#3 Hollingsworth Oil Company, SS NO 68 A+B/ Weakley Brothers Engineering:

Requests minor final subdivision plat approval to combine two (2) lots into one 2.63 acre lot. Property is referenced as Sumner County Tax Map 141, Parcels 48.01 and 76.00 and is zoned CG, seconded the motion. The motion Commercial General District and INT, Interchange Overlay District. **(9.1 04-16)**

Staff discussed and recommended approval since the proposal meets Subdivision Regulations. Mr. Addam McCormick stated no bond is necessary since no public improvements are being made. Based on Staff recommendations, Jim Driver made a motion to approve the request to combine the two lots into one 2.63 acre lot. Grady McNeal seconded the motion. The motion passed unanimously 9-0.

Item#4 Hollingsworth Oil Company, SS NO 9/ Weakley Brothers Engineering: Requests minor final subdivision plat approval to combine two (2) lots into one 1.77 acre lot. Property is referenced as Sumner County Tax Map 141, Parcels 45.00 and 46.00 and is zoned CG, Commercial General District and INT, Interchange Overlay District. **(9.1 05-16)**

Staff discussed and recommended approval since the proposal meets Subdivision Regulations. Mr. Addam McCormick stated no bond is necessary since no public improvements are being made. Based on Staff recommendations, Jim Hitt made a motion to approve the request to combine the two lots into one 1.77 acre lot. Jerry Garrett seconded the motion. The motion passed unanimously 9-0.

Item#5 Dry Creek Commons/Wamble & Associates, PLLC: Requests preliminary master plan extension approval for seventy-nine (79) multi-family units on 11.26 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcels 0330023500, 0330020700, 03304006700, 03304007000 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Vastland/McClung/Eatherly/Development, LLC. **(9.1 27-03)**

Addam McCormick stated this preliminary master plan was originally approved in 2003 and again in 2005 but was stalled per the developer due to the recession. He explained the plan to have seventy-nine (79) multifamily residential units on 11.26 acres. The area is listed on the City's 2006 Land Use Plan as High Density Residential. The original proposal was to have 79 units set up to be condominium type ownership. The new proposed plan will include 79 units to be built as one owner and the townhomes will be leased/rented. Jimmy Yates represented this request. He stated the owners would like to eventually come back to plat individual lots for condominium ownership after assessing the market for the area. Mayor Coombs stated his disappointment in the developers not pursuing the original approved plan from 2005 to have marketable sellable homes. He complemented the design of the property, but feels rental units are not in the best interest for that particular site. Jerry Garret asked for clarification on the style of the units. Mr. Yates stated they will still

be townhome type units. Jim Hitt asked for clarification on the parking and/or garages. Mr. Yates stated the parking would be surface parking in front of the units with no garages. If the units do sell in the future as condominiums, the parking will remain the same with the parking area maintained by the HOA. Mr. Hitt expressed his concern with the change from the original plan. Addam McCormick asked Mr. Yates if the roads and utilities will be completed before the buildings are started. Mr. Yates said yes.

Staff recommended approval since the proposal meets preliminary master plan provisions based on existing property zoning and adjacent property zonings. Also noted: The individual ownership option would require Planning Commission subdivision plat/document approval, and if platted with any outstanding improvements then a bond/letter of credit will be required to be submitted for remaining improvements. Commissioners

Commissioner Jeff Duncan noted that the property has a TVA easement through a big part of this property and can be of concern for a sellable single parcel.

After more discussion, Jim Driver made a motion to approve the extension of the preliminary master plan. Scott Trew seconded the motion. The motion passed 7-2, with Mayor Coombs and Jim Hitt opposing.

Item#6 Dry Creek Commons Phase 1/ Wamble & Associates, PLLC: Requests revised final master plan approval for forty (40) multi-family units on 5.73 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcels 0330023500, 0330020700, 03304006700, 03304007000 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Vastland/McClung/Eatherly/Development, LLC. (9.1 18-05)

Staff reviewed. The final master plans were originally approved in 2005 and included a design change from the 2003 preliminary master plan approval to include units on separate properties (condo style) with garages and a typical private roadway design. The current proposal is based on the original 2003 preliminary master plan as seen with item #5 above which is back to the townhouse apartment style design. Mr. Yates also represented this request. Staff and Planning Commissioner's continued discussion and reviewed comments from item #5.

Based upon Staff recommendations, input from developers and discussion had at this meeting, David Lynn made a motion for Conditional approval based on the following:

1. 26' drive width or 24' drive width if approved by The Goodlettsville Fire Department based on alternative access proposals.
2. Front and visible side building elevations to include 50% brick and stone and remainder to be hardiboard.
3. Building entrances to include covered entries at all entrances as shown on submitted color elevations.
4. Compliance with the City's Consultant engineer review comments previously sent to Wamble & Associates.
5. Open space improvements including playground to be included in phase one as primary Consideration and if not possible, bonded with letter or credit/performance bond to ensure installation.
6. Handicap parking space designation on site.
7. Sales or lease facility to not be located in a temporary building on site.

8. Consider changing proposed tulip poplars in landscape parking lot islands with another canopy tree type to reduce maintenance associated with limbs blocking street lighting.
9. Plumbing roof vents on back side of roof.

Jim Driver seconded the motion. The motion passed unanimously 9-0.

Item#7Zoning Ordinance Amendment: Planning/Development Services staff requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-305 Signs Permitted in Commercial and Industrial Districts, Item (2) Interstate Sign Districts regarding primary and secondary pole and ground sign locations and height and area requirements.

Staff reviewed. With no questions or comments, Jerry Garrett made a motion to approve, and Grady McNeal seconded the motion. The motion passed unanimously 9-0.

Discussion Only Items:

South Cartwright Street - Development Proposal

Staff gave an overview of the property which is now zoned IG, Industrial General and is 10.82 acres. Property owner Michael Barron and Seth Sparkman with Barge Cauthen and Associates discussed possible development of the site. The discussion included if the property should be rezoned or if conditional use provisions should be included in the IG zoning district to permit hotel facilities and full scale professional uses. Planning Commission suggested revisiting the discussion in 30 days.

Planning Commission By-Laws regarding plan review process

Staff discussed if the Planning Commission's By-Laws should contain provisions regarding re-reviews. Planning Commission asked Staff to research and bring back proposed language for review.

Staff discussed the current ordinance (noise) regarding residential construction work and that the regulations currently states no work is to begin before 7:00 and must cease after 6:00. Staff and Board members will review and see if changes need to be made to the ordinance.

The meeting adjourned at 6:34 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant