

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 7, 2017
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

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

Absent: All present

Also Present: Addam McCormick, Greg Edrington, Tim Ellis, Mike Bauer, Rhonda Carson and other

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

Chairman Espinosa asked Staff to clarify item #2 on the agenda. Addam McCormick stated the representatives for this item could not attend the meeting and asked for deferral until the September 12, 2017 meeting. Mr. McCormick stated that residents have presented concerns about the number of units for the proposed development. He suggested the Commission might want to discuss to get direction on zoning. Chairman Espinosa recommended keeping item #2 on the agenda and discussing the topic as addressed in Staff comments. Vice Chairman Galbreath made a motion to adopt the agenda as presented and discussed. Grady McNeal seconded the motion. Motion passed unanimously 11-0.

David Lynn moved for approval of the minutes from the July 3, 2017 meeting as written; seconded by Jim Hitt. Motion passed unanimously 10-0. Vice Chairman Galbreath preferred to abstain from voting since he was not present at last month's meeting.

Item #1 William and Deborah Corbitt/400 Page Drive: Request recommendation to the City Commission to amend the Zoning Map from R-25, Low Density Residential to R-15, Medium Density Residential for a 1.2 acre property at Page Drive and Caldwell Lane. Property referenced as Sumner County Tax Map 143O, Group B, and Parcel 012.00. Property Owners: William and Deborah Corbitt

Staff reviewed. Addam McCormick stated this request is to rezone the property located at 400 Page Drive/corner of Caldwell and Page. Currently the property is zoned R-25, Low Density Residential, and some of the surrounding area is zoned R-15, Medium Density Residential. He showed the surrounding properties and the different zoning classifications. The zoning of R-25, Low Density per the zoning ordinance permits one single family dwelling unit per 25,000 sq. ft. of lot area. The lot is 1.2 acres/52,272 sq. ft. The property currently contains an existing non-conforming duplex (2 unit dwelling). Property owners are requesting to rezone the property to R-15, Medium Density, which per the zoning ordinance permits a dwelling unit per 15,000 sq. ft. in lot area. He explained that the applicant is requesting rezoning the property to be able to subdivide the property meeting the requirements of the City's Zoning Ordinance and Subdivision Regulations and maintain the existing duplex on approximately 35,000 sq. ft. lot which will leave a land area of approximately 17,200 sq. ft. lot for one - single family dwelling unit. Mr.

McCormick clarified for Scott Trew that the new proposed dwelling would be a single family dwelling unit only and would not be an additional duplex (2 unit dwelling). He explained that due to the lot area, it could only be one additional single family unit.

Property owners, William and Deborah Corbitt represented this request. Mrs. Corbitt stated they have owned and maintained the property for over 20 years. She stated their intention when they bought the property was to subdivide, but were told years ago that zoning would not allow it to be subdivided. She stated a prospective buyer would like to buy the vacant lot to build a house on it. She stated, upon reviewing and discussing the options with Mr. McCormick and the Planning Department, they are requesting to rezone the property, and if it is approved, will have it surveyed and platted to make sure it meets all setbacks.

Chairman Espinosa asked the Planning Commission members if they would allow moving the public forum (from end of agenda) for citizens to speak on behalf of this item. A vote was taken, and allowing a public forum at this time was passed unanimously 11-0.

Vicky Denson at 511 Ellen Drive came forward to speak. She questioned a city easement and asked if the easement continued all the way to Caldwell and could that hamper the building of this new proposed house. She also asked if developing of this property could affect water runoff to surrounding properties. Ms. Denson stated neighbors were concerned about the proposal of another house on the property, but understood now that it could only be one unit and not a duplex. Mr. McCormick clarified that the lot area would only allow a one unit dwelling, but the house could be multiple stories. He also stated, he would verify the easement, and typically they are on lot lines.

Commissioner Duncan stated he personally didn't have a concern changing the zoning because it is already adjacent to the requested zoning of R-15. He did have concerns with it being a buildable lot with the rear setback off the structure and the easement. He said that could be determined when the property is surveyed. Commissioner Duncan addressed the drainage issue. He stated that it will have to be designed through the process of designing the home to maintain the drainage flow to go through there, and a licensed engineer will need to review and verify that it drains as it is supposed to.

Mayor Coombs stated that the City has always worked very hard in developing a Master Plan for zoning, and the Master Plan gives a defined dimension of where those zoning classifications should be. He stated this case would not be spot zoning due to the surrounding adjacent properties R-15, but it still changes the logical sequence of events as to why this is zoned R-25. He felt to take this zoning classification out of this (change to R-15) to accommodate another building takes away the continuity and sensibility of why it was originally zoned R-25. Mayor Coombs stated although it could be done, he didn't feel it should be done.

Barbara Garrett at 401 Page Drive came forward to speak. She addressed concerns regarding drainage issues and wanted the Commission to know of the concerns.

Based upon discussion had at this meeting, Mayor Coombs made a motion to deny the request to rezone the property located at 400 Page Drive from R-25, Low Density to R-15, Medium Density. Grady McNeal seconded the motion. Motion passed 9-2 to deny the request, with Commissioner Duncan and Vice Chairman Galbreath voting against the denial.

Item #2 Parkview Preserve/Land Solutions Company:/Request recommendation to the City Commission to amend the Zoning Map from A, Agricultural and R-10, Medium Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 199 townhouse and 37 single unit detached residential lots on 71.63 acres at Memorial Drive, French Street, and Harris Street.

Properties referenced as Davidson County Tax Map/Parcel # 02500005800 and 02508002800. Property Owner: Evelyn Banner Sutton (9.1#18-17) Advertised as Sutton Subdivision

Chairman Espinosa introduced the item, and asked Staff to guide the Commission through this discussion since a representative from Land Solutions could not be present.

Mr. McCormick reviewed the property consisting of 71.63 acres and history of the previous meetings regarding this project. He stated the original plans that were submitted for this month's meeting included 255 townhouse lots. He stated Staff questioned the townhouse design based on the Planning Commission's original discussion regarding that the units would be single family. Then the developer came back with the proposal of the French Street extension/ Harris and replaced those units with single family lots with the density now being roughly 230 units/3.3 units an acre. He stated the discussion with the developer also included concerns of a high density planned unit development (HDRPUD) zoning designation for the entire property due to the potential number of units. He stated surrounding residents have voiced concerns with the HDRPUD zoning classification (can go up to 7 units per acre) versus Medium Density Residential Planned Unit (up to 3 units per acre). He discussed that the Master Plan sets the zoning. Mr. McCormick discussed the applicant has requested the townhouse lot design due to the topography of the property and the proposed design includes 46 acres of open space or roughly 60% of the development. He discussed that the proposed development includes 3.29 units per acre. The HDRPUD zoning would permit the type and proposed unit types of attached and detached single-family. The MDRPUD zoning permits three (3) units per acre and would also permit the type of attached and detached single-family units proposed.

Mr. McCormick stated the debate is whether the proposed 3.3 units an acre could be zoned HDRPUD or MDRPUD. Under the HDRPUD zoning, future development could come in to develop up to seven units per acre and could permit apartment homes.

Staff and Planning Commission members discussed the differences in the zoning classifications and concerns of the development under High Density Residential Planned Unit Development (HDRPUD). They discussed the need for a traffic study, and verification that the infrastructure can handle this development, and a buffer zone requirement protecting Ranchwood Estates.

Mr. McCormick also clarified that the developer would have to lose twenty-two units to get to the required 3 units per acre under the (MDRPUD) Medium Density Residential Planned Unit. Planning Commissioners and staff discussed the French Street access and driveway access control designs. After discussion, the Planning Commission felt High Density Residential zoning was not the desired zoning classification for this project. Motion was made by Jim Hitt to defer this item. Judy Wheeler seconded the motion. The motion passed unanimously 11-0.

Item #3 Copper Creek Section 2 Phase 1/Meritage Homes: Requests reduction and extension of the \$645,000 subdivision improvement performance bond

Staff reviewed. The bond amount is currently \$645,000. The developer (Meritage) is requesting a reduction in the bond to \$170,000, based on work completed. Mr. McCormick stated he met with the Public Works Department to review. He discussed items still remaining to be completed; roadway binder repair, and the final top surface paving layer in the development and along Allen Road. He stated sewer is in, but has not been formally accepted. After meeting with Public Works, Staff recommended maintaining the roadway binder, and portions of sewer

service line item cost, recommending extension of the bond and reducing the amount to \$410,000.

Based on Staff recommendation, Jerry Garrett made a motion to extension and bond reduction in the amount of \$410,000. David Lynn seconded the motion. The motion passed unanimously 11-0.

Item #4 Zoning Ordinance Amendment-Planning/Development Services Department Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 Commercial District Regulations, item 6. Commercial Core Overlay District to permit ground/monument signs and minimum setback requirements.

Staff reviewed. Mr. McCormick discussed that currently in the CCO, Commercial Core Overlay and Town Center area, only on Long Hollow Pike and Rivergate Parkway can they install a pole or ground sign per the sign ordinance, and everywhere else only “building signs” are permitted. The Planning Department has received inquiries from business owners wanting to do at least a small ground or monument sign. Mr. McCormick stated that since the City’s intention for this area is pedestrian scale design, and the buildings are closer to the front, a process for small signs is proposed in the following amendment:

Proposed Zoning Ordinance Section: (Proposed Amendment)

h) Signs. All building type signs shall be either wall signs or projecting signs and are subject to the requirements of the Goodlettsville Sign Ordinance, § 14-305 of this title, "permitted signs in commercial and industrial districts" by sign zone (this sign restriction shall not apply to properties fronting on Long Hollow Pike or Rivergate Parkway).

Ground sign subject to the requirements of the Goodlettsville Sign Ordinance, § 14-305 of this title, "permitted signs in commercial and industrial districts" by sign zone and ground signs not fronting on Long Hollow Pike or Rivergate Parkway shall not exceed six (6ft) feet in height and twenty (25 sq. ft.) square feet in area. Ground signs shall be installed meeting the following minimum setback from the property line as listed:

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|----------------------------------|--------------------------------------|
| <i>4 sq.ft. and under</i> | <i>1 foot minimum setback</i> |
| <i>5-9 sq. ft.</i> | <i>2 feet minimum setback</i> |
| <i>10-16 sq ft.</i> | <i>3 feet minimum setback</i> |
| <i>17-20 sq. ft.</i> | <i>4 feet minimum setback</i> |
| <i>21-25 sq. ft.</i> | <i>5 feet minimum setback</i> |

Once presented, Commissioner Duncan asked how this will work with the Main Street plan and landscaping (sidewalks). Mr. McCormick stated that the sign will be small and on their private property, and not in the right of way.

Based on Staff recommendations, and discussion had at this meeting, Commissioner Duncan made a motion to recommend to the City Commission to amend the Zoning Ordinance Section 14-206 Commercial District Regulations, Item 6. Commercial Core Overlay District to permit

ground/monument signs and minimum setback requirements. Grady McNeal seconded the motion. The motion passed 10-1, with Judy Wheeler voting no.

Discussion Items:

Rivergate Parkway and Main Street planning studies

Addam McCormick introduced Brandon Keown. He stated that Mr. Keown was a class member of the 2017 Leadership Goodlettsville program and during that time he worked on a project for planning and land use ideas for areas of the city. Mr. McCormick stated he was impressed with the planning studies Mr. Keown's group completed and thought the Planning Commission would like to review and discuss the studies. Mr. Brandon Keown presented ideas and visions for the future of the City, some of which included:

- Roundabouts for more efficient traffic control
- Civic activity in central location/expanding community center amenities
- City Hall/Town Square
- Economic Impact/ Long Hollow Pike and the Rivergate Mall area
- Enhancement of the hospitality area

Chairman Espinosa thanked Mr. Keown and the Goodlettsville Leadership Team for this presentation and complemented the forward thinking attitude of Staff and this group. Mr. Garrett commented that this presentation was excellent and extremely informative. Mr. McNeal commented that this vision presented gives a more defined idea of "Who we are, as Goodlettsville".

213 South Main Street multi-family residential development

Addam McCormick stated the property owner would like to get feedback from the Commission on a potential multi-family residential development before making a formal request. The property is located at 213 South Main Street and consist of 0.92 acres. The property contains an existing commercial center on South Main Street and he is wanting to construct a small scale townhouse development on the vacant back half of the property. Mr. McCormick explained how Jones Street runs beside of the existing building. He stated that Jones Street is an unofficial street, with no real right of way, but it is functioning city street since the city has accepted maintenance responsibility. The property is in the Town Center/CCO, Commercial Core Overlay, which allows the second and third story to be used as residential. He said the owner of the property would like to build a detached building on the back side of the property with five or six units. Mr. McCormick asked how the Commission might feel about allowing this detached structure instead of rebuilding the existing building with the additional units on the second/third story. Commissioner Duncan expressed concern about the area not being a "defined area" as to what the vision of the Town Center will be. He stated that the City is still in the process of developing the vision of the Main Street corridor. Mayor Coombs expressed concerns about

Jones Street not meeting City standards and putting units in that area with limited accessibility for emergency vehicles. Property owner, Tri Nguyen represented this discussion item. He stated that Jones Street already has residential homes across from his vacant lot, and he would like to develop it for residential. He expressed that adding more residential development could add a uniqueness to the area and offer more opportunities for people wanting to move to the Goodlettsville area. Mr. McCormick clarified for Scott Trew that 3 residential homes and one business already exist on Jones Street. City Manager, Tim Ellis stated there is a site distance issue coming out of Jones and the existing building, which might be a concern. He stated he liked the idea, but there might be some limitations with the one lane access going in would create for those who might live there and the ones that already live there. Scott Trew stated he liked the concept and with more information on the traffic issue, he would like to see it developed instead of having any empty lot. He also stated it would be good if Jones Street could somehow connect to the extension of Harris Street. City Engineer, Greg Edrington and Commission Members discussed what it might take to complete that connection. Chairman Espinosa thanked Mr. Nguyen for being at the meeting and stated from the discussion, there seemed to be some openness toward the idea, but also a level of caution.

Sidewalks in commercial/industrial developments

Staff discussed developing a more defined requirement as to when sidewalks are required with commercial lots (including apartment) and certain industrial projects are completed on existing lots. Mr. McCormick stated Staff is moving forward on working on a draft and preparing an ordinance amendment.

Short term rentals in residential zoning districts

Staff and Planning Commission members discussed short term rentals (like Airbnb) and the challenges that the City and all cities and counties are experiencing. Mr. McCormick stated enforcement letters have been issued to some properties in the City and could move forward to court citations. Mr. McCormick explained the City's current Zoning Ordinance residential zoning districts (A, R, RPUDS). These zoning districts permit permanent residential uses. He explained that residential uses less than thirty (30) days are considered transient uses and are limited to commercial zoning districts and include uses like hotels, motels, etc. The City does have a special exception process for owner occupied bed and breakfast uses in residential zoning districts. Mr. McCormick stated that Metro/Nashville is facing issues with legal challenges and enforcement issues. The State legislature was expected to adopt some provision on short term rentals this spring but deferred any action on the multiple proposed bills. Mr. McCormick asked that the Planning Commission be aware of these issues and Staff will continue to monitor the need to incorporate a zoning ordinance provision for the use.

Informational Items:

Copper Creek 1-2 Drainage Plan Revision

Mr. McCormick presented updated information for Copper Creek 1-2 to the Planning Commission. He presented an engineer report revision confirming the 30” drainage culvert can go straight into the detention pond verses being routed through with the drainage.

Candlewood Inn Suites

Staff reported an update on exterior materials at Candlewood Suites. Mr. McCormick stated the Candlewood Suites building was approved with brick/stone for the fifty (50%) requirement. The developers are now requesting to go all (50% of building) stone instead of brick. He stated the ordinance allows this, but he wanted to report the change, since materials on buildings have created some concern in the past. He stated it does meet City standards and it will still be a quality looking building.

Sumner County Urban Growth Boundary

Staff and Planning Commission members discussed the Sumner County Urban Growth Boundary. Mr. Garrett offered the history behind a prior lawsuit with Hendersonville which that established the future City limits of Goodlettsville and Hendersonville.

Public Forum on Planning Related Topics

Public Forum was offered during discussion of item #1, and no one else came forward to discuss additional planning topics.

Meeting adjourned at 6:21

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant