

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 5, 2018  
5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

**Present:** Chairman Tony Espinosa, Vice Chairman Jim Galbreath, Vice Mayor Jeff Duncan, David Lynn, Grady McNeal, Scott Trew, Jerry Garrett, Judy Wheeler, Jim Hitt

**Absent:** Bob Whittaker

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

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

City Manager, Tim Ellis announced that former Planning Director Addam McCormick was joining the meeting this evening and thanked him for his support and input. Mr. Ellis also introduced new Planning Director, Rodney Joyner to begin with the City March 12, 2018. Mr. Ellis announced the new City Attorney, Russell Freeman. Mr. Freeman will begin attending certain City meetings to offer legal advice regarding City decisions.

City Engineer Greg Edrington clarified a few questions from Vice Chairman Galbreath regarding documents submitted with the agenda. With no changes or additions to the agenda, Vice Chairman Galbreath made a motion to approve the agenda. Jim Hitt seconded the motion. Motion passed unanimously 9-0.

Motion made by Grady McNeal to approve the minutes of the February 5, 2018 meeting with a change of wording to Item #1, from “fill lines” to correct wording of “field lines”. Vice Chairman Galbreath seconded the motion. Motion passed unanimously 9-0.

**Item #1 Graves Property Commercial Development/Anderson, Delk, Epps & Associates, Inc.: Requests site plan/final master plan approval for an 8,400 sq. ft. commercial building at 130 Long Hollow Pike. Property is zoned CPUD, Commercial Planned Unit Development and CCO, Commercial Core Overlay District. Property is referenced as a portion of Davidson County Tax Map/Parcel # 26010093 and contains 0.825 acres.**

**(9.1 # 01-18)**

Eric Olsen with Anderson, Delk, and Epps & Associates came forward to represent the request. City Engineer, Greg Edrington reviewed the item. He showed drawings of the proposed elevation/building and the brick color that will be used for the building. He reviewed the site plan. Staff recommended approval with the following contingencies:

1. Provide increased parapet heights to ensure rooftop equipment screening.
2. Add inlet protection during construction at existing curb inlets on Long Hollow Pike.

Mr. Olsen responded to Staff comments. He stated he would discuss with the client and architect regarding the parapet height, and would add note regarding inlet protection during construction at existing curb inlets on Long Hollow Pike.

Applicant, Staff and Board members discussed items including drainage plan, utility site plan, and dumpster pad.

Based on discussion had at this meeting and Staff recommendations, Vice Chairman Galbreath made a motion to conditionally approve the request with the following stipulations:

1. Provide increased parapet heights to ensure rooftop equipment screening.
2. Add inlet protection during construction at existing curb inlets on Long Hollow Pike
3. Applicant's February 22, 2018 response letter to the Staff comments be included.

Jerry Garrett seconded the motion. The motion passed unanimously 9-0.

**Item #2 Parkview Preserve Phase One/Land Solutions Company: Requests final master plan/construction plan approval for ninety-four (94) townhouse and thirty-seven (37) single unit detached residential lots on 31.8 acres at Memorial Drive and French Street. Properties are zoned MDRPUD, Medium Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcel # 02500005800 and 02508002800. Property Owner: Evelyn Banner Sutton (9.1 # 18-17)**

Lynn Ealey with Land Solutions Company represented the request. City Engineer Greg Edrington reviewed. He discussed items in which Staff would need resolution on regarding how the development will impact Peay Park and the community center (at the entrance). Staff received input from Parks Director, Amy Mitchell. Staff found several contingencies. Mr. Edrington stated the City would like to move forward with this development and has worked with the developer to try to have a plan that is acceptable. Staff, Board members and Mr. Ealey discussed the following contingencies:

1. **Revisions to plans as shown on the enclosed markup of sheet C3.0.** Mr. Edrington reviewed and Mr. Ealey stated that everything on this markup, the developer will agree to do with plan revision.
2. **Inclusion of masterplan as previously approved in the submittal** Mr. Ealey clarified for Vice Chairman Galbreath, final mast plan versus construction plan. Vice Mayor Duncan asked for clarification of the density calculation. Addam McCormick stated the first Phase is thirty-two (32) acres and the whole property is seventy (70) acres. The density set up by preliminary master plan is the same. The density will not change. Mr. Ealey stated there will be no additional lots on the NES property. Grady McNeal asked about an update on NES (Nashville Electric Service). Mr. Ealey stated they received a letter of approval from NES to allow to make connection through the property at the cost of the developer.
3. **Confirmation that street signage will meet City of Goodlettsville standards.** Mr. Ealey stated they agreed to meet the City standards.
4. **Submittal of sanitary sewer plans to City and TDEC for review and approval.** Mr. Ealey stated they agreed to this.
5. **Inclusion of parking at intersection of Road A and B to accommodate proposed trail.** Mr. Ealey, Staff and Board members discussed concerns of overflow parking and where

to place the parking spaces. The developer proposed forty-four (44) overflow (visitor) parking spaces for the entire development, which includes twenty eight (28) with the first phase. Mr. Ealey stated he could work with Staff to add how many spaces are appropriate near the amenities

6. **Review of revised building elevation materials for compliance with masterplan.** Mr. Ealey stated the builder has provided elevations that meet the technicality of the code, fifty (50%) brick or stone. They are asking the City of Goodlettsville to consider alternative elevations that may not meet the fifty (50%) brick or stone, but would be one hundred (100%) masonry. They would like to mix the brick/stone/hardie board, which they propose are architecturally pleasing. Staff and Board members discussed options and alternative elevation. Mr. Ealey asked the Board to consider approving the request for final master plan, with requiring them to come back with alternative elevations at a later date (not approving any elevation at this meeting). This could allow the developer to move forward with site construction. Greg Edrington stated that the developer has worked with Staff and has done a lot of things to meet requirements. Discussion continued regarding parking spaces and elevation materials.
7. **Review of visitor parking locations for adequacy.** Discussed with item #5.
8. **Revision of plantings at intersections to prevent obstruction of site distances.** No discussion.
9. **Submittal of actual restrictive covenants intended for use in the development.** No discussion.
10. **Revision of temporary cul-de-sac at Road D to 48 foot diameter to accommodate fire equipment.** No discussion.

Based on discussion had at the meeting, David Lynn made a motion to approve the final master plan for 94 townhomes and 37 single family detached residential units on 31.8 acres with the stipulation that all of the Staff recommendations be met with the exception of the elevations, which are to be considered at a later date, and the applicant is to follow Staff recommendations on the amount of parking spaces. Scott Trew seconded the motion. The motion passed 7-2, with Chairman Espinosa and Vice Chairman Galbreath voting no.

**Item # 3 Sudden Service No. 68/Weakley Brothers Engineering: Requests site plan approval for a 4,776 sq. ft. convenience store and fuel station at 943 Louisville Highway. Property is zoned CG, Commercial General and INT, Interchange Overlay District. Property referenced as Sumner County Tax Map/Parcel #141076.00. Property Owner: Hollingsworth Family Limited Partnership. (9.1 # 02-18)**

Britt Little with Weakley Brothers Engineering and Dan Newbill with Hollingsworth Oil Co. represented the request. Greg Edrington reviewed the request. Mr. Edrington explained the item is for a Hollingsworth Oil project on Louisville Highway near exit 98. It will be a fueling and retail center. Staff recommended approval with no contingencies. Britt Little gave an overview of the project and stated they are agreeable to all Staff comments and addressed for resubmittal. Discussion regarding the correct address for this project determined the address should be: 937 Louisville Highway. Staff and Board members also discussed requirements of underground storage tanks in the flood plain. Based on Staff recommendations, Jim Hitt made a motion for approval of the site plan, Grady McNeal seconded the motion. The motion passed unanimously 9-0.

**Item # 4 Providence Land Company, LLC: Requests recommendation to the City of Goodlettsville City Commission to accept the public sewer improvements in the Truevine Master Plan Subdivision Plat on Truevine Way with a one year \$5,000 maintenance bond.**

Brock Rust represented the request. Staff discussed the request and stated that the stipulation of providing the AutoCAD and GIS files to the sanitary sewer system have been met, therefore Staff recommended approval without contingency. Vice Mayor Duncan asked if testing had been performed on the system. Mr. Edrington stated the sewer department superintendent has agreed everything is acceptable.

Based on Staff recommendations, Scott Trew made a motion to approve the request. Grady McNeal seconded the motion. The motion passed unanimously 9-0.

**Item # 5 Craig Smith and Eugene Howard, Property Owners: Requests a variance from the Subdivision Regulations Section 1-112.109 regarding the minimum width of an access easement to provide access for a proposed residential lot for an existing single family dwelling unit at 1209 Dickerson Road. Property is referenced as Davidson County Tax/Map/Parcel # 03300003500 and is zoned A, Agricultural and CS, Commercial Services and contains 1.79 acres.**

Property owner, Craig Smith represented the request. Staff and Board members discussed. Staff recommended deferral until action by the Board of Zoning Appeals.

Based on Staff recommendation, Jerry Garrett made a motion to defer until action by the Board of Zoning Appeals. Jim Hitt seconded the motion. The motion passed unanimously 9-0.

**Item #6 Zoning Ordinance Amendment/Planning and Development Services Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-201. Provisions Relating to Construction of Language and Definitions (3), and 14-213. Administration and Enforcement (9)(h) regarding detached bed and breakfast homestay requirements. (Deferred from February 5, 2018)**

City Manager, Tim Ellis discussed State legislation regarding short term rentals and suggested waiting thirty (30) days to see the outcome of State legislation. Commissioner Zach Young asked the Board to consider moving this forward to the City Commission so if deferrals are necessary they can be made at the City Commission level. He stated if State Legislation does not interfere with the City, then the process can proceed. Addam McCormick reviewed and explained the proposed ordinance.

Vice Mayor Duncan made a motion to approve the request to amend the Zoning Ordinance Sections 14-201. Provisions Relating to Construction of Language and Definitions (3), and 14-213. Administration and Enforcement (9) (h) regarding detached bed and breakfast homestay requirements. Scott Trew seconded the motion. The motion passed 8-1, with Jim Hitt voting no.

**Discussion Items**

- **Louisville Highway Retail/Wholesale Zoning Amendment**

Staff stated there has been no feedback concerning this item, therefore it could be removed from the agenda.

**Public Forum on Planning Related Topics**

Citizen Susie Pemerton discussed drainage issues with her property. She presented pictures of her property and offered the history of the Copper Creek development which she stated, damaged her land. Chairman Espinosa thanked the Pemerton's for addressing the Board with their concerns. Greg Edrington stated that Storm Water Manager, Warren Garrett has done a full comprehensive investigation of the site and developed a report which has been sent to the developer of Copper Creek. Mr. Garrett has also contacted TDEC (TN. Department of Environment Conservation) officials. Mr. Edrington stated that TDEC has asked the City to take lead on enforcement, and the intention is to make it right. Discussion continued and Mr. Edrington stated the developer would be ultimately responsible for making it right.

**Meeting adjourned at 6:48**

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Tony Espinosa, Chairman

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Rhonda Carson, ECD Assistant