

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

October 1, 2018  
5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

**Present:** Chairman Tony Espinosa, Vice Chairman Jim Galbreath, Mayor Jeff Duncan, David Lynn, Scott Trew, Jerry Garrett,

**Absent:** Jim Hitt, Grady McNeal, Bob Whittaker, Judy Wheeler

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

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

With no changes or additions, David Lynn made a motion to approve the agenda. Vice Chairman Galbreath seconded the motion. Motion passed unanimously 6-0.

Vice Chairman Galbreath asked if Ryan Homes (Parkview Preserve) had submitted the addresses of existing Ryan developments. (Request from September 10, 2018 Discussion Item #2) Planning Director, Rodney Joyner stated they had not submitted the information to Staff. With no other questions or comments, Jerry Garrett made a motion to approve the Minutes of the September 10, 2018 Planning Commission meeting as written. Scott Trew seconded the motion. Motion passed unanimously 4-0. Due to not being present at the September meeting, Chairman Espinosa and Mayor Duncan abstained from voting.

**Item #1** In reference to a request by owner, Michael Donahoe, to the City of Goodlettsville Planning Commission for the approval of a one (1) lot major plat, approximately 9.17 acres along Louisville Highway US 31, with the dedication of Right-of-way for a future cul-de-sac. Property is identified as Sumner County Tax Map 141, Parcel 47.00, 47.01, 48.00 and 50.00. (9.1#23-18)

Staff advised that this is a request for approval of a one (1) lot major plat subdivision, approximately 9.17 acres along Louisville Hwy, US Hwy 31W with the dedication of a right of way for a future cul-de-sac. Mr. Joyner stated, the applicant has addressed all Staff comments he can at this time. The applicant is requesting approval of the preliminary plat only at this time. Any Staff comments that are outstanding, will be addressed when the final plat comes up for approval both with Staff, and the Planning Commission. Staff advised that under the subdivision regulations, this preliminary plat meets the minimum requirements. Mr. George Welch with Ragan- Smith Associates represented this request. Mr. Galbreath inquired if the use was going to be commercial or residential. Mr. Welch stated the property would be used as commercial property. Mayor Duncan asked if it would be more than one lot on the proposed plat. Mr. Welch stated that it would be broken into individual lots, and that the purpose of the preliminary plat is

to get the road in place, and then move forward with identifying the individual lots. Chairman Espinosa advised that the applicant is requesting a motion for approval of a one (1) lot major plat subdivision, approximately 9.17 acres along Louisville Hwy, US Hwy 31W with the dedication of a right of way for a future cul-de-sac.

Based on discussion had at this meeting, Jerry Garrett made a motion to approve the request. Mayor Duncan seconded the motion. The motion passed unanimously 6-0.

**Item #2 For consideration by Allen Farms Investment, LLC, for Final Master Development Plan of 77 single-family lots, located on 91.2 acres, along Allen Road with 45.1 acres of open space. (9.1 #22-18)**

Staff advised they are still working through some engineering issues concerning storm water and drainage on this site due to the extreme topography. Chad Lacy with Civil Site Design represented this item. Planning Director, Rodney Joyner advised that he would recommend deferring the item for a month, due to the outstanding issues. The applicant agreed with this recommendation.

Based on Staff recommendations, and input from the developer, Vice Chairman Galbreath made a motion to defer the item for thirty (30) days. Jerry Garrett seconded the motion. The motion passed unanimously 6-0.

**Item #3 Thomas L. Anderson, Architect, Inc.: Requests Site Plan approval of a 2-story mini-warehouse facility at 303 S. Main Street. Property is zoned Commercial Core Overlay. Property is referenced as Davidson County Parcel ID No. 02504010700, containing approx. 1.20 acres.**

**(9.1 #18-24)**

This is a request for approval of a site plan for a mini storage warehouse, located at 303 South Main Street. Staff advised that the conditional use had been previously approved by the Board of Zoning and Sign appeals, and that all comments to the applicant have been addressed and Staff recommends approval of this project.

Owner, Thomas L. Anderson represented the request. He addressed the Board members and stated that he owns a construction company and would use part of the storage units for his own business, and lease out the remaining. The location of the building would be behind his current building and would not be visible from Main Street.

Staff advised that as part of the approval by the Board of Zoning and Sign appeals, they did consider the visibility of the building from Main Street, as well as the uses of the adjoining properties. Staff advised that one of the neighboring properties is already being used as a mini storage warehouse.

Chairman Espinosa inquired if the total square footage as presented would be 6,700 sq. ft. Mr. Anderson advised that it would be closer to 4,000 sq. ft., with each floor being roughly

25 X 80 ft. in size. Mayor Duncan asked if there would be storage on top of the building. Mr. Anderson stated there will not be any rooftop storage. Chairman Espinosa requested additional clarification on the square footage of the building. Staff advised that it was presented as a two story 6,700 sq. ft. proposal. Mr. Anderson requested that the Planning Commission approve the project for 6,700 sq. ft. so he would have a little flexibility, but at this time the proposed building will be a two story storage structure, with each floor having 2,000 sq. ft. Mayor Duncan noted that the plan narrative stated that it would be a two story structure, with a building footprint of 2,000 sq. ft., with 6,700 sq. ft. of new concrete placed over the existing gravel asphalt, with a total disturbance area of 8,700 sq. ft. Chairman Espinosa advised that the applicant is requesting a motion for site plan approval, which was clarified by the City Attorney Russell Freeman, for a two story storage building totaling 4,000 sq. ft., (2,000 sq. ft. on each level), with ten (10) ft. wide garage doors. The total concrete paved area of the project would total 6,700 sq. ft. Based on Staff recommendations, and discussion had at this meeting, David Lynn made a motion to approve the request. Mayor Duncan seconded the motion. Motion passed unanimously 6-0.

**Item #4 Parkview Preserve/Land Solutions Company: Requests Design Review Approval for townhomes and single-family unit detached residential lots 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: Parkview Preserve Holdings (9.1 #18-17)**

Parkview Preserve Land Solutions Company requested design review approval for the new townhomes and single family unit detached residential lots, located at Memorial Drive and French Street.

Staff advised that the elevations had been presented at the previous Planning Commission meeting, and a representative from Ryan Homes had asked to be on the agenda to both field any additional design questions, and to obtain approval of the proposed exterior wall covering designs.

Mr. John Nehrenz with Ryan Homes represented the request. Mr. Nehrenz shared that his company is finding that prospective home buyers are not looking for all brick exterior homes, as was previously the case, instead they are preferring a cottage look, comprising of brick, stone, and hardie board wall coverings. Discussion was held on the sustainability of hardie board and the amount of wall area that would be covered by hardie board material in this development. Mr. Nehrenz stated that the proposal would be to do hardie board, brick or stone on all the homes, with between twenty-five (25) to fifty (50) percent brick or stone on the front, and hardie board on the sides. He stated that each home type has up to twenty (20) different options, regarding, color, brick and stone location. Similar home plans will not look the same on the exterior, when placed in a group on the same street.

Mr. Nehrenz provided locations of other Ryan Home developments in the area, as requested by Vice Chairman Galbreath.

Chairman Espinosa advised that the applicant is requesting a motion for design review approval, for the townhomes and single family unit detached residential lots, in the Parkview Preserve subdivision, located at Memorial Drive and French Street.

Based on discussion had at this meeting, Mr. Scott Trew made a motion to approve the request. Jerry Garrett seconded the motion. The motion passed unanimously 6-0.

**Discussion Items:**

***1. Discussion regarding upcoming Planning Training***

Mr. Joyner stated he was setting up a required training session for the month of November and will follow-up with details when they are available.

**Public Forum on Planning Related Topics**

No one was present to speak.

Meeting adjourned at 5:50

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Tony Espinosa, Chairman

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Rhonda Carson, ECD Assistant