

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

November 5, 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, Judy Wheeler, Grady McNeal

Absent: Jim Hitt, Bob Whittaker,

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

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

After three agenda items relating to bonds were added, Vice Chairman Galbreath made a motion to approve the agenda. Judy Wheeler seconded the motion. Motion passed unanimously 8-0.

Scott Trew made a motion to approve the Minutes of the October 1, 2018 Planning Commission meeting as written. David Lynn seconded the motion. Motion passed unanimously 8-0.

Item #1 In reference to a Zoning Map Amendment, by owners Terry & Sherri Calonge, to the Official Zoning Map adopted by Ordinance 15-851 to designate approximately 2.84 acres as Commercial Services Limited Zoning District from the IG (General Industrial) Zoning District designation. Property identified as 600 South Cartwright Street, part of Tax ID No. 02600017300, notice is hereby given that the Planning Commission of the City of Goodlettsville, Tennessee will hold a public hearing at 5:00 PM on November 5, 2018 in Massie Chambers at Goodlettsville City Hall for the purpose of discussing and hearing comments from the citizens on the proposed map amendment to the Goodlettsville Zoning Ordinance. The proposed amendment to and public hearing are being conducted pursuant to the laws of the State of Tennessee and the City of Goodlettsville, Tennessee.

(9.1 #10-18)

Mr. Joyner advised that Item #1 is a rezoning request for a piece of property on South Cartwright Street. The applicant has been before the Planning Commission previously and is now requesting to have a portion of the property rezoned from Industrial General (IG) to Commercial Services Limited (CSL).

Staff recommended approval.

Mr. Victor Banker, developer and Mr. Zach Burdette with Choice Hotels represented the request. Mr. Banker advised that he is proposing a dual brand hotel on this parcel.

Staff addressed the Planning Commission and advised them that this application before them now, is strictly only for the rezoning of the property and not a site plan for a specific use.

Chairman Espinosa accepted a motion to open the Public Hearing from Jerry Garrett, with a second from Grady McNeal. The motion passed unanimously and the Public Hearing was open.

Mr. Scott Horton, resident at 528 Natalie Drive addressed the Board. He advised that he was personally in favor of another hotel that would generate tax revenue for the city. He was concerned with the timing of adding a new hotel, thinking it might be better to wait until we could see how the recently added hotels affected area traffic.

Mr. Tim Wilmuth, representing the Prevost bus facility, addressed the Commission. His concern was the additional traffic on South Cartwright Street, specifically tractor trailers being parked on both sides of the street which are in violation of the no parking signs.

Staff advised Chairman Espinosa that there were two additional documents that had been provided to the Commission in their packets. The information had been sent to the Planning Department via email for presentation during the Public Hearing. Mr. Joyner advised that one of the documents was in favor of the proposal and the other was against it.

With no one else wishing to speak, Scott Trew made a motion to close the Public Hearing. Judy Wheeler seconded the motion. The motion passed unanimously 8-0.

Mr. Banker and Mr. Burdette addressed the Boards' questions. Mr. Burdette spoke of the growth of Choice Hotels in the area, occupancy rates, and the design and cost of the rooms as they compare to other hotels in the area. Director of Tourism Kimberly Lynn reviewed the City's current occupancy rate/report regarding hotels within the City limits. City Manager Tim Ellis asked for clarification on the rendering of the hotel, his concern being it showed six (6) stories. Mr. Banker advised that the proposed hotel is not six (6) stories, but it did show the same exterior elevations that they were going to use at this site in relation to the wall coverings.

Chairman Espinosa expressed concerns with the additional traffic in the area and the problem of the truck parking on the sides of the road. It was discussed that the illegal parking would be something that the City would have to address. Mr. Burdette did advise that the trucking industry was not the demographic that Choice Hotels was marketing this site to.

Chairman Espinosa asked Staff for a description of the allowed uses in a Commercial Services Limited (CSL) zoning district. Staff advised that there were many allowable uses such as, but not limited to, general commercial food and beverage, hotels and retail. These could be much less impactful to the area, than Industrial General which is currently there.

Based on discussion had at this meeting, David Lynn made a motion to rezone approximately 2.84 acres, located at 600 South Cartwright Street from Industrial General (IG) to a Commercial Services Limited (CSL) designation. Grady McNeal seconded the motion. The motion passed 7-1, with Chairman Espinosa voting no.

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. DEFERRED FROM THE OCTOBER 1, 2018 PLANNING COMMISSION MEETING (9.1 #22-18)

Chairman Espinosa introduced the item. Mr. Chad Lacy with Klober Engineering and Mr. Dean Patel, developer represented the request.

Staff advised that Allen Farms Investments was back before the Board to obtain approval of the Final Master Development Plan for 77 single family lots located on 91.2 acres along Allen Road with 45.1 acres of open space. Staff advised that they have been working with the applicant to address Staff comments and still have an issue with the slope of the roads where they come together. Staff asked that they have their engineer address the transition from one road to another

and adjust the slope to the required tolerances under the TDOT standard for this type of intersection. Mr. Lacy advised that he was agreeable with making these transition changes concerning the roadway connections. Mr. Lacy did advise that the proposed amount of lots on the agenda item were incorrect. There will be 71 single family lots, instead of 77 single family lots as previously stated.

Based on Staff recommendations and discussion had at this meeting, Judy Wheeler made a motion for approval of the Final Master Plan for 71 single family lots on 91.2 acres along Allen Road with 45.1 acres of open space with the following stipulation:

1. Recommending a super elevation of 0.05 percent per ft. on the side street in order to transition to the through street grade.

Mayor Duncan seconded the motion. The motion passed unanimously 8-0.

Item #3 Parkview Preserve Phase 1A/Ragan-Smith: Requests final plat approval for Phase 1A, eighty-nine residential lots (66 townhouses and 7 single unit detached) on 23.65 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: Parkview Preserve Holdings (9.1 #18a-24)

Chairman Espinosa introduced the item. Mr. Lynn Ealey with Land Solutions Company represented the request.

Planning Director Rodney Joyner stated that Staff has reviewed and Ragan-Smith have addressed all comments, therefore Staff recommended approval. Mr. Joyner stated the goal is to have a bond amount before the Board next month, but this meeting is only for final approval of both plats 1A & 1B.

Mr. Ealey had no other questions for the Board but gave an update on the progress of the project. Mayor Duncan asked for an update on the connection to Harris Street.

Mr. Ealey stated they had just met last week with Nashville Electric Service (NES) for a formal pre-construction meeting. He felt it went very well and will continue to move forward.

Vice- Chairman Galbreath and Staff discussed the site plan regarding public sewer and water line size.

Based on discussion, Jerry Garrett made a motion to approve the Final Plat for Parkview Preserve Phase 1A. Grady McNeal seconded the motion. The motion passed unanimously 8-0.

Item #4 Parkview Preserve Phase 1B/Ragan-Smith: Requests final plat approval for Phase 1B, sixty-six (66) townhouses and seven (7) single unit detached residential lots on 8.13 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: Parkview Preserve Holdings

(9.1 #18b-17)

Chairman Espinosa introduced the item. Mr. Lynn Ealey with Land Solutions Company represented the request.

Mr. Joyner stated Staff had also reviewed these plats and all comments were addressed by Ragan-Smith, therefore Staff recommended approval.

City Manager Ellis asked Mr. Ealey for clarification on when the Harris Street connection might be constructed. Mr. Ealey responded that it is proposed for Phase II of the development and Phase II is contingent on home sales. He stated the plans are approved for the road and the site work is being worked on now. Mr. Ellis thanked him for the clarification.

Based on discussion had at this meeting, Mayor Duncan made a motion to approve the Final Plat for Parkview Preserve Phase 1B. Scott Trew seconded the motion. The motion passed 8-0.

Item #5 Crosley at Northcreek, Northcreek Commons; J Core Properties, LLC (owner/developer) requests Final Master Plan/Site Plan approval for an apartment development along Northcreek Boulevard. Property is zoned HDRPUD, High-Density Residential Planned Unit Development. Property referenced as Davidson County Tax Map/Parcel # 01914001800 (9.1 #25-18)

Matt Lackey, Civil Engineer with Ragan- Smith and Jason Phillips, developer represented the item. The request is for Northcreek Commons; J. Core Properties LLC, a Final Master Plan/Site Plan approval for an apartment development along Northcreek Boulevard. Staff advised that they have been in contact with the applicant, and all Staff comments have been addressed with the exception of one item. There was a concern regarding how the parcel will connect directly to Northcreek Boulevard. The intent is to allow for safe pedestrian mobility from the proposed apartments to Northcreek Boulevard. Staff is requesting the applicant continue to pursue talks with Kroger to improve the access easement. It was noted that the applicant has been attempting this, but is receiving minimal response from the Kroger Company.

City Engineer Greg Edrington stated he has a specific issue in the area of the fuel island, and the lack of traffic bars and sidewalks that connect the properties with Northcreek Boulevard. Mr. Joyner stated that the connection to Northcreek Boulevard was an item that Staff would require. Discussion was held concerning requiring additional safety measures on private property.

Mayor Duncan pointed out that as a city we have limited recourse to require these additional items. Chairman Espinosa asked how Staff handles items on private property.

City Manager Tim Ellis pointed out that the City cannot require items on private property, as that is a liability item between property owners.

Mr. Lackey noted that once Lot 3 is developed, they would have access to Northcreek Boulevard through that lot. Chairman Espinosa inquired if Staff could possibly contact Kroger and encourage negotiations. Mr. Jason Phillips stated that he has had contact with Kroger Southeast Venture Corporation, to coordinate the traffic issues. Mr. Phillips stated that he would like to go on record as agreeing to pay for the needed improvements, but would like a site visit from Staff, so he could better address to Kroger exactly what is needed.

Vice- Chairman Galbreath noted that the master plan shows ingress and egress through the Holiday Inn property also. Mr. Edrington stated that per the master plan, that was correct.

Based on Staff recommendations and discussion had at this meeting, Mr. Garrett made a motion for approval, with the stipulation that Mr. Lackey and Mr. Phillips continue to negotiate with Kroger in good faith, with the intention to provide a safe right-of-way at this location.

Mayor Duncan seconded the motion. The motion passed 7-1 with Vice- Chairman Galbreath voting no.

Item #6 Copper Creek-Meritage Homes; Section 2, Phase 1; Requests the reduction of a Subdivision Performance Bond (\$410,000 to \$50,000)

Mr. Joyner discussed the request for the reduction of the Subdivision Performance Bond from \$410,000 to \$50,000. After discussion between Staff and Board members, it was decided to speak with Meritage and revisit the site to clarify if Allen Road paving is part of this particular Section/Phase and bond.

Jerry Garrett made a motion to defer the item until next month's meeting. Judy Wheeler seconded the motion. The motion passed 8-0.

Item #7 Copper Creek-Meritage Homes; Section 2, Phase 2; Requests the release of a Subdivision Performance Bond (\$161,000 to \$0).

Mr. Joyner stated that Staff has visited the site and everything that is part of this particular phase has been completed. Staff recommended releasing the bond for Section 2 Phase 2.

David Lynn made a motion to release the Subdivision Performance Bond for Section 2 Phase 2. Grady McNeal seconded the motion. The motion passed 8-0.

Item #8 Copper Creek-Meritage Homes; Section 2, Phase 3; Requests the release of a Subdivision Performance Bond (\$145,000 to \$0).

Mr. Joyner stated that Staff has visited the site and everything is completed per plan. Staff recommended releasing the bond for Section 2 Phase 3.

Scott Trew made a motion to release the Subdivision Performance Bond for Section 2 Phase 3. Jerry Garrett seconded the motion. The motion passed 8-0.

Discussion Items:

- 1. Discussion on tree planting in the median and the long-term challenges as it relates to maintenance of sidewalks and curbs.*

Staff and Board members discussed challenges of particular areas where trees are planted in the median. It has caused some concern regarding maintenance of the trees and sidewalks. Public Works Director Jeff McCormick reviewed options of placing trees behind sidewalks versus in the median/two (2) ft. strip. After discussion, Mayor Duncan suggested the City may want to get expert advice from a Landscape Architect on how to handle particular concerns and long-term tree growth.

Public Forum on Planning Related Topics

Planning Training: The upcoming Planning Training is scheduled for Thursday, November 15, 2018 from 5pm to 7pm at the City of White House cafeteria.

Mr. Joyner invited the Board of Planning and Zoning Commission members for a two-hour training session to be held Thursday November 15, 2018. The training will be held at the City of White House and transportation to be provided.

Meeting adjourned at 6:50

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant