

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 7, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Mayor Jeff Duncan, Vice- Mayor Rusty Tinnin, David Lynn, Scott Trew, Jerry Garrett, Judy Wheeler, Grady McNeal, Bob Whittaker, Jim Hitt

Absent: Vice-Chairman Galbreath

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

Chairman Espinosa called the meeting to order and welcomed Vice-Mayor Rusty Tinnin to the Planning and Zoning Commission. Grady McNeal offered prayer.

After Mr. Joyner presented the revised agenda, Jim Hitt made a motion to approve the agenda. Judy Wheeler seconded the motion. Motion passed unanimously 10-0.

With no additions or corrections, Jerry Garrett made a motion to approve the minutes of the December 3, 2018 meeting. David Lynn seconded the motion. The motion passed 9-0. Chairman Espinosa abstained due to being absent.

Election of Officers for 2019

Jerry Garrett made a motion to nominate Tony Espinosa for Chairman of the Goodlettsville Planning and Zoning Commission. Bob Whittaker seconded the motion. The motion passed unanimously 10-0.

Chairman Espinosa stated that Vice-Chairman Galbreath notified him that he would be absent.

Jerry Garrett made a motion to nominate Jim Galbreath for Vice-Chairman. Chairman Espinosa asked Mr. Joyner if that could be a problem since he was not at this meeting to accept/deny. Mr. Joyner stated that in his opinion that would be acceptable, but if the nominee was not willing to be an officer of the Board, then it would need to be addressed at the next meeting, he then referred to City Attorney, Russell Freeman. Mr. Freeman stated in that case, the person would need to officially resign, and a new officer be elected.

Jim Hitt seconded the motion. The motion passed unanimously 10-0 to elect Jim Galbreath as Vice Chairman for 2019.

Chairman Espinosa thanked the Board members and accepted the position as Chairman. He stated they were hopeful Vice- Chairman Galbreath would accept the position.

Approval of the 2019 Planning Commission Calendar

After Board members reviewed the proposed 2019 meeting and submittal schedule, Judy Wheeler made a motion to accept the 2019 Planning Commission Calendar. David Lynn seconded the motion. The motion passed unanimously 10-0.

Item #1 PUBLIC HEARING: In reference to a Zoning Map Amendment, by owners Kuldipinder Sing Mann and Sumandip Kaur Mann, applicants Paul and Samantha Curd, to the Official Zoning Map adopted by Ordinance 15-851 to designate approximately 0.80 acres (34,832-SF) as R-15 Residential Zoning District from R-25 Residential Zoning District. Property identified as Map 143N, Group A, Parcel 001.00 (Ellen Drive at Dorothy Drive), Lot 1 of Plat Book 12, Page 327. **(9.1 #01-19)**

Staff reviewed. Mr. Joyner stated this property is at the corner of Ellen and Dorothy and is currently zoned R-25. He stated he thought the applicant had intentions on building two duplexes if rezoned to R-15. He stated the neighborhood is a mixture of two- family homes and single-family homes with both R-15 zoning and R-25 zoning classifications. Staff explained that the R-15 zoning is more intense and a higher density which permits two-family homes (duplexes). Staff proposed to review recommendations after the applicant and Board discussed.

Project Manager, Chris Lewis represented the request. He stated they liked the property and would like to construct an upscale all brick duplex on the site.

Chairman Espinosa opened the Public Hearing. Dale and Donna Fluty at 704 Crief Dr. came forward to address the members. They were opposed to more duplexes being built on this particular property and were concerned with past construction materials being used as fill material.

With no one else wishing to speak on this item, Scott Trew made a motion to close the Public Hearing. Jim Hitt seconded the motion. The motion passed 10-0. Chairman Espinosa declared the Public Hearing closed.

Mr. Joyner asked if the applicant is aware of any challenges on that property regarding fill material that may have been put there. He also asked what is the plan for the property in order to build the homes due to the corner and how it drops off. Mr. Lewis explained that the property does drop off and is steep. He discussed the plan to have Superior Walls of Nashville create a system to go off the foundation and footers and build it up from there.

Jerry Garrett asked if the duplexes would be upscale and asked about the floor plan presented. He stated it didn't appear to be typical duplexes and looked like a zero-lot line development. Mr. Lewis stated they had built this same layout in Hendersonville. It is an all brick home with dimensional shingles, and no vinyl siding.

Scott Trew asked if the parking, driveway and garages would be adequate to accommodate possibly eight vehicles. Mr. Lewis stated there would be no parking garages and parking would be in the front or rear of the property, with no parking on the street.

City Engineer, Greg Edrington stated this would be considered a critical lot and would be subject to critical lot approval on grading plans.

Jim Hitt asked why Staff recommended denial according to the Staff report. Mr. Joyner responded that there is no question or concerns with the quality of the work of the builder, he denied the request based on the rezoning to a higher density R-15 zoning. He noted that when the zoning maps were done, he felt the intention was for that side of the road to be single family homes with duplexes on the other side. Chairman Espinosa agreed with those thoughts. He also added that the Board was grateful for them wanting to invest in the community, but after he reviewed the property, he felt it was somewhat disproportional to the neighborhood.

Jim Hitt asked about the proposed driveway plan. Mr. Lewis stated that the last ones they constructed had a split driveway with two parking spots on each one. He said this particular driveway would come off of Dorothy.

Based on discussion at this meeting, Jerry Garrett made a motion to deny the request. Grady McNeal seconded the motion. Motion passed unanimously 10-0 to deny the request.

Item #2 For consideration by Bugg Happy Hollow, LLC, for Sketch Plat Approval of twelve (12) single-family estate lots, located on 117.24-acres, along Happy Hollow Road, east of Hogan Branch Road, as submitted by Brett Design/Build, PLC. Property is zoned R-40. (9.1 #02-19)

With no representation present for item #2, Jim Hitt made a motion to defer the agenda item until a representative could be present to discuss the plan. Judy Wheeler seconded the motion. The motion passed unanimously 10-0 to defer.

Item #3 For consideration by Vastland/McClung/Eatherly Development, LLC and Wamble and Associates, PLLC, for Final Master Plan Approval of Phase 1 of Dry Creek Commons for forty (40) Townhome units located along the south side of Dry Creek Road, east of 200 Dry Creek Road (Greens of Rivergate), west of I-65, containing approximately 5.73-acres, with a base zoning of HDR-PUD (High Density Residential-Planned Unit Development). Property is identified as Tax ID No. 03300023500. (9.1#27-03)

REQUEST FOR DEFERRAL UNTIL FEB. 4, 2019 MEETING

Staff reviewed and stated that the applicant asked for deferral until the February meeting. Scott Trew made a motion to defer item #3. David Lynn seconded the motion. The motion passed 10-0 to defer.

Discussion Items:

1. *Statement of Interest (Tennessee Ethics Commission) forms due.* Mr. Joyner reviewed the requirements for the Statement of Interest Forms and stated they were due by January 31, 2019.

Public Forum on Planning Related Topics

Jerry Garrett asked about a new development on Moncrief Avenue. Mr. Joyner stated he would research the building permit and get back with him on the findings.

Chairman Espinosa again welcomed Rusty Tinnin to the Board and welcomed Bob Whittaker back. He thanked the City Staff and elected Officials for their dedicated work to the citizens/community. He also thanked the Board members for the honor of serving as the Chairman. He adjourned the meeting and wished everyone a Happy New Year.

Meeting adjourned at approximately 5:31 p.m.

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant