

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 1, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

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

Absent: Bob Whittaker

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

Chairman Espinosa called the meeting to order and Scott Trew offered prayer.

Mr. Joyner presented the revised agenda and clarified for Chairman Espinosa that item two remained on the agenda with the status update of deferral until the May meeting. With no corrections or additions to the agenda, Vice-Chairman Galbreath made a motion to approve the April agenda. Jim Hitt seconded the motion. Motion passed unanimously 10-0.

With no additions or corrections, David Lynn made a motion to approve the minutes of the March 4, 2019 meeting. Vice-Mayor Tinnin seconded the motion. The motion passed 10-0.

Item 1 {PUBLIC HEARING}

For consideration, Owner, Dania McVicker, and Applicant, Armistead Arnold Pollard Real Estate Services, LLC, are requesting a Zoning Map Amendment Approval to designate approximately 60.95-acres as a Medium-Density Residential Zoning District (MDR-PUD) from an Agricultural (A) Zoning District as submitted by Fulmer Engineering. Property identified as Parcel ID Nos. 02500005500, 02500005600 & 02500013500 (466 Moncrief Avenue). (9.1 #02-20).

Staff reviewed. Mr. Joyner reminded the Planning Commission members that at the last Planning Commission meeting they had a Public Hearing on this proposal, and at that time, the applicant had requested a deferral. The applicant wanted a chance to speak to neighboring property owners regarding the request. Staff advised the Commission that the plan before them had not changed from the original submittal. Mr. Joyner stated the applicant would like to address the Planning Commission, and then following that, it will be open for public comments. Chairman Espinosa agreed, and asked the applicant to come forward.

Shannon Pollard with Armistead Arnold Pollard Real Estate Services addressed the Commission members. Mr. Pollard shared his vision of creating a residential development that would keep as much of the trees and topography in its original condition as possible. Mr. Pollard stated that the proposed plan would only consist of single-family residential homes in the development. Mr. Pollard explained that property owner, Dania McVicker had entered into a restrictive covenant with a deed restriction that the property will be used only for single family dwellings. The Planning Commission members were given a copy of the restrictive covenant.

Chairman Espinosa thanked everyone that was in attendance for the meeting and opened the Public Hearing.

*Kimberly Lewis, resident at 427 Moncrief Ave. addressed the Commission members. She stated concerns regarding how many homes (121) are proposed for the development. She expressed concerns regarding traffic in the City, specifically Moncrief.

*Kristen Oakes, resident at 449 Moncrief addressed the Commission members. She expressed concerns regarding the number of homes proposed and the location of where they will be on the property. She also had concerns with traffic in the area.

*Bennie Lane, resident at 217 Rosehill Drive addressed the Commission members. He expressed concerns regarding a proposed access to Rosehill and how it would create traffic concerns for Shevel and Rosehill Dr. He also asked if City owned property would be involved and how the cost of the upgrades would be paid.

*Mr. Williams at 427 Moncrief Ave. addressed the Commission members. He expressed concern with additional water run-off/stormwater the development might cause for neighboring properties.

*Wayne Oullette, resident at 445 Moncrief Ave. addressed the Commission members. He expressed concern regarding the amount of trash that is already on Moncrief, and the increase of traffic for the area.

*David Clark, resident at 457 Moncrief addressed the Commission members. He asked for clarification regarding proposed access points of the development. He also asked if the homes would be free-standing. He supported Ms. McVicker on her right to develop her property, but questioned what impact it might have to his property.

With no one else wishing to speak, Chairman Espinosa asked for a motion to close the Public Hearing. Scott Trew made a motion to close the Public Hearing. Judy Wheeler seconded the motion. The motion passed unanimously 10-0.

Mr. Pollard addressed each of the questions that were presented during the Public Hearing. Mr. Pollard stated that there would be multiple roadway connections, with two points of entry off of Moncrief Avenue, one on McCoin drive, and one at Rosehill Drive. He stated that he is prepared to conduct a traffic study for this project. Chairman Espinosa asked Staff when the traffic study should be considered as part of the approval process for this project. Staff advised that the traffic study should be presented as part of the Preliminary Master plan. Chairman Espinosa asked Staff about the connection to Rosehill and the question regarding property ownership. Staff advised that it is the applicant's responsibility to obtain any right-of-way, and bonding requirements to make that roadway connection.

Mr. Pollard re-stated for the record, that every house would be a free-standing single-family home within this project, with no connections between the buildings.

Vice-Chairman Galbreath asked about the restrictive covenant letter, and questioned the section that stated that after three (3) years the restrictions would no longer be applicable.

City Attorney Freeman stated that is correct, as the letter is written.

Jerry Garrett asked the applicant how much of the project would be left as open space. Mr. Pollard replied that over half of the property would be open space under the current design.

Jim Hitt expressed his concern regarding the increase of traffic on the northern end of the project, and the inability to turn onto Main Street during peak traffic hours.

Mayor Duncan questioned Staff about how many homes are currently allowed under the Medium Density Zoning regulations. Mr. Joyner stated that it is in the area of 3-3.5 homes per acre.

Mr. Joyner asked Mr. Pollard when they proposed to submit a Preliminary Master Plan to the City.

The project engineer stated that they still have several months of work left before the Preliminary Master Plan is ready to submit. He stated that the number of homes is currently not set in stone, as they have to take into consideration the stormwater regulations, the TDEC rules concerning the crossing of a blue line stream, and the running of utilities within the subdivision. Once this is established, they can determine what is left to use as buildable lots.

Vice-Chairman Galbreath stated that he felt this might be considered "spot zoning" with the type of density that is being proposed. Staff advised that one should look at the use, as opposed to the density when considering spot zoning.

Mayor Duncan stated that this proposed project will have two residential lots per acre, which would be a lot less density than the adjoining R-25 district.

Chairman Espinosa reminded the Commission members that at this point, the only thing currently before them was a vote to change the zoning designation of the property. The applicant would come back at a later date for approval of the Master Plan.

Scott Trew asked about extending the three years on the deed restriction. Jerry Garrett stated he thought the three years is enough time to protect the City in the event the PUD (Planned Unit Development) does not go

through.

Jerry Garrett then made a motion to amend 60.95 acres from an Agricultural (A) Zoning District to a Medium Density Planned Unit Development (MDR-PUD). Motion was seconded by Mayor Duncan. Prior to voting, Vice-Chairman Galbreath stated that it is up to the City to protect all residents on Moncrief Avenue and West Cedar Street against excessive traffic, and not just the individual property owner that is making this request.

Jim Hitt stated his concern that once this property is rezoned to a PUD, and the applicant returns with a plan that meets the requirements for the zoning district, the Board will not have the ability to turn it down, even if they do not like the design.

City Attorney Freeman stated that this assumption was incorrect. When the applicant comes back with a plan, it will have to stand on its own merit, and even if it meets all the requirements of the Zoning District as a PUD, the Planning Commission will still have the ability to turn it down or have the concerns addressed.

With no other questions or comments, the vote proceeded. The motion passed 8-2, with Vice-Chairman Galbreath and Jim Hitt voting no.

Discussion Items:

A. Upcoming Planning Training scheduled for Tuesday, May 7, 2019; Landscape Architecture (Jay Easter w/ Ragan-Smith)

Mr. Joyner discussed the upcoming Planning Training meeting. It is expected to be an hour long with discussion on Landscape Architecture. It will be held directly after the Board of Zoning and Sign Appeals meeting.

B. Upcoming Planning Training scheduled for Monday, June 3, 2019; Historic Preservation (Kevin Chastine w/ Griggs & Maloney, Inc.)

Mr. Joyner discussed the upcoming Planning Meeting in June. It is expected to be an hour long with discussion on Historic Preservation. It will be held directly after the Planning meeting.

C. Sumner County Planners Meeting on April 10 (Goodlettsville hosting)

Mr. Joyner invited the Board members to attend the Sumner County Planners meeting on April 10.

Public Forum on Planning Related Topics

Chairman Espinosa opened the Public Forum.

No one was present wishing to speak.

Vice-Chairman Galbreath brought up an item from the last meeting concerning the City's Medium Density Ordinance, and inquired where that item stood. Staff advised that he and the City Attorney had briefly looked into this, and then they were presented with the restrictive covenant letter for this project, which seemed to alleviate the previous concern. Staff advised that going forward, it would be advisable to look at all the zoning districts, instead of just changing one specific zoning district for a specific case. Jerry Garrett stated that he thought it would be advantageous for the City to move ahead with this amendment proposal for future development. Chairman Espinosa asked Staff how best to proceed with this suggestion, and Staff recommended a few study sessions with the Planning Commission. The Commission members agreed to move forward on this topic.

Chairman Espinosa also inquired about a previous discussion item, which would require someone to be present for all items brought before the Planning Commission. It had been suggested that it be added to the rules of

order for the Planning Commission. Mr. Joyner stated that he would work on that for the next meeting. Scott Trew stated that he thought bond items were precluded from having someone present to represent them, and that was agreed upon as part of the rule to be added.

With no further business, the meeting adjourned at 5:48 p.m.

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant