

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 6, 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, Scott Trew, Judy Wheeler, Grady McNeal, Jim Hitt, Bob Whittaker

Absent: David Lynn, Jerry Garrett

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

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

Planning Director, Rodney Joyner addressed the Planning Commission and stated this would be his last meeting working with the City. He thanked the City Manager Tim Ellis, Staff, and the Planning Commission members for the opportunity to work with them.

Chairman Espinosa thanked Mr. Joyner for a job well done and his commitment to the City. He wished him the best on behalf of the Planning Commission.

City Manager, Tim Ellis also thanked Mr. Joyner on a job well done. He stated that Mr. Addam McCormick would be returning to the City on June 6, 2019 as Planning Director.

Chairman Espinosa and Staff had a short discussion to clarify what was being asked of the Planning Commission regarding the items before them. At the conclusion of the discussion, Vice-Chairman Galbreath made a motion to approve the agenda. Grady McNeal seconded the motion. The motion passed to approve the agenda unanimously 9-0.

With no additions or corrections, Bob Whittaker made a motion to approve the minutes of the April 1, 2019 meeting. Vice-Mayor Tinnin seconded the motion. The motion passed 9-0.

Item 1

For consideration by Vastland/McClung/Eatherly/Development, LLC and Wamble and Associates, PLLC, for Design Review and Curb Modification Detail Approval of Phase 1 of Dry Creek Commons for 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)

DEFERRED FROM THE APRIL 1, 2019 PLANNING COMMISSION MEETING

Staff advised that the applicant had submitted elevations for the approval of the Planning Commission a few months ago. The previous discussion was about the design review guidelines, and the 50% brick requirement. Staff advised that in his review of the current proposal, it did not meet the City's design review guidelines, but is currently a design that is selling, and what the market is wanting at this point. Staff recommended approval.

Clay Cauble with Vastland and Matt McClung represented the request.

Mr. Cauble presented a new design to the Commission members that contained 10% brick, with some hardy board and shake siding. Chairman Espinosa inquired of Staff if the Curb and ADA sidewalk issues had been taken care of. Staff advised that those issues had been taken care of,

and approved at a previous meeting. Mayor Duncan stated that the Planning Commission is attempting to establish a constant in the community, and the new elevation that has been presented does not meet the requirements set forth under the adopted design guidelines. Mr. Matt McClung (property owner) approached the Planning Commission and addressed the issue. He stated that the lesser brick design is what the consumer is asking for in the current market. Mr. McClung stated that they would establish the HOA (Homeowners Association). He stated the property would have irrigation sprinklers to maintain the grass around the units. Chairman Espinosa asked for a clarification as to the actual amount of brick that is being proposed. Mr. McClung stated it was between 12-15% brick coverage. Commissioner Wheeler pointed out that some of the unit elevations had windowless solid walls on the ends of the buildings. Mr. McClung stated that there would be windows on the end units, that they had been inadvertently left off the plan. Mayor Duncan requested a clarification on exactly what was being requested for approval at the current meeting. Staff advised that the elevations that were provided in each of the Commissioners information packets are the elevations that meet the requirements. Staff advised that these are from the original submittal, and the Planning Commission can require this design. Planning Director, Rodney Joyner stated that the applicant was presenting an alternative design, with the same colors, but a reduction in the amount of brick. Mr. Cauble also clarified that the colors were going to be the same, but they were requesting 15% brick, instead of the 50% brick coverage.

City Manager Tim Ellis asked Staff if the Planning Commission had the authority to grant a reduction in the amount of brick from the adopted design guidelines. Staff stated that they do have that authority to grant variance, in the design guidelines. Mr. Ellis asked Mr. McClung if they would be the property manager in perpetuity, and Mr. McClung stated that they would not, at some point the HOA would take control of the site.

Chairman Espinosa asked the applicant if he is requesting that they vote on the original elevation, or do they want to go forward with the variance to the amount of brick. He stated that since the Commission members just received the applicants new design, the request would be deferred so the members could consider it, or it could possibly be turned down. Mr. Cauble then asked for approval of the 50% brick design, with the request that they may come back before the Planning Commission at a future date, to attempt to get a variance on the amount of brick. Staff advised that the applicant could do that, but that they would be coming back before the same Planning Commission, making the same request they are currently making.

Chairman Espinosa proposed a motion to accept the curb modifications, ADA sidewalk compliance for phase 1 of Dry Creek Commons Townhomes, and the original design elevations with the 50% brick exterior wall covering.

Scott Trew made the motion as proposed by Chairman Espinosa. Judy Wheeler seconded the motion. The motion passed unanimously 9-0.

Item #2

For consideration by Mr. David White for approval of a three (3) lot Major Subdivision located along the east side of North Main Street, west of Church Street, north of Lindberg Avenue, containing approximately 6.81-acres, with base zonings of CS (Commercial Services) and IR (Restrictive Industrial). Property is identified as Tax ID No. 01812007200. (9.1 #04-19)

Staff reviewed. Mr. Joyner advised that this is the first time this subdivision has come before the Planning Commission, because the current deeds predate our subdivision regulations. Property owner, David White represented the request. He asked the Commission members to

defer the item to a later time.

Chairman Espinosa asked for a motion to defer this item. Mayor Duncan requested that if this item is brought back before the Commission, he would like to see the zoning boundaries match a given property line, as opposed to how it is currently, with the zoning boundary going through the middle of the property. Mayor Duncan then made the motion to defer the item. Jim Hitt seconded the motion. The motion passed unanimously 9-0.

Discussion Items:

A. E. Cedar St. and Cartwright St. Convention Center and Hotel for June 3, 2019 Planning Commission meeting.

Staff advised that he expected to see the site plan on the June agenda. Mr. Trew asked Staff who would be reviewing the plans. Staff advised that he will start the review of the site plan, and the City Engineer, Stormwater Coordinator, and Public Works director would be involved, Mr. Ellis stated that Mr. Addam McCormick (incoming Planning Director) also has a copy of the plans, and will be reviewing them. Chairman Espinosa asked for an update on the Starbucks project that will adjoin the above proposed hotel. Staff advised that the building permit has been issued, and the sign applications have also been approved.

B. Upcoming Planning Training for Historic Preservation Planning on May 7, 2019

Staff stated that the City of Goodlettsville will be hosting training on Historic Preservation the following night in the Massey Chambers, immediately following the Board of Zoning and Sign Appeals Meeting.

C. Planning Commission Policies (sample from Brentwood, TN)

Staff and Board members discussed the Planning Commission Policies, and the requirement for an applicant or representative to be present at meetings. Staff has researched various policies and found the City of Brentwood's Planning Commission Policy, item #10, to be possibly of use for comparison. Staff advised that this requirement is not a State Law or an Ordinance, it is a policy that the Planning Commission has adopted. Vice-Chairman Galbreath inquired if someone had to be present for Bond Hearings. Staff advised that in most cases, Staff will have worked it out regarding bond amounts prior to the meeting. This would be discussed with other City Staff members and any reductions that would be allowed. In that case, it would not be necessary for someone to be present at the meeting, but Staff will leave that up to what the Planning Commission recommends.

Public Forum on Planning Related Topics

Chairman Espinosa opened the public forum for comments. There was no one present to speak at the forum. Chairman Espinosa called for a motion to close the public forum. Motion was made by Jim Hitt and seconded by Judy Wheeler. Motion passed unanimously.

With no further business, the meeting adjourned at 5:52

NOTE:

Attendees for the Planning/BZA training May 7, 2019:

David Lynn-Planning Commission Member

Judy Wheeler-Planning Commission Member

Jim Galbreath-Vice-Chairman Planning Commission

Zach Young-City Commissioner/Board of Zoning and Sign Appeals Member

Mark Writesman-Vice-Chairman Board of Zoning and Sign Appeals

Brian Rager-Board of Zoning and Sign Appeals Member

Mike Broadwell-Chairman Board of Zoning and Sign Appeals

Cisco Gilmore- Board of Zoning and Sign Appeals Member

Rodney Joyner-Planning Director

Kevin Chastine-Presenter

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant