

**OFFICIAL MINUTES OF THE MEETING**  
**GOODLETTSVILLE PLANNING AND ZONING COMMISSION**

October 3, 2016

Goodlettsville City Hall  
Massie Chambers

**Present:** Chairman Jim Galbreath, Vice Chairman Jim Driver, Mayor John Coombs, Grady McNeal, Jim Hitt, Scott Trew, Tony Espinosa, Jerry Garrett

**Absent:** Commissioner Jeff Duncan, David Lynn, Bob Whittaker

**Also Present:** Addam McCormick, Commissioner Zach Young, Jeff McCormick, Tim Ellis, Greg Edrington, Rhonda Carson and others

Chairman Jim Galbreath called the meeting to order and Mr. Scott Trew offered prayer.

Addam McCormick noted that the published agenda for the October meeting changed. The item regarding Copper Creek street lights will be moved to the November 2016 meeting as requested by Meritage Homes. No other changes on the agenda.

Minutes of the September 12, 2016 Planning and Zoning Commission minutes stand approved as written.

**Item #1 Copper Creek Section 2-Phase 3/ Ragan Smith:** Requests final subdivision plat for seventeen (17) lots on Sydney Drive. Property is zoned MDRPUD, Medium Density Residential Planned Unit Development. Property is referenced as a portion of the 57.80 acre property referenced as Sumner County Map 143, Parcel 37. Property Owner: Meritage Homes of Tennessee Inc. (9.1 12-16)

A representative for this item was not present at the time the meeting started. Mayor Coombs made a motion to move Item #1 to the end of the agenda to allow time for a representative to attend the meeting. Jim Hitt seconded the motion. The motion passed unanimously 8-0.

A representative for item #1 was not present when the Board revisited this request. Jerry Garrett made a motion to defer this item until a representative could attend a meeting for discussion. Grady McNeal seconded the motion. The motion passed unanimously to defer 8-0.

**Item #2 Denham Blythe Design/Build:** Requests approval for aluminum architectural panels to be used as a primary building material for a preliminary commercial development on Business Park Circle. Property is zoned GOPUD, General Office Planned Unit Development.

Addam McCormick discussed the request and showed the Board members the proposed primary building materials the company would like to use for a new development on Business Park Circle. Mr. McCormick explained the City's current design standards including the building to be fifty percent brick or stone and does not allow metal buildings. Mr. McCormick stated the representatives from Denham Blythe wanted the approval to use aluminum architectural panels as a primary building material before they move forward on the design of a new commercial building. He gave examples of buildings in the City in which this type of material is used for accent and as a secondary material giving the buildings a more modern look. He explained that the Commercial Design Standards give the ability to make approval for special design materials. He suggested discussing an amendment to address this type of material since it is becoming more prevalent on new construction. Chairman Galbreath asked where this lot is located on Business Park Circle. Bill Ramsey representing Denham Blythe said the lot is on the rear

upper right coming in Business Park Circle. He gave the history of Denham Blythe and stated this would be a secondary building for them with the project starting spring 2017. He stated they were open for suggestions and adjustments to keep in compatibility with the surrounding commercial properties. Staff, Planning Commission members, and Mr. Ramsey discussed building materials of surrounding buildings located on Business Park Circle. Mr. Ramsey stated the majority of the buildings are brick/block with residential type construction with shingle roofs. Mayor Coombs stated he would like to see a building that is in keeping with what is already established, and he reminded everyone that this property is adjacent to a residential area. Mr. Grady McNeal suggested it would be beneficial to see a copy of the rendering on the site proposed for a better visual of the proposed project. After discussion, Mr. Jerry Garrett made a motion to defer this item until Mr. Ramsey (Denham Blythe) could bring updated drawings of the proposed site showing brick/stone incorporated with the aluminum architectural panels. Mr. Jim Hitt seconded the motion. The motion passed unanimously to defer 8-0.

**Item #3 Bruce McCandless, Property Owner:** Requests approval for alternative exterior wall design for a proposed residential accessory building at 1155 Willis Branch Road, Property is zoned LDRPUD, Low Density Residential Planned Unit Development. Property is referenced as Sumner County Map 143F. Group A, Parcel 45 and contains 1.87 acres.

Addam McCormick stated the applicant (Bruce McCandless) brought before Staff plans for a residential accessory building behind his home. Mr. McCormick explained the City ordinance regarding residential accessory structures and the requirements of exterior wall materials and roof construction. He explained according to the ordinance, in residential districts, any accessory building exceeding three hundred seventy-five (375) square feet shall be constructed of materials consistent with the primary materials of the principle building/structure. He stated the goal of the Zoning Ordinance is not to define the minimal materials, but for consistency. He explained that Mr. McCandless has a 3,000 plus sq. ft. house constructed with brick exterior and small accent sections of eifs/drivet. Mr. McCandless is requesting to use different materials due to cost, but still be in keeping with the design intentions of the zoning ordinance. Mr. McCormick stated according to the zoning ordinance, Mr. McCandless has come before The Planning and Zoning Commission to appeal and present a proposed design to see if it meets the intent of the ordinance. He stated the property is located at 1155 Willis Branch Road and is the last house in the City Limits for that area. It is zoned LDRPUD, Low Density Residential Planned Unit Development and contains 1.87 acres.

Property owner, Bruce McCandless addressed the Planning Commission. He stated his request for alternative construction materials for the accessory structure is budget oriented driven. He presented pictures of examples of proposed siding buildings. He stated the proposed size of the building would be 30 X 50, and primarily used for storage and baseball hitting practice. He stated the alternative siding material would be more cost effective by up to fifty percent compared to all brick covering. Board members examined the pictures and asked which one he was proposing to build. Mr. McCandless stated he did not have a personal rendering, but would try to match the roof of his existing house, and meet the intent of the wall covering material. Staff, Board members, and Mr. McCandless discussed options including man-made stone to accent the building. Based on discussion, Mr. Jerry Garrett made a motion to defer the item until Mr. McCandless can submit a rendering showing more defined aspects including materials, color, size, and door options. Grady McNeal seconded the motion. The motion passed unanimously to defer 8-0.

**Item #4 North Creek Commons/LNS Development Tennessee:** Requests release of \$434,000 letter of credit for site improvements for a commercial development on North Creek Boulevard.

Staff reviewed. Addam McCormick stated the developer (LNS Development Tennessee) is requesting the release of \$434,000 bond of the Northcreek Commons project which includes the Holiday Inn site. He explained the original bond was put in place before the plat was recorded and the grading permit issued, but the building permit has not been issued. He said the project had a lot of drainage infrastructure including public sewer lines and a tremendous amount of box culverts.

Addam McCormick stated the items still remaining:

- Sewer Testing
- Manholes
- Erosion Control/Stabilize Soil
- Restore access to post office/Asphalt and curb
- Sidewalks along Northcreek Boulevard

Mr. McCormick stated the bond is due to expire November 17, 2016. He said the contractors thought the asphalt/curb work and erosion control would be completed by this date. He said the developers understood the sewer requirements, but questioned the sidewalk requirements because it was not on the original bond amount. Public Works Director, Jeff McCormick suggested there may have been some confusion on the original submitted plans and sidewalk requirement estimate between the previous Public Works Administrator and developer.

No representative of LNS Development Tennessee was present for the meeting.

Staff recommended a reduced bond one-year extension from \$434,000 to \$75,000 due to the completion of the major items and items still remaining. Addam McCormick stated if the asphalt/curb work and erosion control are completed by November 17, he thought the amount could be reduced down to \$50,000 to cover the remaining improvements. Based on Staff comments and discussion, Mr. Tony Espinosa made a motion to extend the bond for a year and reduce the amount to \$75,000. Jim Driver seconded the motion. The motion passed unanimously 8-0.

**Item #5 Zoning Ordinance Amendment/Planning and Development Services Staff:** Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-303 General Provisions and Section 14-305 Signs Permitted in Commercial and Industrial Districts to amend existing digital sign provisions.

Staff reviewed and discussed the request to amend the existing digital sign provisions. Mr. Steve Harris representing Lamar Signs/Billboards was present for the meeting. Addam McCormick reminded the Commission members that this item was discussed at last month's meeting and involves two similar request. The first was a request from Lamar Signs regarding an existing billboard sign on East Cedar, adjacent to I-65. The request is to convert the sign to digital. The sign is within two hundred (200 feet) of existing residential areas. The adjacent properties are zoned commercial and industrial so the existing residential uses are legal non-conforming uses. Lamar's proposal is also to change the sign alignment to be perpendicular to I-65 instead of the current sign angle. Mr. McCormick stated Lamar Signs has received approval from T-DOT which regulates anything 660 ft. of limited interchange/exit ramps. Mr. McCormick discussed a similar digital sign on the South side of the City that was permitted in 2014, and after consulting with the City Attorney, agreed an amendment to the Zoning Ordinance would be the best option. He explained that all the existing billboard type signs are non-conforming so no new "billboard" type signs typically associated with large area and location would be permitted. He discussed existing billboards and the concern in residential areas, stating T-DOT only allows digital signs every two thousand (2,000 feet), so the maximum number of signs would be low. Also, new signs on vacant properties are limited to twenty (20) square feet and new residential zoning type signs are also limited in square footage, therefore, no new additional "billboard" size and area signs would be permitted. Mr. McCormick discussed Metro's requirements regarding digital signs and residential zoning areas including the sign to be dark at night or a static image to reduce glare and automatic adjustment of the

lighting intensity. T-DOT's standard on a static image is to open for eight (8) seconds and then change, he said this is industry standard and the City should be consistent.

Scott Trew expressed his views of the proposed digital signs and hoped the attractiveness of the signs would increase business traffic for the City, but was concerned for the residential areas within 500 ft. and how they may be affected. Grady McNeal questioned the wording, "shall" or "will" in the nonconforming sign provisions, Mr. McCormick stated he would clarify the language with the City Attorney.

Staff discussed the second request for a large square footage sign by Richards and Southern. Mr. McCormick stated Staff is awaiting information from T-DOT division that administers billboard and large square footage signs. He said Staff is still researching because this request will require amendments regarding wall signage and digital signs, and those amendments will be submitted for review at upcoming meetings.

Based on Staff recommendation, and discussion had at this meeting, Jim Driver made a motion to recommend moving forward to the City Commission to amend the Zoning Ordinance Section 14-303 General Provisions and Section 14-305 Signs Permitted in Commercial and Industrial District to include:

1. Defining an area to permit full digital signage of the permitted pole/ground sign square footage and increase other areas to a large percentage
2. Revise minimum time requirement for static digital message to be consistent with T-DOT and industry standards and increased time if within an intersection to reduce distraction.
3. Defining maximum lighting intensity.
4. Defining signage requirements when in close proximity to residential areas.

Scott Trew seconded the motion. The motion passed unanimously 8-0.

#### **Discussion Items:**

##### ***Design Standards Application***

Addam McCormick discussed the zoning ordinance section regarding design standards. He stated the Zoning Ordinance section regarding design standards does not include requirements for industrial developments or specific requirements for non-residential uses in residential zones like churches and schools. He stated Staff would recommend reworking the application sections to have one consistent section and to address any special architectural requirement for industrial buildings and churches and school type buildings in residential zoning districts.

Mayor Coombs asked the current status on the tree/landscaping installation at Copper Creek Section 2. Mr. McCormick stated Meritage homes is working with their attorney and Home Owners Association to find the best option for placement and maintenance of the trees. He stated they will present a proposal in an upcoming meeting.

The meeting adjourned at 6:11 p.m.

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Jim Galbreath, Chairman

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Rhonda Carson, ECD Assistant