

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 3, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Vice Chairman Scott Trew, Mayor Rusty Tinnin, Jeff Duncan, Grady McNeal, Jeff Parnell, Judy Wheeler

Absent: N/A

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, Mary Laine Hucks, and Sharon Reed

Espinosa called the meeting to order and Trew offered prayer.

Espinosa acknowledged the reduced Planning Commission membership from eleven (11) to seven (7) members. Espinosa thanked the two (2) expired members Mr. Jim Hitt and Mr. Bob Whittaker for their commitment to the board and for their service to the Goodlettsville community.

Item #1 Approval of Agenda: Tinnin made a motion to approve the agenda, Duncan seconded the motion. The motion passed.

Item #2 Approval of December 6, 2021 Meeting Minutes: Wheeler made a motion to approve the minutes of the December 6, 2021 meeting, Tinnin seconded the motion. Parnell abstained since he was absent at meeting. Motion passed.

Item #3 Annual Chair and Vice-Chair Officer Election

Trew made a motion to nominate Tony Espinosa for Chairman. Duncan made a motion to suspend nominations and appoint by acclamation. Parnell seconded the motion. The motion passed unanimously. Members voted unanimously to approve Tony Espinosa Chairman of the Goodlettsville Planning and Zoning Commission.

Espinosa thanked the members for the opportunity to continue as Chairman of the Goodlettsville Planning and Zoning Commission.

Tinnin made a motion to nominate Scott Trew for Vice-Chairman. Wheeler seconded the motion. Parnell made a motion to close nominations seconded by McNeal. The motion passed unanimously. Members voted unanimously to approve Scott Trew for Vice-Chairman of the Goodlettsville Planning and Zoning Commission. Vice-Chairman Trew thanked the Commission and accepted the position.

AGENDA

Item #4 Parkview Preserve Phase One - Insight Properties LLC: Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

Item Representative: N/A

Staff Discussion:

-Project Status: Thirty-seven (37) of the thirty-seven (37) single family dwellings units are

completed and ninety-four (94) of ninety-four (94) single family townhouse dwelling units are completed. Total phase one (100%) percent lot construction completed.

-Subdivision Plat Information: Parkview Preserve 1A Recorded April 15, 2019 and Parkview Preserve 1B Recorded July 2, 2019

-Subdivision Roadways: Section of French Street, Wicklow Drive, South Downs Circle, Dartmoor Place, and Killarney Park

-Subdivision Bond Information: Performance Bond \$ 420,000 February 2, 2022 expiration

-Remaining Improvements:

-Any needed asphalt binder layer repair on two (2) sections of private streets in the townhouse area

-Asphalt surface layer on two (2) sections of private streets in the townhouse area

-Sections of sidewalk and curb repair

-Storm water finish grading including reestablishing detention ponds bottom grades

-Roadway and parking space striping

-Landscaping – street tree landscaping

-Remaining Improvement Cost Estimate: \$ 150,000

-The developer has requested the Planning Commission to discuss the plan specified street tree plantings.

-The final master plan includes trees along the section of the project with single family lots including a tree behind the sidewalk between the homes.

-The street tree specified on the plan is a Bloodgood London Planetree. The non-native tree is a fast-growing large canopy tree with spreads of fifty (50') to seventy (70') feet and is considered a city durable type due to tolerance for compacted soils and air pollutants but also noted than can include surface roots.

-Due to the limited setback between the sidewalk and house and underground electric service connections and water and sewer meters in area of the specified planting

-Staff would recommend approval with stipulations

-Stipulation-The developer is proposing acceptance of French Street (public street) by the City Commission at the January 27, 2022 meeting and approval of all other improvements including private streets, storm water, walking trail, and landscaping.

-Stipulation-The developer is planning to complete the remaining improvements for acceptance. If the remaining improvements are completed, inspected, and approved prior to the City Commission meeting then staff would recommend acceptance with a one-year \$ 60,000 maintenance bond for the public street/improvements.

-Stipulation-If the improvements are not completed, then staff would recommend a maximum one-year extension and bond reduction at \$ 200,000.

Planning Commission Discussion:

-Trew questioned staff how many trees are being planted, location of trees and who is responsible for the trees

-Staff responded approximately forty (40) to forty-five (45) trees, planting behind the sidewalk, and if planted on private property the homeowner will be responsible

-Trew discussed going forward the trees should be on the homeowner's property and not on City property for the City to maintain

-Freeman asked if the original plans show the plantings between the sidewalk and the curb

-Staff responded the final plans were approved with the planting behind the sidewalk on property lines

-Staff responded with street tree plantings going forward a horticulturist recommends three (3) or four(4) different species

-Parnell discussed a resident asking him about trees being planted around the single-family homes and the electrical station
-Staff responded they will verify with the developer planting landscape in that area is within the second phase requirements.

Motion: Motion by Trew to approve the request with stipulations referenced in meeting, seconded by Tinnin. The motion passed unanimously.

Item #5 Dry Creek Commons: Vastland, Eatherly. McClung Development LLC -Performance Bond Extension

Item Representative: N/A

Staff Discussion:

-Project Status: Forty (40) of the forty (40) units in phase one are either completed or near completion.
-Subdivision Plat Information: Phase One Horizontal Property Regime Master Deed—recorded May 29, 2020
-Subdivision Roadways: Dry Creek Commons Private Drive
-Subdivision Bond Information: Performance Bond \$ 115,000 January 30, 2022 Expiration
-Remaining Improvements:
-Any applicable concrete curb and asphalt binder surface repairs due to construction
-Asphalt surface and pavement striping
-Landscaping
-Sidewalk construction with remaining unit construction completion
-Remaining Improvement Cost Estimate: \$ 60,000
-Staff would recommend approval of one-year extension of the current bond. The developer has discussed extending the bond for the phase two (2) improvements based on the improvements remaining at the time of recording of the master deed for phase two (2).

Motion: Trew made a motion to approve the request, seconded by Duncan. The motion passed unanimously.

Item #6 AL. Neyer- Scott Martsolf: Request recommendation to the City Commission to rezone 26.48 acres at 1016 A and B Louisville Hwy 31W from A, Agricultural and CG, Commercial General to IG, Industrial General. Properties referenced as Sumner County Tax Map/Parcels# 141 058.00 000, 141 058.02 000, 141 059.00 000. Property Owners: Nancy P. Neely and Karen Neely Mullins.

Item Representative: Jeremy Westmoreland

Staff Discussion:

-The request is to rezone the entire area of the listed properties from CG, Commercial General and Agricultural to IG, Industrial General.
-The properties contain an existing non-conforming industrial business on the back portion of the properties in the currently Agricultural zoning area.
-Due to the recent land use study completed by the City including a defined use and intended area of the defined use within the IG, Industrial General District, staff requests instead of zoning the properties to Industrial General per the City's Comprehensive Land Use plan to instead create a new Industrial Commercial district and rezone the properties to this new zoning classification.

- The applicant is not requesting the defined use included in the recent study (adult oriented business) referenced above as part of the development proposal.
- Staff has recommended with the rezoning request based on the City's Comprehensive Land Use Plan to maintain a 250' section of Commercial General zoning along Louisville Hwy 31W to provide consistent land use and commercial developments design along the streetscape frontage with the other Commercial General zoned properties.
- The Industrial Commercial district would include expanded commercial uses and permitted defined industrial uses.
- The Industrial Commercial section of the properties would still be under the industrial section of the City's Design Guidelines.
- Staff's recommendation is to submit to the City Commission a revised proposal to amend the Zoning Ordinance to create the Industrial Commercial zoning district and designate a majority of the properties requested (except for front 250' section) to the Industrial Commercial zoning district.
- The revised land use chart, minimum setbacks, and zoning district requirements included in the meeting packet would be part of the amendments creating the Industrial Commercial zoning district.
- Staff would recommend approval to the City Commission based on the City's Comprehensive Land Use plan designation to amend the Zoning Ordinance to include the Industrial Commercial zoning district and designate the property zoning to the Industrial Commercial zoning district except for the front 250' Louisville Hwy roadway frontage section of the property, which is recommended to remain the zoned CG, Commercial General.

Planning Commission Discussion:

- Duncan commented he likes the creative plan with more flexibility for the Board and City
- Parnell commented he agrees with Duncan's comments and discussed the Industrial Commercial, Commercial General, and the front 250' zoning
- Westmoreland responded they are requesting re-zoning and front will be access
- Parnell asked if this would be first reading
- Staff responded that what the Planning Commission recommends would go before the City Commission for the final decision
- Espinosa asked Freeman how the motion for an amendment would read
- Freeman responded with a recommendation to create a new district as a motion and rezone the properties to the new zoning classification
- Staff responded and discussed the proposed Industrial Commercial and Commercial General zoning
- Westmoreland responded their preference would be to keep the front 250' Commercial zoning and rezone everything past the front 250' Industrial Commercial
- Ellis discussed the new zoning recommendations and expressed concern with complicating the request
- Parnell discussed rezoning the commercial properties along Louisville Hwy. 31 W
- Westmoreland responded their request appears to be in compliance with the City's Comprehensive land use plan
- Parnell discussed rezoning for the entire area from Agricultural to Commercial Industrial and including a provision that requires consistent building materials requirements of the commercial design guidelines and possibility of adding other properties in the rezoning
- Staff recommend this request go forward and the City could notify the other property owners the rezoning available if interested and that typically the city does not rezone property without request of the property owner but this option would be recommended as a separate review
- Espinosa asked Freeman if there would be an issue with a motion to rezone the 26.48 acres

- Freeman responded no issue with splitting parcels
- Trew asked if the request would be spot zoning
- Staff responded not in this circumstance
- Duncan discussed the recommendation creating the Industrial Commercial zoning for the City Commission's approval
- Parnell asked what is the rear set-back for Industrial Commercial zoning
- Staff responded the new Industrial Commercial and Industrial General thirty (30') feet
- Parnell asked if the setback is sufficient
- Staff discussed setback being consistent with the current IG zoning requirements

Motion: Parnell made a motion to amend the Zoning Ordinance to create the Industrial Commercial zoning district referenced in meeting, seconded by Duncan. The motion passed unanimously.

Motion: Duncan made a motion to approve the Zoning request to Industrial Commercial referenced in the previous motion, except for the front 250' which will remain zoned Commercial General, seconded by Parnell. The motion passed unanimously.

Item #7 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-307. Nonconforming Sign Provisions to permit multiple non-conforming signs to be altered to install one sign with a defined percentage combined sign square footage

Item Representative: Mr. Cummings, Lamar Advertising

Staff Discussion:

- The Planning Commission at the December meeting discussed the possibility of a Zoning Ordinance amendment per the request received for 707 Rivergate Parkway.
- After the December 2021 meeting, staff prepared the proposed Zoning Ordinance amendment regarding alteration of multiple non-conforming signs on a property.
- The intention of the ordinance is to encourage reducing the number of non-conforming signs on a property to a single pole or ground type sign with a defined maximum increase of the currently permitted sign area and at a minimum less than the existing sign area square footage.
- The proposed amendment is limited to a signage proposal based only on the existing signs on the property per Commission discussion at the December meeting.
- The altered sign would be required to meet the City's current minimum sign setbacks and maximum sign height.
- The property includes two (2) interstate high rise type signs at sixty (60') feet in height totaling 324 square feet in sign area. (144 and 180 sq. ft.) Based on the maximum sign square footage permitted in the Interstate Sign District based on the proposed sign location and spacing from Rivergate Parkway (228 sq. ft.), then with the proposed ordinance amendment the sign area permitted for one sign (replacing existing signs) would be 296 total sq. ft. This square footage is thirty (30%) percent above the maximum sign area permitted for a new sign on the property and less than the existing square footage of the existing two (2) signs.
- Staff presented the amended proposal

Planning Commission Discussion:

- Freeman discussed the time statute for nonconforming signs

-Staff responded the use of the property is conforming the accessory signs are nonconforming and once the existing signs are removed voluntarily by the owner and replaced with a revised sign the original non-conforming status would lapse

Motion: Wheeler made the motion to approve the request, seconded by Tinnin. The motion passed unanimously.

Item #8 Planning and Development Services Staff: Requests approval of the 2021 Planning Commission Annual Report

Staff Discussion:

-In 2022 plan on working on residential planned unit development regulations, parking, design, and street landscaping and reviewing the Comprehensive Land Use plan for needed updates and revisions

Motion: Duncan made the motion to approve the request, seconded by Wheeler. The motion passed unanimously.

Espinosa opened the Public Forum on Planning Related Topics

No one requested to speak at the meeting. The public forum was closed.
Tinnin made a motion to close the public forum, seconded by Trew.

DISCUSSION ITEM:

N. Main Street Mixed Use Development/Extension of Commercial Core Overlay

Staff received a request for a commercial center site development including residential second story units on N. Main Street. The 1.25-acre property is zoned CS, Commercial Services. The zoning district does not permit the second level residential use. The property is south of the recently approved 619 N. Main Street/Stone Bridge Lofts project including 310 apartments and commercial frontage. The City's CCO, Commercial Core Overlay permits the second level residential, but the overlay district stops south of the property at the N. Main Street/Moncrief/Myers intersections. The discussion item is to determine if the project is feasible which would require staff to administer the request with either a Zoning Map or Zoning Ordinance amendment.

Duncan discussed the future Main Street project and additional commercial space in the walkable corridor

Freeman responded this property is included in the Main Street project but sidewalk with the property is across the street in this location

Staff responded the developer of the 619 N. Main street project has discussed extending the sidewalks to the 619. Main Street project

Duncan explained the vision for the future Main Street project

Trew questioned the status of the nonconforming duplex issue on Moss Trail discussed a few meetings ago

Staff responded the violation notice prepared by the City's Codes Director is still open and the owner was sent an email after the Planning Commission meeting with the burden for the owner to approve the request was within the non-conforming use regulations

Tinnin expressed his thanks to the previous and current board members, Mr. Garrett, Mr. Hitt, Mr. Lynn, Mr. Whittaker for their service.

Wheeler expressed her thanks to the staff for the Planning Commission Annual Report.

With no further business, the meeting adjourned at 6:12 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant