

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 1, 2021

Remote Zoom Format Meeting

5:00 p.m.

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

All members discussed during roll call being at home alone or family only at their locations

Absent: Bob Whittaker

Also Present: Addam McCormick (Staff), Russell Freeman, Mary Laine Hucks, Rhonda Carson, and Tim Ellis

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

Staff discussed that no public comments were submitted prior to the meeting.

Espinosa and staff discussed items two (2) and three (3) could be reviewed together. Hitt made a motion to approve the agenda, Duncan seconded the motion. Motion passed 9-0. Roll Call vote completed. (Lynn experienced audio issues no vote)

Garrett made the motion to suspend the Planning Commission's By-Laws to permit the remote meeting format, Wheeler seconded the motion. The motion passed 9-0. Roll call vote completed (Lynn experienced audio issues no vote)

Wheeler made a motion to approve the minutes of the February 1, 2021 meeting, Trew seconded the motion. Motion passed 9-0. Roll call vote completed (Lynn experienced audio issues no vote)

AGENDA

Item#1 **Dry Creek Planned Unit Development/Natelli Communities/Ragan-Smith Associates:** Request Dry Creek Farms Master Plan Amendment and the rezoning of 21.38 acres from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development for 123 townhouse units at Dry Creek Road and Dickerson Road, and Robert Cartwright Drive. Property referenced as Davidson County Tax Map/Parcels# 03300004200 and 03300029700. Property Owners: Terry Wilkes and Fred Hix (#03-21)

Project Representative: Scott Bernick and Andrew Tarsi- Ragan-Smith Associates, Michael and Thomas Natelli, Natelli Development, Jackson Nichols, Ryan Homes

Staff Discussion:

-Current master plan for property Dry Creek Farms approved in 2003 including 90,000 sq. ft. commercial center and outlot-5,000 sq. ft. along Dry Creek Road and Dickerson Road and office professional 50,000 sq. on Robert Cartwright Drive

-Project includes public streets

-Proposal is for brick/stone mixed front elevation with remaining wall areas hardi board type cement board siding and variance from Design Standards requirement for 50% brick/stone on all wall areas with cement board siding

-Screening method along streets and sample design from Parkview Preserve project- similar screening method along Dry Creek Road like across street screening back of houses in Ivy Hills residential project

-Proposal is for master plan amendment and rezoning for 123 residential townhouse units (5.75 units per acre) with 1.6 acres remaining for commercial

-Planning Commission discussed a multifamily project in August 2020 and viability of the commercial designation on Dry Creek Road side of the property

-Staff recommendation to deny to include more commercial to remain or defer to include more commercial area- a reduced scale commercial center viable near signalized intersection

Bernick discussed original master and changes since original master plan including the Avalon Retail Center/Convenience market fuel center at Robert Cartwright and Dickerson so commercial mix has changed

Bernick discussed economic development and no justification for a large scale retail center in area and additional roof tops in area and increased traffic on Dickerson Road

Bernick discussed proposed master plan based on today's market and development includes townhouse ownership neighborhood design

Bernick discussed development and storm water requirements have changed since original master plan including water quality requirements and detention area is designated flood zone and center creek area flood zones so property limited for revising design

-Bernick discussed proposal is a hybrid design good mix of neighborhood scale commercial and residential and proposal consistent with the City's comprehensive land use plan designation

-Thomas Natelli discussed company been involved in Nashville market for several years and reviewed property and retail and residential market in area and proposal is best path forward

-Natelli discussed he understands the city's position on commercial but with his experience did not see the commercial center working per current master plan

-Michael Natelli discussed main commercial corridor in this area is on other side of I-65 and this property area skipped over

-Bernick discussed project fee simple for sale townhouse project

Planning Commission Discussion:

-Trew since 2003 master plan and requests for residential have been against it but might change mind, seventeen (17) years might be enough to prove not going to be commercial but when city rezones property then commercial is gone and what is proposed for E area across Dry Creek

Road and outlot and multi-family design retail downstairs residential on top approved on another project on Dickerson Road/Main Street

-Duncan discussed a live work type design was the other project

-Natelli discussed live work type units and need right type of traffic to make it work in his experience with over 100 communities

-Natelli discussed reviewing if city would be interested for a dog park- civic use- limited commercial potential and corner lot would be based on market need no intention to duplicate corner commercial use approved at Robert Cartwright and Dickerson

-Duncan discussed being neutral- property has been sitting there a long time and would be nice to see development of the property but against aesthetic design variance issue

-Wheeler asked if design variance was an economic issue and similar issue with Parkview Preserve

-Staff discussed the Parkview Preserve approval and the request would be a design variance on amount of brick/stone proposed versus what is required

-Nichols discussed their design is to include a brick/stone water table and mixed front but hardi-board for design intention and what market is asking for and that Ryan Homes wants to follow guidelines but what buyers are wanting is what they are proposing

-Hitt discussed potential for commercial is an issue but is 50/50 on the issue at this time

-Tinnin discussed the property has been sitting there seventeen (17) years good to move forward with something

-Parnell discussed also being 50/50 on request but Robert Cartwright side agree since office space is not likely to happen there and retail is not dead in the area would like to see with residential in area approved and proposed would like to see commercial potential at this time

-Natelli discussed big box retail noting going to come into this neighborhood since they don't want to be in a neighborhood setting with night time deliveries and property not good for this use and don't think a center type commercial use would be viable. A grocery might review location but, in that case, would probably already be here if they would have been interested and that corner lot could be convenience/service type use or day care

-Garrett discussed the need for additional commercial to be reserved and residential design to adhere to design guidelines

-Espinosa discussed agreement with Garrett and understands the office part of master plan not likely

-Ellis discussed not speaking for or against but traffic count along Dickerson has increased by 4,000 vehicles a day and townhouse and neighborhoods developing so commercial development criteria are better and traffic is a positive for that area

-Staff discussed the discussion at the August 2020 meeting about a similar proposal versus master plan designation and the adjacent traffic signal, area resident expectations, but understands a 90,000 sq. ft. retail center probably too much expected commercial

-Hucks discussed commercial development potential of Dickerson Road as road to Nashville understands no big box development but hesitant to give up all commercial potential since can see some level of commercial in area

-Trew discussed staff comment on screen design issue- mirror what is adjacent to property in development

-Duncan asked about proposed price point

-Natelli discussed upper \$ 200,000 and their intention is for under \$ 300,000

-Duncan discussed saving more commercial need to strike some balance but don't think proposal is there

-Espinosa discussed agreement with Duncan and potential to defer request

-Natelli discussed proposal and could review more retail with existing detention and stream buffers difficult to expand commercial any additional commercial would be north west along Dry Creek Road not ruling out and would consider and wants Commission to be supportive of proposal

-Trew discussed commercial options review possible live work and screening design

Motion: Trew made a motion to defer the request, Garrett seconded the motion. Motion passed 10-0. Roll call vote completed

-Espinosa discussed differing on live work at this location

-Wheeler and Staff discussed design variance and Parkview Preserve approved at 25% brick fronts and remainder cement board but Dry Creek Commons on Alta Loma approved at 50% brick

-Garrett discussed issue at Parkview Preserve and developer originally ignored design requirements on several units until corrected and then asked to reduced standards

-Duncan agreed with Parnell the Robert Cartwright side of project perfect use

-Parnell discussed the two exits on Robert Cartwright

-Staff discussed one was a gated access emergency only due to limitation for fire truck to turn around in traffic circle

-Parnell discussed could not one of the exit/entrances to line up with access across Robert Cartwright work better and possibly allow more units, take units from other side to leave more commercial

Item#2 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC:** Requests approval of final master /construction plans for phase five (5) including thirty (30) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (# 07-19)-Deferred Item

Item#3 **Echo Hills Estates Master Plan/Civil Design Consultants, LLC:** Requests approval of final master /construction plans for phase six (6) including thirty-one (31) single family home lots on a portion of 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner- J.D Eatherly (# 07-19)- Deferred Item

Project Representative: Jared Gray, Echo Hills

Staff Discussion:

- Planning Commission in September 2019 approved extension of original master plan to complete these phases
- Remaining questions on plans storm water design and drainage
- Issue with draining to Campbell Road detention pond and home owner's association would not approve any pond alterations
- Recommend deferral to address remaining questions
- Gray discussed storm design models regarding storm water detention design will address comments

Planning Commission Discussion:

- Parnell discussed geotechnical information on slopes and Gray confirmed he had the report
- Duncan discussed remaining items defer request to finish plans

Motion: Duncan made a motion to defer the request, Parnell seconded the motion. Motion passed 10-0. Roll call vote completed

Item#4 **Michele Frazier, Property Owner: Requests conditional use approval for a mini-warehouse storage facility** on 0.93 acres on North Creek Blvd for property referenced as lot seventeen (17) of the North Creek Commons Section Thirteen (13) Subdivision Plat. Property is zoned CPUD, Commercial Planned Unit Development and is referenced as Davidson County Tax Map 0260016800. If the conditional use is approved, the typical Planning Commission site plan review process will be required

Project Representative: Michele Frazier, Property Owner

Staff Discussion:

- Property zoning and conditional use process for personal mini-ware house use
- Several apartment units in area so storage would be a need but only for personal storage not large business type storage
- Building and site design key and multi-story building design fit in area with Design Standards
- Frazier discussed originally purchased property to construct dental office and has been vacant for several years
- Wanted to see if use would work first before hiring engineers and had questions about setbacks, design and requested feedback from commission
- Trew discussed the design will make the difference to him
- Duncan discussed drainage in area with adjacent hotel
- Ellis discussed the hotel's underground detention is adjacent to this property on a different property
- Duncan discussed internal building access and need to match aesthetics of area with building design
- Wheeler discussed design will be major issue and discussed drainage on adjacent property
- Duncan responded drainage is on the adjacent property so hotel drainage not an issue with the property
- Hitt discussed design and how would you access internal storage units and not initially in favor but site and building design is key
- Tinnin discussed would be good for residents in the area and design will be very important to fit in the area
- Parnell discussed the need for use and design will be key and could do shared access with Pinnacle Bank property and ten (10%) percent of households have storage units and would need to see preliminary design concept plans and no truck rentals with project
- Garrett discussed the need to see rendering before voting on conditional use and design will be key
- Espinosa discussed demand for proposal and design of site and building important
- Frazier discussed understand design concerns since have a business in area and inside storage access, no planned truck rentals, and what are next steps
- Espinosa discussed deferring request and review economics of site development and provide building renderings and meet with staff for review before submitting back to Planning Commission
- Frazier discussed drawings
- Staff discussed a level of plans showing site development and building scale of proposal- architectural renderings but not full building design for conditional use review

Motion: Duncan made a motion to defer the request, Hitt seconded the motion. Motion passed 10-0. Roll call vote completed

- Parnell discussed if conditional use approval would be first then site plan approval
- Staff confirmed that is the approval process

Item#5

Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance

Sections 14-305 Signs Permitted in Commercial and Industrial Districts,
(2) Interchange Sign Zone (b) to include increased sign height based on
the sign separation distance from the property access roadway and
visibility from interstate and Quik Trip request approval of the revised -
location and height of high-rise interstate sign on Louisville Hwy 31W

Project Representative: Daniel Chambers, Quik Trip

Staff Discussion:

- Agenda item is to relocate sign location per previous site plan approval and ordinance amendment to permit increased sign height from sixty (60') to one hundred (100') feet due to sign location proposal from Hwy 31W
- Commission discussed proposal at the February 2021 meeting
- Staff discussed existing and proposed sign locations and heights in relation to grade
- Staff discussed other interstate area signs and residential properties and elevations in relation to the sign in area with closets residential house across I-65 about 950' separation.
- Sign ordinance based on amendment approved amendment in 2020 for increased sign area based on distance the proposed sign is from street and based on streetscape designs
- Chambers discussed renderings and proposal to remove sign further from Hwy 31W with goal to get above the tree lines and north bound traffic to see sign and can't get high enough for south bound traffic so see and would not ask for higher sign

Planning Commission Discussion:

- Hitt discussed why staff listed deferment in report
- Staff discussed the sign renderings were provided only right before meeting which is why information was not in the meeting packets and amendment proposal based on discussion at February 2021 meeting and proposed amendment would be available to other properties in the interchange overlays on exits 96-98 meeting property and sign location provisions and different exit area elevations and visibility
- Espinosa discussed if ordinance would be available at all exits in the overlay or could be exit specific due to elevation issues discussed
- Staff discussed ordinance amendment proposal based on larger properties with availability to move sign further from street and streetscape appearance and signs closely located with interstate right-of-way and directly adjacent to residential properties and ordinance would apply to other properties in interchange areas and sign ordinance cannot only apply to Quik Trip property
- Espinosa discussed the amendment is tied to property size requirements
- Staff discussed the basis of amendment is streetscape appearance and distance from street scape then sign can be increased in height and sign behind buildings
- Espinosa discussed if allowed to any property and typically truck stop and gas stops wanting the higher signs
- Ellis discussed engineering requirements with signs
- Staff discussed yes engineering required with ice and wind loads and state requires engineering design for all signs over twenty (20') feet in height
- Parnell discussed sign height in relation to adjacent Shell sign and renderings provided show Shell sign also so is larger sign needed with height in addition to moving sign to higher elevation to start with and how would ordinance apply to 7-Eleven project

- Parnell requested to see the adjacent Shell height and elevation of the sign
- Staff discussed can get adjacent Shell height but based on sign visibility and other sign heights the sign is in the sixty (60') to seventy (70') feet height and Quik Trip will be a higher sign
- Duncan discussed the 7-Eleven site not enough depth to move sign further back from street and the Quik Trip sign not only larger height but increased elevation on property so increased total sign height and ordinance based on property dimension and streetscape appearance
- Trew discussed no problem with amendment
- Chambers discussed the concerns of the Commission and proposal to move sign further up property elevation and distance from roadway and proposed sign and could get height of Shell sign and may be higher than height discussed by staff

Motion: Parnell made a motion to defer the request, Duncan confirmed with Chambers that sign would not be ordered within next thirty (30) days and seconded the motion. Motion did not pass with a 3-6 vote with Duncan, Tinnin, and Parnell voting yes and Trew, Hitt, Wheeler, McNeal, Garrett, and Espinosa voting no (Lynn vote not available)

Garrett made a motion to approve, seconded by Wheeler. Motion passed 8-1 with Parnell voting no. (Lynn vote not available). Roll call vote completed Amendment moved onto to City Commission for review

Item#6 **Zoning Ordinance Amendment-Planning Staff:** Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations to include Item (S) Critical Lot Plan and Permit Process for developments on properties not required to complete a site plan or construction plan process and including alteration to slopes exceeding twenty (20%)

Project Representative: N/A- City staff requested item

Staff Discussion:

- Proposal is due to the challenging properties in city and previous city engineer discussed the need for a defined approval permit review process for these properties due to steep slopes, flood zones, wetlands, etc

Planning Commission Discussion:

- Duncan and Wheeler discussed good to get professional guidance on these properties
- Duncan and Hitt discussed the proposal seems reasonable
- Parnell discussed the amendment is needed and where did twenty (20%) percent slope provision come from was is tied to an issue with property elevation seen with other cities due to soil issues at higher elevations
- Staff discussed the twenty (20%) percent provision is based on example of other ordinances-common percentage defined
- Garrett and Espinosa discussed being in agreement seemed reasonable

Motion: Duncan made a motion to approve the request, Wheeler seconded the motion. Motion passed 9-0. Roll call vote completed (Lynn vote not available)

DISCUSSION ITEMS:

-Sumner County Urban Growth Boundary Amendment Process:

- Planning Commission approved last spring- City Commission reviewing upcoming meeting
- Process will include review by the Sumner County Coordinating Committee

-Residential Rental Regulations:

- City's ability to regulate would be an issue since zoning ordinance based on permanent and transient versus ownership versus rental use
- Private homeowner's associations can regulate these issues
- Commission review new developments and owner versus rental intention of approved development then can include set up in private restrictions

-Adult oriented business working on ordinance amendment intention is for including the use in the IG, Industrial General district with spacing per state law modeling City of Brentwood ordinance similar set up intention and currently city does not permit the uses in any zoning district which could be a discrimination issue which is reason for adding the use with an amendment versus maintaining per existing ordinance and a City Commissioner received confirmation with Metro that their adult business provisions would not apply in the Davidson County side of city which was the previous understanding

With no further business, the meeting adjourned at 7:28 pm. All in favor.

Chairman Tony Espinosa

Addam McCormick, Planning Director