

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 7, 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 Wheeler offered prayer.

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

**Item #2 Approval of January 3, 2022 Meeting Minutes:** Trew made a motion to approve the minutes of the January 3, 2022 meeting, Duncan seconded the motion. The motion passed.

**AGENDA**

**Item #3 IFP Realty, LLC /AZIM Tech Engineering:** Requests site plan approval for a 12,000 sq. ft. office and service center on 1.52 acres on Windsor Green Ct. Property is zoned GOPUD, General Office Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 026060B02400CO. Property Owner: IFP Realty, LLC (#1-22)

**Item Representative: Rocky LeBlanc & Marlon Bonilla**

**Staff Discussion:**

- The project is part of the North Creek Commons commercial development that included a shared storm water quantity detention pond.
- The site will drain to the shared detention pond. An individual storm water quality design will be required with the project. The City's Engineer consultant submitted outstanding comments regarding storm water and other minor plan details.
- Staff would recommend approval with stipulation of remaining engineering plan comments be confirmed by City Engineer consultant prior to land disturbance/grading permit issuance.

**Planning Commission Discussion:**

- LeBlanc discussed the engineer working on the calculations for the detention pond and will provide the information requested
- Duncan asked about the number of parking spaces for the building
- McCormick responded and discussed the number of parking spaces was more than the minimum

**Motion:** Motion by Wheeler to approve the request with the stipulation referenced in meeting, seconded by Duncan. The motion passed unanimously.

**Item #4 Publix/Caldwell Square/RavenVolt:** Requests review of required screening requirements for an additional back-up generator at 460 Long Hollow Pike (SR 174). Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Tax Map/Parcel 143JG001.00000. Property Owners: PSM Tennessee Holdings LLC

**Item Representative: Dylan Jackson and Khaled Aboomar, RavenVolt, Inc.**

**Staff Discussion:**

- The request is for an additional emergency generator to be installed for expanded generator operating capacity.
- The request would be a minor master plan amendment proposal.
- The proposed additional generator is on the north-east side of the building along the existing side parking lot.
- The proposed generator would include reduced parking, but the proposal would not create a minimum parking violation for the Publix center.
- During the initial review of the proposal, staff requested a type of screen wall along the side of the proposed generator due to increased visibility of the proposal.
- The applicant originally requested the generator to be along the perimeter parking spaces in this area but based on the proposed diesel fuel tank with the generator, the City's Zoning Ordinance requires the fuel tank to be located outside the front yard. Per the CPUDL, Commercial Planned Unit Development Limited zoning and project master plan the front setback is forty (40') feet off the Loretta Drive right-of-way.
- The Planning Commission in review of alterations to master plans in planned unit development zoned properties may review variances or alternatives to zoning requirements.
- Staff would recommend-Per original staff request, approval of proposal with a type of screen wall between the proposed generator and adjacent parking area and the revised generator location along the building.

**Planning Commission Discussion:**

- Aboomar discussed the existing retaining wall, fence, and vegetation along Loretta Drive and the placement of the additional emergency generator.
- Trew asked if the additional generator is for emergency use and how loud is the generator when it is in use
- Aboomar responded the generator is for emergency use and explained that Publix wants to increase the generator capacity in the event of a storm the additional generator can power up the entire store.
- Aboomar discussed the generator is not loud enough to disturb the residential property next door.
- Parnell questioned if the fire marshal or fire chief has approved the diesel tank next to the building
- McCormick discussed the City's Fire Marshal has been involved in the review
- Duncan asked applicant if they are going to have a day-tank under the generator
- Aboomar responds the generator will sit in a double wall rupture basin
- Duncan provides an explanation to the board on how similar utilities use this industry standard for storing fuel
- Duncan discussed the need for a screening wall on the front parking side of building
- Espinosa asked for clarification on the request for item #4
- McCormick discussed the location request increased the visibility and the need for a screening wall
- Aboomar asked if they moved the generator to original location and added evergreen to the island would that be acceptable?

- Aboomar discussed the time frame and process of moving and installing an additional generator
- Espinosa asked the board for thoughts or type of screening wall
- Parnell responded and discussed the existing wall/fence along Loretta and the location of the generator alongside the brick building would be better for noise and appearance
- Aboomar discussed a sidewalk in the area and not able to close the sidewalk due to an entrance

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

**Item #5 ABG Caulking & Waterproofing/ Thomas L. Anderson, Architects, Inc:** Request site plan for alterations of existing building and parking for an additional 4,966 sq. ft. of building area and revised parking area layout on 1.22 acres at 861 Springfield Hwy 41 (SR 11). Property is zoned CG, Commercial General and is referenced as Sumner County Tax Map/Parcel# 141MA 00100000. Property Owners: ABGFLP NO 1 LP / ARLES B GREENE. (#2-22)

**Item Representative: Tom Anderson and Wesley Green**

**Staff Discussion:**

- The proposal is to alter the existing parking, removal of an existing building at the back of the property, and exterior storage area to include a building expansion.
- The applicant has requested an extension of the metal building wall materials of the adjacent building area.
- The proposal would include a design variance from the Design Guidelines regarding the proposed expansion of the exterior metal building materials currently at the rear of the building.
- Staff would recommend approval with stipulation that parking area be altered to include no increased impervious area due to existing drainage complaints and issues unless a storm water detention pond design is included to control the increased drainage from the proposed limited parking expansion
- Due to existing building design, staff would recommend proposal for expansion of the metal exterior building materials.

**Planning Commission Discussion:**

- Anderson responded they plan to address the runoff water issue for the proposed increased parking area and have no issue with the stipulations.

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

**ITEM #6 McBee's Coffee 'N Carwash / Davidson Architecture & Engineering, LLC:** Request site plan approval for a 6,335 sq.ft. automated car wash facility on 1.47 acres at 155 Long Hollow Pike. Property is zoned CPUD, Commercial Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 02601015400. Property Owner: McBee's Coffee N' Carwash, Inc. (#3-22)

**Item Representative: Steven and Jesse McBee**

**Staff Discussion:**

- The site plan includes an alteration of the existing Long Hollow Pike driveway to include curb radius for improved access in and out of the site.
- Due to existing property conditions and FEMA flood plain and stream bank buffer designs, the revised design includes underground storm water detention and water quality designs.

- The site design includes reduced stream buffers due to existing driveway and site access conditions.
- Staff would recommend approval with stipulation of the remaining engineering plan comments being confirmed by City Engineer consultant prior to land disturbance/grading permit issuance.

**Planning Commission Discussion:**

- Duncan questioned if the color meets the City's color standard
- McCormick responded it meets the fifteen percent (15%) standard and they revised the plans from initial plan submittal due to comment about percentage
- Trew discussed concern with turning left onto Long Hollow Pike and the Commission discussed the existing driveway and turn movements with center turn lane
- Espinosa asked if the business is a franchise
- McBee responded it is family privately owned
- Parnell discussed the need for additional lane to get out of line once someone is on the property
- McBee responded they had not thought about the issue but looking at the site plan there are a couple of options they can create for additional exits
- Espinosa asked if there was enough width for two (2) cars to get through the pay station gate
- McBee responded there is enough width for two (2) cars and the Commission questioned the lane width for two (2) vehicles
- Freeman discussed the "turn lane" on Long Hollow Pike being by statute a bidirectional lane
- Wheeler questioned staff if there is less impervious area in the new site.
- McCormick responded and discussed the stream buffer area design and site development design
- Parnell questioned the off-site utility work
- McCormick responded according to the drawings the utilities come out the back of the site within existing easements.
- Tinnin comments on a similar car wash that is in a more confined space and no issue with traffic

**Motion:** Tinnin made a motion to approve the request with stipulations referenced in meeting, seconded by Duncan. Staff questioned if the additional interior access was required with motion and the Commission discussed the access not being a part of the motion. The motion passed unanimously.

**Item #7 Dry Creek Villages/ Wamble & Associates:** Requests final master plan approval for thirty-seven (37) townhouses on 11.00 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcel# 03300020500 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Gallardia Properties, LLC (#12-21) *Preliminary Master Plan approved as Dry Creek Townhomes*

**Item Representative: Danny Wamble and Clay Cauble**

**Staff Discussion:**

- The City's Engineer consultant has requested additional information regarding detention pond design outlet location and design.
- Per the Preliminary Master Plan approval, the townhouses will include fifty (50%) percent brick or stone on all walls of the first floor and the remaining walls areas include forty-five (45%) percent cement fiber board siding, and five (5%) percent of vinyl siding and treatments for decorative gable areas.
- The finished floor elevations of the town house units range from 514' to 519.33' and finished grade around units ranges from 510' to 516'.
- The adjacent FEMA flood plains base flood elevation is 494'. The city requires all residential floor elevations to be a minimum of two (2') feet above the FEMA base flood elevation.

-Staff would recommend approval with stipulation of the remaining engineering plan comments being confirmed by City Engineer consultant prior to land disturbance/grading permit issuance

**Planning Commission Discussion:**

-Wamble agreed with staff's presentation and discussed an overview of the property including the density of project per acre, the parking requirements, being for-sale units, a homeowner's association that will maintain the property, and utility requirements.

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

**Item #8 Zoning Ordinance Amendment-Planning Staff:** Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 Commercial District Regulations to add section (8) Main Street Mixed Use Overlay

**Staff Discussion:**

-Per discussion at the January 2022 Planning Commission meeting, a proposed ordinance is to create a North Main Street Overlay section of the Zoning Ordinance to permit upper-level residential uses for the commercial properties along N. Main Street.

-The overlay is based on the existing Commercial Core Overlay but with a reduced maximum density from forty (40) units per acre to fifteen (15) unit per acre and reduced focus on an urban building design.

-The intention is to create the Zoning Ordinance section and either designate individual requested properties to be included within the area defined by the proposed ordinance section or at one time designate the entire corridor area within the overlay.

-Per Item#9 staff recommends initially designating the property requested within the overlay area. The overlay is not a typical rezoning of the property since the overlay does not remove current permitted uses in the CS, Commercial Services or CSL, Commercial Services Limited uses since the ordinance amendment includes the upper-level residential uses.

-The proposed overlay is based on the defined area of North Main Street being an entry corridor to the Town Center/Commercial Core area of the city and the overlay zone being an area that can support the residential density.

-The CSL zoning district permits five (5) story buildings, and the CS zoning district permits four (4) story buildings.

-Staff presented the proposed ordinance and recommended approval.

**Planning Commission Discussion:**

-Parnell discussed the apartment complex that was approved months ago in the same area and asked if the proposed ordinance would be allowed in that area and commercial use set up per the ordinance

-McCormick responded it would be up to the owner on how it would be leased but this is more commercial based then the live work type uses discussed on one portion of the referenced project

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

**Item #9 Bratcher Property Goodlettsville:** Request recommendation to the City Commission to amend the Zoning Map to designate the Main Street Mixed Use Overlay onto 1.25 acres on N. Main Street

which is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 01816022100. Property Owner: Billy Joe Bratcher

**Item Representative: Thomas Anderson**

**Staff Discussion:**

- The property was discussed at the January 2022 Planning Commission.
- The applicant has submitted a preliminary sketch of the proposed site and building design. If the overlay amendment and property designation is approved, a site plan would be required to be reviewed by the Planning Commission.
- The preliminary sketch is only for information and an example of what would be permitted with the proposed ordinance and map amendments.

**Planning Commission Discussion:**

- Anderson discussed the opportunity to live and work in the same area
- Duncan shared a success story with this concept of live and work unit in a different city.
- Parnell asked if the commercial space is rented as commercial and the apartment units are rented as living space?
- Anderson responded yes, the retail space below and they would have the opportunity to rent a one (1) or two (2) bedroom apartment above. Anderson responded one (1) ADA apartment on lower level and the units are totally separated from space below.

**Motion:** McNeal made the motion to approve the request, seconded by Parnell. The motion passed unanimously.

**Item #10 WES Outdoor Power Equipment:** Request designation of a proposed lawn mower sales and service facility as a general retail trade use in the CPUD, Commercial Planned Unit Development Zoning District at 122 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 0260101050. Property Owner: Square One Properties LLC

**Item Representative: William Satterfield**

**Staff Discussion:**

- The applicant is requesting approval of the proposed use prior to purchasing the property for a development.
- The project would be relocating an existing business on Dickerson Road across along the southern edge of the city limits.
- The CPUD, Commercial Planned Unit Development zoning district permits general retail trade including hardware stores and lawn and garden supplies. The zoning district permits consumer repair shops including lawn mower repair shops. The CPUD district does not permit vehicle sales.
- The request is to determine if the proposed use would be a permitted use within the Commercial Planned Unit Development zoning district.
- The Planning Commission with the project site plan which functions as a master plan can require special use conditions and building and site designs to ensure a compatible design with the area and other permitted uses within the CPUD zoning district.
- The existing planned unit development property zoning does not include a master plan for this property and area.

- The key for the proposed development at this location to be compatible with adjacent area and other proposed uses would be for the sales and service to be limited to mowers and associated equipment not including agricultural tractors and agricultural construction equipment.
- The mowers, associated equipment, repair and service would be restricted to being included within either the interior of building or under building roof or canopies and all service and loading areas be fully screened from both Two-Mile Pike and Long Hollow Pike.
- The applicant submitted examples of similar local site developments.
- Staff presented the referenced Zoning Ordinance section.
- Staff would recommend approval with stipulations being defined and maintained per the project plans that would be reviewed by the Planning Commission
- Stipulation-Use limited to lawn mower and related equipment not agricultural tractors and equipment and construction equipment
- Stipulation-Equipment displays, storage, and service and repair to be limited to building interior or under defined building roofs and canopies per Planning Commission reviewed building design and site plan
- Stipulation-Equipment storage, service, repair, and loading areas to be fully screened by combination fence/wall and landscaping or solid landscape berms from both Two-Mile Pike and Long Hollow Pike

#### **Planning Commission Discussion:**

- Satterfield discussed this is early stages of planning and wanted to get an idea of development before purchasing the property and moving forward
- Tinnin states he does business at the current facility, and it is a clean, neat, and nice location
- Duncan discussed the neighboring property and a construction office in the same area with a patio hardscape and how that might work with displaying this equipment rather than a canopy
- Freeman asked if this would require the sidewalk to be extended beyond the development
- McCormick responded yes, along the front of Two-Mile Pike five feet (5')
- Espinosa re-stated the request with stipulations
- Satterfield agrees with the stipulations
- Parnell commented this is a unique use. What zoning is best for this request?
- McCormick responded and discussed the two (2) zoning districts, Commercial Services, Commercial General, and Industrial Restrictive currently permit a vehicular sales use but this is a question about this proposed use versus a retail sales use since existing CPUD zoning permits a consumer repair-lawn mower shop
- Parnell discussed concerns with the business/property type design and zoning and reviewing zoning for one individual use and possible other similar uses
- Satterfield responded he favors the front porch type design, so he does not have to move equipment every day

**Motion:** Parnell made a motion to approve the request with stipulations presented in staff recommendation, seconded by Duncan. The motion passed unanimously.

#### **DISCUSSION ITEM:**

**-West Monticello Avenue- High Density Residential Planned Unit Development Zoning-Mixed Use Setting**

**STAFF NOTES:**

The 5.69-acre vacant property on West Monticello Avenue is zoned HDRPUD, High Density Residential Planned Unit Development. The current zoning permits a residential density of seven (7) unit per acre. The Zoning Ordinance includes a section that permits an increased residential density of up to fifteen (15) units per acre when the Planning Commission and City Commission determines with the preliminary master plan that the proposal is either a mixed-use project design or within a mixed-use setting. Staff received a request for the discussion item to determine if the adjacent and recently constructed community college and commercial frontage uses along Gallatin Road would permit the property to be considered a mixed use setting per the Zoning Ordinance. The property is across the railroad tracks from the community college and Gallatin Road frontage properties. The property is the boundary line of the city limits. Staff does not have a record of a master plan associated with the current property High Density Residential Planned Unit zoning. A preliminary master plan and final master plan would be required to be reviewed by the Planning Commission. The City Commission would also have to review the preliminary master plan if the project master plan includes a proposed increased density above seven (7) units per acre.

Duncan discussed the request being an odd location for mixed-use  
Commissioner Zach Young addressed the Planning Commission stating the constituents reached out to him as the district Commissioner and explained what the constituents are requesting.  
McCormick stated there is a lot of interest for this property due to the zoning.  
Espinosa thanked Commissioner Young for providing more clarity of the request but need more information to move forward.

**-East Cedar/Long Hollow Pike- Retail Sales/Event Trailer Proposal**

**Representative: Annette Vandyke, Candle Caboose, and Stu Phillips, Property Owner**

**STAFF NOTES:**

Staff received a request for a train caboose designed trailer be permitted to be set up for retail sales and small events including candle making and sales. The City's Zoning Ordinance does not permit portable type buildings to be used for permanent commercial buildings or permitted for occupancy. The discussion item is to determine if a Zoning Ordinance amendment is a possibility to permit the proposed use. Currently the proposal would be permitted as a temporary use for sixty (60) days a year. The property owner requests the use to attract more business to the adjacent restaurant and coffee shop and the proposed trailer train caboose design would be connected to the adjacent railroad tracks. Staff has received numerous requests for business in portable type buildings and any Zoning Ordinance amendment would need to define when and what type of temporary building would be permitted. The ADA access requirements would apply to any building intended for customer access and occupancy. Staff presented the Zoning Ordinance Section: Portable Building Regulations.  
Vandyke stated coming from Texas she has been in business since 2012. The Caboose is on a mobile home foundation, and she finished it out to produce candles for retail sales and offer candle pouring experiences as an attraction.  
McCormick asked Vandyke if the goal is to be permanently parked or move in and out and how many people will it accommodate?  
Vandyke responds she would like to keep it at a permanent location, and it will accommodate comfortably ten (10) people  
Parnell discussed the ordinance issue of a permanent foundation

McCormick responded giving examples of storage containers and how you can make them part of a permanent building and if this Caboose would be the same concept and added the need for ADA access. Phillips states the Caboose is unique attraction and would take up very little space on the property alongside the tracks.

Espinosa asked Phillips how the octagon building is currently being used.

Phillips states it will be a coffee shop and meeting space when open.

Duncan discussed concerns with the mobility issues of the business.

Freeman discussed and explained mobile units are titled in Tennessee.

Tinnin asked for clarification on where the Caboose would sit on the property.

Phillips provided a map of the property.

Tinnin asked if the Caboose is ADA compliant?

McCormick responded it is not currently ADA compliant and explained the ADA requirements.

Parnell discussed what she could do on a temporary basis "as is" in Goodlettsville.

Duncan discussed the possibility of staff working on an art district overlay for art and music in the community.

Wheeler discussed the ADA compliant being an issue.

Trew asked where the Caboose is currently located, how soon would she open, and how expensive for her to move it if they gave her a sixty (60) day trial period?

Vandyke responded she is ready if Mr. Phillips agrees.

McCormick discussed an ordinance amendment could take a couple of months.

Espinosa discussed a trail period for the Caboose.

Parnell discussed the sixty (60) day period ordinance

McCormick explained the original sixty (60) day ordinance and will confirm ADA requirements for temporary use.

#### **Espinosa opened the Public Forum on Planning Related Topics**

No one requested to speak at the meeting. The public forum was closed.

Duncan made a motion to close the public forum, seconded by Parnell.

McCormick stated for next month meeting only one (1) agenda item. The City Commission at the January 27<sup>th</sup> meeting approved a ninety (90) day moratorium for new high density residential project rezoning applications. The moratorium was approved with the possibility of the timeline being expanded by the City Commission. The moratorium is to permit the Planning Commission and City Commission time to review and approve Zoning Ordinance amendments to address recent issues with new developments including parking design, street tree landscaping, building design, buffers, and minimum commercial area components for proposed mixed use development projects. Staff will present additional information at the next meeting for Planning Commission review.

**With no further business, the meeting adjourned at 7:10 pm.**

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Tony Espinosa, Chairman

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Sharon Reed, Planning Assistant