

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 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, Jeff Parnell, and Bob Whittaker

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

Absent:

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Staff discussed Item#6 being withdrawn by applicant due to support information not being available. Duncan discussed items 2, 4, and 5 being considered administration items and approving these as a consent agenda and made a motion to approve, Lynn seconded the motion. The motion passed 11-0. Roll call vote completed. Staff confirmed following the meeting break after Item#3 if the Planning Commission's intention was with this vote to also approve the consent agenda items and the Commission confirmed yes.

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| Item#2 | Dey Shop Building/Rhodes Engineering and Environmental Services LLC: Request site plan for a 1,200 square feet auto repair shop on 0.90 acres at 869 Springfield Highway/ Hwy 41/SR 11. Property referenced as Sumner County Tax Map/Parcel# 14102700 000 and is zoned CG, Commercial General (#02-21) Property Owner: Ray Dey |
| Item#4 | Copper Creek 2-4 - Meritage Homes: Requests performance bond extension |
| Item#5 | Parkview Preserve Phase One - Insight Properties LLC: Request performance bond extension |

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

Espinosa and staff discussed the January meeting minutes reflect all members in attendance and two (2) members experienced technical issues preventing discussion and voting on items and the minutes reflect the items the members were not able to vote on.

Tinnin made a motion to approve the minutes of the January 4, 2021 meeting, Hitt seconded the motion. Motion passed 11-0. Roll call vote completed

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 11-0. Roll call vote completed

AGENDA

Item#1 **Home Instead Senior Care/ Sewell Inspection Testing and Engineering:** Request site plan approval for a 4,160 square feet office building on 0.67 acres at 120 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 02601010400 and is zoned CPUD, Commercial Planned Unit Development/CCO, Commercial Core Overlay (#01-21) Property Owner: Wright Properties, INC

Project Representative: John Sewell, Sewell Inspection Testing and Engineering

Staff Discussion:

-Site development plan proposal due to location adjacent to floodway, thirty (30') feet stream buffer, and limited development size less than one acre in size no additional storm water facility required

-Dumpster pad location shown at front of site request reviewing relocating to side of building or back of parking lot or use private cart service instead

-Property in City's Commercial Core Overlay

-Presented staff recommendations: Approval with following stipulations:

-Dumpster pad and screen constructed per the City's Design Guidelines to be relocated to back of parking lot or side of building if a dumpster service is needed

-Parking lot pole light height to be reduced to a maximum twenty (20') feet height due to Location of the property in the CCO- Commercial Core Overlay

-Signage proposal to meet City's Sign Ordinance requirements including permitting

-Public Works Department requested the Planning Commission to review if eight (8') feet sidewalk along should be five (5') in width due to limitations for sidewalk width in area with drainage bridge and guardrails in area

-Sidewalk reduction not requested by the applicant and not included as part of staff recommendation and information from the Public Works Department

-Sewell discussed project proposal and per discussion with owners will remove dumpster pad since will use private cart service and will extend sidewalk along side of building to place carts

-Sewell discussed no issue with remaining stipulations and submitted drainage calculations defining limited storm water from the site development in adjacent floodway/stream area

Planning Commission Discussion:

- Duncan discussed sidewalk and five (5') feet width going into residential area and neighborhood aesthetic
- Wheeler discussed the business service and location convenient for Goodlettsville area
- Parnell discussed the sidewalk and preference for five (5') feet in this area along Two Mile Pike
- McNeal discussed fire department access
- Staff discussed fire department reviewed plans and no issue came up about fire service
- Sewell discussed would require fire truck to pull in and back out due to limited size of project
- Garrett and Espinosa discussed concurring on five (5') feet sidewalk width

Motion: Lynn made a motion to approve and confirmed the motion included five (5') feet sidewalk along Two Mile Pike and stipulations, McNeal seconded the motion. Motion passed 11-0. Roll call vote completed

Item#3 **619 North Main Street/Holladay Ventures/Ragan-Smith Associates, Inc:** Requests recommendation to the Goodlettsville City Commission to rezone 20.75 acres from CS, Commercial Services to HDRPUD, High Density Residential and Preliminary Master Plan approval for a mixed use development including 311 multi-family residential units and 7,500 square feet of commercial. Property is referenced as Davidson County Tax Map/Parcel# 01812006900. (#012-20) Property Owner: Proctor Family Partnership **(Deferred at January Meeting)**

Project Representatives: Scott Bernick- Ragan Smith Associates and Evan Holladay, Holladay Ventures

Staff Discussion:

- Item deferred at January Meeting
- Revised plans includes forty (40) additional parking spaces along commercial frontage area with doubled loaded parking areas and proposal includes a variance on the total number of parking spaces
- Requirement is for 1.5 spaces for one bedroom units and two (2) spaces for two (2) and three (3) bedroom units not including commercial area and applicants request is for 1.6 spaces for all units
- Revised plans include information on visibility of building elevations due to request for building exteriors to include twenty-five (25%) percent brick and remaining seventy-five (75%) percent cement fiber (hardi-type) siding expected buildings along N. Main with commercial units which include seventy-five (75%) percent brick and glass fronts, and twenty-five (25%) percent cement fiber (hardi-type) siding

- Proposed building materials would be a design variance since requirement is for fifty (50%) percent brick and stone and options for remaining materials including the cement fiber (hardi-type) siding
- Revised plans include a second sheet showing public street connection of Church Street to N. Main
- Revised plans show a gated connection to Church Street for residents instead of just an emergency only access per previous plans
- Presented staff recommendations: Approval with following stipulations:
 - Traffic study to be completed with final master plan to determine any improvement needs on N. Main Street at proposed driveway access points
 - Building plans to comply with City's Design Guidelines regarding a minimum fifty (50%) percent brick and stone on all buildings and final master plan to include additional elevations defining materials
 - Final master plan information to include document supporting reduced parking ratio of 1.6 spaces per unit proposal for the two (2) and three (3) multi-family units or additional parking to meet the City's requirements
 - Final master plan information to include site signage design
- Bernick revised plans and increased parking spaces based on 1.6 spaces per unit versus 1.5 spaces per unit with previous plan including forty (40) additional parking spaces
- Bernick discussed parking based on owner's experience with other project and ULI, Urban Land Institute studies about shared parking in a mixed use development and based on project information the ULI recommend parking would be 543 spaces
- Bernick discussed shared parking and weekend largest demand and parking design based on being sensitive to site grading and additional parking would require more alterations
- Bernick discussed the Church Street connection would be gated for resident's full use and emergency traffic
- Bernick discussed exhibit for a public street connection through site based on public street design with radius and slopes per City's Subdivision Regulations
- Bernick discussed grading differences between current design and public street design and increased cubic yard of materials with design and loss of twenty-four (24) units and 3,500 sq.ft. of commercial area and parking and pushes site amenities and reduced buffering along back of site
- Bernick discussed the public street connection through site would be detrimental to site development
 - Bernick discussed building material proposal and exhibit showing visibility along back side of development due to sight distance and preserving existing vegetation the upper areas of building would be visible and does not impact material designs since top stories proposed to be the fiber board siding material

-Bernick discussed TDOT, Tennessee Department of Transportation CSX bridge and N. Main project in area and TDOT advertised design services in fall of 2020 so design not completed at this time but agency's discussion with TDOT representatives is that the project should not impact property and the current north bound Main Street merge lane will just become a full width travel lane

-Bernick discussed the public sewer line along Main Street and determining impact with line location and depth and project design

Planning Commission Discussion:

-Whittaker discussed being pleased to hear that Main Street project will include lane improvements

-Garrett discussed based on a strict interpretation on building material requirements alter with visibility and increased brick on front buildings

-Garrett discussed residents leaving site timing could be an issue but residents will learn to maneuver around traffic and head north to get on I-65 to go south on interstate and if northern site access could be used for residential area to prevent residents driving through commercial area

-Bernick discussed traffic study would be submitted with final master plan and would review timing concerns

-Bernick discussed the limitation with site grades limiting connection to the northern access

-McNeal discussed will be hard to access site without a traffic signal on Main Street

-Bernick discussed site development includes multiple access points

-McNeal discussed a lot of traffic at one time coming in and out and traffic coming and going from north (Springfield area) on Main Street

-Bernick discussed the traffic study for the project and anticipates limited improvements on Main Street

-Espinosa discussed traffic coming south from 5-7 pm left into project will be an issue and the residents like employees of businesses in area will know to turn right to head south on I-65 best

-Parnell discussed appreciation of the exhibits regarding public street connection and obvious the connection would be a burden on the site development

-Parnell discussed need for connection to Church Street including commercial area and asked Holladay about the types of business with live work units

-Holladay discussed all types of businesses permitted per master plan envisions early stage entrepreneur type of businesses

-Parnell discussed with staff if the master plan process could limit the type of commercial uses due to the traffic associated with commercial is an all day time frame and in this case need the public street

- Parnell discussed being open to reducing city standards for public street and allowing increased slopes and moving roadway south closer to south end of property for improved site distance
- Parnell discussed if public street including relocation would not work then propose removing the commercial uses from the site development which would solve issue with non-resident visitors to the live work and commercial areas and all traffic could use Church Street
- Parnell discussed ok with material proposal but concerned with reduced parking counts in a suburban type set up
- Bernick discussed moving the Church Street connection further south more limited but similar issues with loss of units and parking and increased grading work required and would be concerned with having two (2) public right of way so close coming out on N. Main Street
- Holladay discussed being open to talk about uses in the commercial area and commercial and live work units
- Parnell discussed transportation challenges to him would be solved with eliminating commercial uses and asked other Commissioners
- Garrett opposed to eliminating commercial aspect would be another apartment project and his opinion the mixed use proposal the highest and best use of property and commercial area helps screen the apartment project
- Garrett discussed the property itself is a challenge and can accept some issues with project and wonderful to include Church Street full connection and several people have passed on this property for a long time
- Trew discussed agreement with Garrett and traffic issues with residents coming in and out at a specific time
- Duncan discussed traffic design on and off site and traffic on Main Street coming through this area
- Duncan discussed a traffic signal intersection at south access needs to be reviewed with traffic study to see if a traffic signal is warranted or not
- Duncan discussed a traffic signal in this area helps other side streets and access with gaps created by signal
- Hitt discussed his concern is traffic and signal in area seems tough to imagine in this area
- Wheeler discussed real advantages to families living in project and commercial services being available in area from food services, dry cleaning, medical clinics
- Wheeler discussed front commercial area readily visible and a traffic signal would make a big difference for project and development of this area of the city
- Parnell discussed the Commission seems unanimous for commercial along front and review of issues with commercial

- Tinnin discussed the Church Street connection use outlet and design does not require additional grading or loss of units and parking and think a big percentage of residents will use the Church Street connection due to concern with traffic on Main Street
- Lynn agrees with Garrett and Commissioners including using Church Street for residents and like commercial area along front
- Garrett discussed residents will learn to navigate traffic by educating themselves with traffic in area and options
- Trew discussed building material issue we need to be careful since just recently turned down other material requests and not being opposed to the proposal but consistency is the issue
- Trew discussed the proposed seventy-five (75%) percent hardi-board type siding and twenty-five (25%) percent brick a significant change and along rail road not as concerned about
- Trew discussed buildings and no drawings have been submitted for other buildings (outside of Main Street frontage buildings including commercial) to show their proposed designs with reduced materials
- Trew discussed the Commission turned down a hotel for a similar type issue and understanding challenging site and hardships with sites
- Garrett discussed building visibility is key and the Commission turned down the hotel that was clearly visibly from main roadway and this site development the only visibility of buildings behind Main Street frontage buildings is with people coming into site
- Trew discussed agreeing on Church Street connection and public street coming through being a burden on this development
- Whittaker discussed north end of project these buildings being visible from Main Street
- Bernick discussed visibility would be top part of three (3) story building with buffers
- Duncan discussed traffic is the big concern and the design with gated Church Street access
- Duncan discussed the Commission can require review of traffic signal but can't make TDOT require the signal if not warranted and agrees with forward facing building designs making project look best
- Hitt discussed the Church Street connection and residents leaving the site how would that function with gate not to cause vehicle back up
- Bernick discussed controlled access gate the residents would have a code to come in and out bound traffic the gate would automatically open
- Staff discussed the traffic study can include a traffic signal warrant subject to TDOT approval
- Trew discussed the purpose of the gate and impact on short cut potential
- Espinosa discussed the gate would be an exclusive use of residents only with code
- Trew discussed not convenient with requiring code to access gates

-Tinnin discussed similar gate designs at other apartment projects in area including Preston Run project

-Tinnin discussed Church Street connection will help businesses in the area

-Espinosa discussed the traffic study and signal analysis will be needed to help roadway design

-Espinosa discussed intent is for commercial area to be successful then will need to solve traffic issues and would be great to see busy retail areas welcome experience for other businesses in the area and agrees with Whitaker's comment on material and visibility of building on north side of project and increased brick to fifty (50%) percent to north side elevations

-Espinosa discussed the motion and items discussed including stipulations

Motion: Garrett made a motion to approve the request with the specified stipulations listed by Commission and staff, Wheeler seconded the motion.

Espinosa discussed motion and staff stipulations also including fifty (50%) brick on the visible north side building elevations and on front elevation along Main Street buildings have seventy-five (75%) percent brick and remainder of buildings per plan. Staff requested clarification that staff stipulations not the same as revised plan proposal regarding material percentages and Design Guideline requirements and this particular staff stipulation would not apply. Espinosa discussed with Garrett and Wheeler and confirmed their motion consistent with plans except north building sides visible from Main Street. Motion passed 10-1. Parnell voted no. Roll call vote completed

Item#7

Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-201 Provisions Relating to Construction of Language and Definitions, (3) Definitions to include a provision in the height definition for pitched building roofs

Staff Discussion:

-City received requests for larger homes with steep slopes and the proposed homes include larger ceiling heights and height has been an issue

-City's accessory building requirements intention to match primary building designs and due to current height definition and maximum accessory building height at eighteen (18') creating issues on roof pitch on house versus accessory building

-Larger garage ceiling heights due to intention to park large RV type vehicles and bonus rooms with large ceiling heights

-Discussed issue with Fire Department they are ok with but wanted to include a maximum height at fifty (50') feet for larger buildings and fire protection and service

-Amendment would measure maximum building height on pitched/sloped roofs at average height versus to peak of roof for total heights not exceeding fifty (50') feet in height

Planning Commission Discussion:

- Hitt discussed typical ceiling height only nine (9') feet and height seems excessive
- Staff stated could be reduced originally reviewed forty-five (45') feet either height ok
- Parnell discussed the difference between forty-five (45') to fifty (50') feet and possibility of changing ordinance wording
- Commissioners discussed the height difference and not having issues either height but since concern expressed forty-five (45') feet could be reviewed

Motion: Duncan made a motion to approve with maximum height of definition for sloped and pitched roof height measurement at forty-five (45') feet, Hitt seconded the motion. Motion passed 11-0. Roll call vote completed

Item#8

Right-of-Way Closure- Planning Staff: Requests recommendation to the City Commission to close a section of right-of-way off Two Mile Pike per the C & T Subdivision Section Two (2) Subdivision Plat and designate the right-of-way area to the adjacent property owner

Staff Discussion:

- Proposal to abandon the right-of-way and designate to adjacent property owner that owns properties on both sides of right-of-way
- Shown on subdivision plat and right-of-way per older non-recorded subdivision plan and include in property deeds and if approved the property owner would have to prepare a subdivision plat combining properties and review extending rail road easement along back of property
- Limited ability for extension of Frances Street in this area with adjacent railroad tracks and Space Park North Industrial Buildings

Planning Commission Discussion:

- Duncan discussed agreement with request

Motion: Trew made a motion to approve, Duncan seconded the motion. Motion passed 11-0. Roll call vote completed.

DISCUSSION ITEMS

- Staff discussed the 7-Eleven high rise signage and intention to meet City requirements instead of requesting additional square footage and the location of the high rise sign is still being reviewed and might have to relocate to side of site due to flood zones in the area
- Parnell discussed an issue with new developments remaining in single ownership and becoming rental and Commission members discussed concerns with rentals like in university towns and possible issues with a regulation limiting rentals and ownership

- Staff discussed City Zoning Ordinance regulates permanent residential as more than thirty (30) days and could be an issue and enforcement problem determine who can own property or not but would review and the City has a similar issue with short term rentals but are considered transient less than thirty (30) days
- Freeman and Ellis discussed the issues and enforcement issues with permanent rentals
- Freeman discussed home owner associations that have similar issues with short term rental issues
- Staff discussed examples in City were HOA developed regulations for this particular issue
- Duncan discussed best practice might be to have increase development standards and add value to community through regulations to offset rental issues
- Trew discussed rentals in Hendersonville of large square footage homes in nice neighborhoods since the renter example give wanted to live in nice area but not wanting to buy due to uncertainty with their jobs
- Garrett discussed examples on I-65 south of city and neighborhoods being owned by corporations and would hate to see that happen

- Ellis discussed other items for the Planning Commission to work on during this calendar year including reviewing street tree issues with the type and location of trees to prevent issues with tree roots creating issues on sidewalks including local example
- Ellis discussed would have City's Tree Board review and make recommendation to Commission
- McNeal discussed consulting with a landscape architect on this type of issue
- Trew discussed proposal that the City not own the tree and trees be on private property and in yard in residential areas
- Ellis discussed also the need to review and adopt adult oriented business regulations and that city does not currently permit anywhere and could be a legal issue to not permit in a defined area could lead to them being permitted anywhere
- Staff discussed state law and separation distance and previous understanding that Metro's regulations would apply but would review and confirm
- Staff and Commission discussed the issue and difference between entertainment and novelty store uses
- Whittaker discussed example in Cookeville and billboards on I-40
- Commission discussed an ordinance amendment being a priority

With no further business, the meeting adjourned at 6:50 pm. All in favor.

Chairman Tony Espinosa

Addam McCormick, Planning Director

