

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 7, 2020

Remote Zoom Format Meeting

5:00 p.m.

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

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

Absent: Tony Espinosa

Also Present: Addam McCormick, Russell Freeman, Mary Laine Hucks, and Tim Ellis

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

Lynn made a motion to approve the agenda, Parnell seconded the motion. The motion passed 10-0. Roll call vote completed

Staff discussed the remote format meeting based on the extension of the Governor's order and the increase in COVID cases in our area and no public comments have been submitted prior to the meeting

Garrett made the motion to suspend the Planning Commission's By-Laws to permit the remote meeting format, Hitt seconded the motion. The motion passed 10-0. Roll call vote completed

Duncan made a motion to approve the minutes of the November 2, 2020 meeting, Tinnin seconded the motion. Motion passed 10-0- Roll call vote completed

CONSENT AGENDA ITEMS 1-3

Item#1 Dry Creek Commons: Vastland, Eatherly. McClung Development LLC -Performance Bond Extension

Item#2 Dry Creek Cottages: CDS Investors- Performance Bond Extension

Item#3 Planning and Development Services Staff requests approval of the 2021 Planning Commission Meeting and Plan Submittal Schedule.

Staff Discussion:

-Dry Creek Commons improvements completed and units under construction

-Current bond \$ 115,000 – improvement estimate less than bond amount

-Dry Creek Cottages- limited improvements completed and recommend additional six (6%) percent bond amount to account for cost increases during two (2) year period

-2021 Meeting Calendar- July and September meeting dates moved back due to holidays

Motion:

Wheeler made the motion to approve the consent agenda items, Parnell seconded the motion. Motion passed 10-0. Roll call vote completed.

AGENDA

Item#4 {PUBLIC HEARING} Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan for a proposed extension of the Comprehensive Plan amendment approved at the October 5, 2020 meeting defining a Regional Center Mixed Use classification including low and high intensity sections. The proposed extension is to include seven (7) additional properties at the intersection of Alta Loma Road and Gleaves Street in the low intensity section of the plan.

-Staff discussed the amendment proposal was an extension of the October 4th Comprehensive Plan amendment approval and included extension of the low intensity regional center designation to the properties along Alta Loma Drive and Gleaves Street including the Rivergate Church of Christ property and five (5) single family homes along Alta Loma Drive

-Staff discussed basis of plan was based on the Nashville Madison Community Plan and City Low Intensity designation adjacent to the seven (7) properties included in this amendment proposal

-Staff discussed this is not a rezoning process

-Staff discussed that no one was present in the auditorium to speak at public hearing request

-Staff discussed notices sent regarding the seven (7) properties included in the amendment area

Hitt made the motion made to close the public hearing by Hitt, seconded by Garrett. Motion passed 10-0. Roll call vote completed.

Planning Commission Discussion:

-Duncan discussed the request and Riveragte Mall area as a regional center

-Staff and Duncan discussed the basis for City's plan is to be consistent with Metro Nashville's Plan for area but the city's intensity less than Metro's but intention to be similar for mixed use center

Parnell made a motion to approved he Comprehensive Plan Amendment, McNeal seconded the motion. Motion passed 10-0. Roll call vote completed.

Item#5 Grisham Home Builders: Request Final Plan approval for two (2) detached single family dwellings on the 0.88-acre property on Long Hollow Pike. The property is located in area of 831 and 833 Long Hollow Pike. The property is referenced as Sumner County Tax Map/Parcel# 143 022.07 000 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner: Cody Watts

Staff Discussion:

-No one present to speak on request recommend deferral until January Meeting

Garret made the motion to defer the request, seconded by Wheeler. Motion passed 10-0. Roll call vote completed

DISCUSSION ITEM

-Allen Road- Major Roadway Thoroughfare Plan

-Staff discussed Sumner County and Hendersonville's Plans show full connection from Center Point Road to Long Hollow Pike but Goodlettsville's plan does not show the connection and includes Allen Road as a local street classification only instead of a collector classification like the Sumner County and Hendersonville Plans

-Staff discussed item was previously discussed and wanted to come back to allow Mr. Whitaker time to talk to some of his neighbors in the Allen Road area

-Duncan discussed the Allen Road connection would be great but does not foresee it happening and collector streets are wider streets with wider shoulders and lane widths so concerns with City upgrading the street in near future

-Whitaker discussed mixed emotions about this since a resident and property owner in area and concern with more traffic and issues with ninety (90) degree turns

-Whitaker discussed could be a real problem with more traffic on the road

-Whitaker discussed talking with some property owners but not all of them but the property owners probably not ok with connection

-Whitaker discussed another connection and outlet would be a positive if roadway closed for some reason

-Whitaker discussed Copper Creek residents would use the connection to go to Hendersonville and the connection would provide a by-pass of local Goodlettsville businesses

-Whitaker discussed Allen Farms will increase traffic on roadway

-Parnell discussed in looking at area over-all that the collector connection should happen if people want it or not

-Parnell discussed traffic in area and the Manskers Farms planned expansion of 128 acres and development of Allen Farms

-Parnell discussed Beech School zoned area and Center Point Road and the Allen Road connection would provide another connection to Long Hollow Pike through Allen Road

-Parnell discussed this would be an uphill battle but it is something that should happen

-Trew discussed Center Point Road conditions and Long Hollow Pike intersection a problem

-Ellis discussed Sumner County and Hendersonville would be other jurisdictions involved to coordinate connection

- Staff discussed Duncan's comments and process if city funded connection
- Whitaker discussed agreeing with Parnell long term connection a good thing but nice property in area
- Whitaker thanked the City Public Works Department which maintains the city's' section but the county does not- treacherous with more traffic and condition of roadway and ninety (90) degree turns
- Whitaker discussed his 244-acre property important since once owned by Bill Monroe, Blue Grass music legend including a cabin on the property
- Garrett discussed Whitakers property and future growth of area and the tremendous amount of traffic that will be in area with developments and that the property will develop over time
- Ellis discussed recent conversations about land disturbance permit for Allen Road to start site grading so will be more traffic in area and more interest in the connection
- Whitaker asked staff about the number of properties impacted in the connection area
- Staff estimated six (6) to ten (10) properties in area of connection per Sumner County plan- Allen to East Allen
- Parnell discussed the collector street connection and sharp turns would be past the connection and would possibly need to rename a section of Allen Road to prevent confusion
- Staff and Commission discussed reviewing this again for a public hearing or public forum type review with residents in area being able to speak in person so maybe May/June 2021 timeframe

Quik Trip-Interstate Sign Proposal-

- Staff discussed that there was no representative on-call to discuss the proposal and the need to defer this item to the next meeting.
- Staff discussed city recently amended sign ordinance to allow large square footage interstate high rise sign square footage based on sign location in relation to streets but height was not altered
- Staff discussed a project representative discussed that the sign height is being reviewed due to concern with trees in area and visibility limitation

Planning Commission Training Session: Non-Conforming Uses

Training session moved to a later date meeting due to limitations with power point presentation

- Parnell asked about the status of the Dry Creek Cottages Project and if it was still active
- Staff discussed site rough grading has been completed and per discussion with project representatives the segment block retaining wall is supposed to start in next few weeks but work has been limited on the project
- Parnell congratulated Mayor Tinnin on his new role for city

With no further business, the meeting adjourned at 5:40 pm. Garret made the motion to adjourn, seconded by Lynn. All in favor.

Vice-Chairman Scott Trew

Addam McCormick, Planning Director

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