

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

September 14, 2020

City Hall Auditorium

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Chairman Tony Espinosa, Bob Whitaker, and Jerry Garrett

Also Present: Addam McCormick, Russell Freeman, Mary Laine Hucks, Tim Ellis, Mike Bauer, and Rhonda Carson

Trew called the meeting to order and McNeal offered prayer.

Lynn made a motion to approve the agenda, Hitt seconded the motion. The motion passed unanimously. Trew clarified the order of the agenda and the public forum would be prior to the after meeting training session.

Hitt made a motion to approve the minutes of the August 3, 2020 meeting, McNeal seconded the motion. Motion approved unanimously.

AGENDA

Item#1	QuikTrip#7144/Jacobs Engineering Group, INC: Request final subdivision plat plan approval to combine four (4) properties into one 9.17-acre property on Hwy 31W/Louisville Highway. Properties referenced as Sumner County Tax Map 141, Parcels 047.00, 047.01, 048.00, and 050.00 and are zoned CG, Commercial General, Interchange Overlay Property Owners: Michael and Patsy Donahoe
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Item Representative: No representative in attendance

Trew- asked if a representative was in attendance per the policy of the Planning Commission

-Staff stated no one was requested to attend the meeting since this agenda item was set up as a consent agenda item and is a lot combination subdivision plat

-Duncan discussed the consent agenda and these items can be reviewed together

-Trew discussed prefer reviewing each item individually

Staff Discussion:

-Site development plan approved at the April meeting with stipulation for the final subdivision plat to combine the four (4) lots into a single nine (9) acre lot for the development.

Planning Commission Discussion:

Motion:

Hitt made the motion to approve the request seconded by Parnell. The motion passed unanimously.

Item#2 Copper Creek 2-5, Meritage Homes, Performance Bond Extension

Item Representative: No representative in attendance

Staff Discussion:

- The last ten (10) lots in Copper Creek Two (2) are currently under construction.
- Remaining improvements in this phase are final paving, sidewalk sections, and final drainage estimated cost \$130,000 and bond is \$ 210,000.
- No bond reduction requested
- Six (6) month extension of current bond amount and intention for remaining Improvements items to be completed with home construction

Planning Commission Discussion:

Motion:

Duncan made the motion to approve the request seconded by Parnell. The motion passed unanimously.

Item#3 Parkview Preserve 2- Insight Properties LLC: Performance Bond Reduction and Extension

Item Representative: No representative in attendance

Staff Discussion:

- Limited home construction in phase
- Roadway binder, sections of sidewalk, and storm water installed
- Requested bond reduction – current bond \$ 410,000
- Estimated cost of final improvements and anticipated damage to existing improvements- \$ 300,000
- Staff recommends reduction to \$ 315,000 to give them credit for a percentage of the improvements completed

Planning Commission Discussion:

Motion:

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

Item#4 Zoning Map Amendment- Kathleen Welch and Laura Pyatt, Property Owners: Requests recommendation to the City Commission to change the zoning classification from R-25, Low Density Residential to R-40 Low Density Residential for the 24.19-acre property at Hasty Drive and

Tabor Drive. Property referenced as Davidson County Tax
Map/Parcel#02500001700

Item Representative: Kathleen Welch, 1601 West Rd- Goodlettsville- Property Owner
Newton Welch- Real Estate Agent and Relative of Owner, and Davey Rowe-Mabee, Prospective
Property Purchaser–Applicant

Staff Discussion:

- Unique rezoning proposal from R-25 to R-40 Low Density Residential
- Twenty- four (24 Acres) at end of Tabor and Hasty Drive-
- City's Comprehensive Land Use Plan includes a low density residential development designation which includes 1-2 units per acre
- R25- 1.7 units per acre versus R-40- 1.08 units per acre
- Both zoning districts are for single family residential
- Staff discussed with grade and slope issue- realistically ten (10) to fifteen (15) potential lots even though either zoning would permit more density
- Solitude Acres subdivision included right-of-way to the property at the end of both Hasty and Tabor Drives
- Per applicant the intention is to subdivide the property into two (2) large acreage tracts and request a conditional use permit through the City's Board of Zoning and Sign Appeals to permit keeping horse, cow, type animals on one of the properties

Planning Commission Discussion:

- Kathleen Welch discussed a buyer is interested in purchasing the property to keep retired race horse and similar animals and construct a dwelling on the property
- Few animals will be the intention- and family lives on Tabor Drive so would not want anything to create issue
- Newton Welch discussed the rezoning request is for two (2) larger lots and to keep animals.
- Hitt and Staff discussed the differences between R-40 and R-25 zones
- Newton Welch discussed both zones are for single family lots but reason is to keep horses
- Davey Rowe-Mabee discussed if rezoned they would follow up with a conditional use request through the Board of Zoning Appeals to keep animals
- Staff discussed another option for animals was an agricultural zoning but thought that was not best in this area with adjacent single family lots since the agricultural zoning allows full scale farming and production uses
- Parnell discussed rezoning application includes that property purchase subject to rezoning and if property could be zoned back and discussed the limitations of the property
- Trew discussed how many acres for animals
- Newton Welch discussed around twenty (20) acres and discussed with some residents and animals preferred over homes
- Mabee discussed proposal for three (3) horses
- Parnell discussed not seeing a problem with request but asked how the property subdivision process would be handled
- Staff discussed if just setting up the property into one- twenty (20) to twenty-one (21) acres property and another property with the remaining four (4) to five (5) acres property then the subdivision process can be administrated at staff level

- Hitt asked if neighbors were notified
- Staff discussed a public hearing will be at the City Commission level and any Board of Zoning Appeals requested item will require a public hearing and notices to property owners

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

Item#5 **7-Eleven / Development Management Group, LLC:** Requests approval for the City of Goodlettsville to submit a request to the State of Tennessee Excessive Land Committee for approval on an additional shared access driveway for an interstate fuel station and convenience market at 843 Hwy 31W/SR 41 and future adjacent property site development within the existing Hwy 31W/SR 41 and Hwy 41/SR 11 interchange access control fence area. Properties referenced as Sumner County Tax Map/Parcels 142-012.00 and 142-013.00 include 3.18 acres. Property Owner- Richard Feldman (#010-20)

Item Representative: David Abbey, Development Management Group LLC

Staff Discussion:

- Review of 7-Eleven preliminary site plan including Hwy 31W access at exiting location and additional shared access point
- Request for second access on Hwy 31W- separate truck and passenger access points- proposed access within the TDOT access control fence
- Staff originally reviewed a possible right out only access on the 7-Eleven project property for trucks
- TDOT requires the Excess Land Committee to review all proposed access points due to additional access points requiring alterations in fence
- Access location proposed in public right-of-way adjacent to 7-Eleven project area due to connection to adjacent large acreage properties- shared access point
- Staff had meeting with TDOT officials and Development Management Group reps – TDOT discussed process to request access and access controlled fence alteration- would require support engineering but would probably not be approved due to location of access proposal with 41W ramp and traffic speeds
- Additional access on Hwy 31W would help development potential and type of development on large acreage tracts in area since current access limited to points on Springfield Hwy farther from interstate area
- Engineering required for TDOT review would include traffic study including the need for any lane alterations including possible substantial level of improvements due to 41W overpass and traffic speeds in the area
- Request and application to TDOT Excess Land Committee to be from City as a local government- TDOT staff stated they would not approve a request from a developer
- Traffic study and engineering to be completed and paid for by developer- not city cost
- Staff presented slides showing preliminary development and use of existing forty-eight (48') feet access location and fence opening
- Staff discussed requested item and additional access location and purpose for not only 7-Eleven

but to adjacent large acreage properties

Planning Commission Discussion:

- Trew discussed the area looks confusing with multiple access points so another access point might improve traffic flow
- Duncan clarified that the request and vote is for city to go forward with request to TDOT Excessive Land Committee not approval of access design at this time
- Parnell discussed proposal and TDOT's review
- Staff discussed TDOT conceptual discussion was not positive for an additional access location but they would review engineering submitted
- Duncan discussed that the proposal presents a roadway geometry design issue but TDOT review would be recommended
- Tinnin discussed history of roadway and access and if connector between this area and Springfield Highway was a legal roadway
- Ellis discussed the history of the right of ways and TDOT construction of I65 and Hwy 41 overpass- fence area to limit access and right of ways for access to properties and legal review
- Freeman discussed lawsuit between property owners in area questioning public access and was determined to be a legal right-of-way
- Tinnin discussed the location of the right-of-way
- Ellis presented the location and area of the right-of-way per slide presentation including beside the 7-Eleven development property area not through it at the current access location
- Tinnin asked if roadway could be used for their access
- Staff stated yes the roadway area could be improved but connection around to Springfield Hwy was discussed by developers as too long a distance for an interstate based business
- Ellis discussed the TDOT review and approval process and would like to work with developers and TDOT but it is a long process
- Staff discussed the request and review would be worth looking into even to determine the level of improvements required which is anticipated to be substantial
- Staff discussed the improvement determination from TDOT could be used for future planning and regional roadway improvement funding possibilities and even to present to future developers
- Parnell discussed sight visibility in area and could work if TDOT approved a design
- Duncan discussed widening the existing frontage for a roadway more likely to be approved by TDOT and would provide a quick access location to interstate and access to the multiple properties
- Abby discussed the goal is still for the second access to connect into the 7-Eleven project but traffic running through the middle of the site development would not work with their development and second access design would be to provide separate car and truck traffic access and exit
- Abby discussed the access would not only be for this development but future access for the adjacent larger tracts but they will already be completing traffic engineering and studies so would be good to receive TDOT's feedback

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

Public Forum on Planning Related Topics

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

Planning Commission Discussion Item:

-N. Main Street Mobile Home Park Building Replacement Proposal

- Staff explained the request from the property owner to replace the mobile home units with permanent buildings over time.
- Staff explained the park is a legal non-conforming use and replacing the units out with newer units is permitted and the proposal could be determined to be a continuation of the non-conforming residential use in a CS, Commercial Services zoning district
- Staff discussed the proposal would be similar since the residential use is the same but it would be more non-conforming use due site built buildings being considered more permanent
- Staff discussed the City and State's non-conforming use ordinance section
- Parnell discussed the area of the property and residential use of the property
- Duncan discussed if the square footage would remain
- Staff stated per applicant yes the replacement building would be the same sq. ft.
- Staff discussed the buildings would have to meet the city's design standards including masonry construction
- Planning Commissioners discussed the pros and cons of continuing the non-conforming use of the property with permanent buildings
- Parnell discussed process for approval
- Staff would need to review with City Attorney but we would need some type of agreement in place defining replacement process and Planning Commission review
- Staff discussed a property rezoning could be possible to a residential planned unit development
- Parnell discussed the area of the city and if more urban style townhouses would be a positive for area
- Hitt discussed the owner may be able to proceed with current zoning and non-conforming provisions and possibility of owner converting property to commercial in the future

-Parnell requested Mary Laine Hucks, City's Economic Development and Marketing Director to present an update on the Rivergate Mall recent property sale

-Mary Laine Hucks discussed the Macy's building and property is entirely within the City of Goodlettsville and the property was purchased by Nashville and Chattanooga investors Charles Jones and James White, Owner of Urban Story Ventures. The Urban Story Ventures web-site shows some of the projects they have completed.

-Hucks discussed city staff met with new owners and discussed possible options including office and retail space, residential, and possibly even manufacturing but manufacturing was discussed not being possible

-Hucks discussed that city staff presented the City's Comprehensive Plan proposal to make them aware of the changes

With no further business, the meeting adjourned at 6:01 pm.

Scott Trew, Vice-Chairman

Addam McCormick, Planning Director

Planning Commission Training Session- Storm Water Quality and Quantity Design - Thirty (30) minutes

- Differences between Storm Water Quality and Quantity Design
- Overview of City design requirements
- Storm water detention calculation requirements and example
- Storm water site development pre and post conditions, soils, vegetation, impervious areas
- Storm water quantity design examples- detention, retention, underground pipe and vault designs
- Storm water quality designs focus on infiltration
- Storm water quality facilities examples – bio retention, infiltration trenches
- Storm water quality facilities specific material designs- filters and support soil infiltration
- Maintenance issues with both including short term and long term
- City location in regional drainage and flooding control and issues with localized flooding

Members Present: David Lynn, Scott Trew, Vice-Mayor Rusty Tinnin, Mayor Jeff Duncan, Grady McNeal, Judy Wheeler, Jeff Parnell, and Jim Hitt