

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

June 1, 2020

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Staff presented an optional remote zoom format meeting including access codes available to the general public.

Present: Vice-Chairman Scott Trew, Mayor Jeff Duncan, David Lynn, Jerry Garrett, Jim Hitt, Grady McNeal (remote-zoom format), Bob Whitaker (remote-zoom format), Judy Wheeler, Jeff Parnell, and Vice-Mayor Rusty Tinnin

Absent: Chairman Tony Espinosa

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

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

Garrett made a motion to approve the agenda, Hitt seconded the motion. The motion passed unanimously 10-0.

Duncan made a motion to approve the minutes of the May 21, 2020 meeting, Wheeler seconded the motion. Motion approved unanimously 10-0.

AGENDA ITEMS

ITEM#1

PUBLIC HEARING Planning and Development Services Staff:
Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning of properties on Dickerson Road.

Item Representative: Jeff Parnell – **Abstained from voting on the item**

Staff Discussion:

- Staff apologized for technical issues and not being able to operate the overhead presentation
- Staff described the location of the property across from Cima Drive
- April 27th Planning Commission approved High Density Residential zoning recommendation to the City Commission
- Due to impacts of COVID19 the City had to hold this request to permit the public hearing
- Comprehensive Plan shows areas as low density residential
- Area is a transition between commercial area and high density apartments at thirteen (13) units per acre to single family low density residential and the higher density including limitations of current zoning would be transitional area
- Comprehensive plan states higher density residential to be on main routes- Dickerson Road is

shown on City's Major Thoroughfare plan as a minor arterial road

- Planning Commission rezoning recommendation has been held and not submitted to City Commission until this review

- Planning Commission rezoning recommendation included stipulations to be included on the official zoning ordinance amendment text to be reviewed by City Commission

- Stipulations included seven (7) units per acre, cluster design to include open space, easement along north property line for conservation, townhouse attached

design one and two stories only, building and site design to meet the City's Design Guidelines including exterior materials, master plans required to be approved by Planning Commission and traffic study submittal- impacts onto Dickerson Road

Trew opened the public hearing and stated the City Commission would also hold a public hearing with the rezoning review

Planning Commission Discussion:

Robert Burton- Family owns property between this property and Vanco Manor

- In favor of property but concerned about traffic

- His property would be good to add to the development and provide a better Dickerson Road access location

- Family previously owned multiple properties in the area including Vanco Manor and 19 acres

- Not opposed but ready to sell their property

Howard Sanders- 123 Connor Drive

- 1,000 feet from property

- Concerns of residential in area and intruders coming through from Colony Manor and noise from project

- Traffic concern and possible traffic signal

- Question the number of possible units and if for rent or sale and unit sq.ft.

- Concern on property values with the project

- Parnell confirmed 133 per density per rezoning process and intended for sale units

- Staff stated per April 27th Planning Commission meeting information no information on unit square footage

David Wilson- 510 Utley Drive

- His family owns six (6) acres adjoining the property to the north

- Questions about the conservation easement discussed along property boundary

- Dawn Driver granted easement to access property and could access easement be in a conservation easement

- Staff discussed the easements would be subject to agreement between property owners and how easement is defined regarding access

- Wilson questioned if easement would be part of subdivision plat or master plans

- Staff stated both- the plats and plans would include easement and project design with easement

- Parnell discussed the agreement is for two (2) easements including the fifty (50') conservation easement and a twenty-five (25') feet access easement- conservation easement per agreement area to be left natural including tree line
- Wilson discussed rezoning review did not include a master plan along with it and City Commission review could be referred back to Planning Commission for final master plan
- Staff stated that would be up to the City Commission and the Planning Commission could request staff to present that to City Commission but decision is up to City Commission
- Staff discussed April 27th Planning Commission review included defined project stipulations that would be included in official zoning map amendment ordinance that would define the project with rezoning
- Staff discussed City has both approved planned unit development rezonings with and without master plans at rezoning but master plans through Planning Commission after rezoning including recent examples on Moncrief and Allen Roads
- Wilson discussed master plan needed to know what may develop

Glenn and Carrie Garrett- 107 Roanoke Drive

- Project adjacent to the nineteen (19) acre property
- Questioned the property rezoning from agricultural to high density residential
- Questioned if Dickerson Road only access and expressed concern on traffic from the project
- Staff stated a church owns adjacent property and due to proximity to adjacent residential areas including Highland Heights Road – appears project limited to a single access to Dickerson Road by default
- Glenn Garrett discussed with existing TVA easement would this area be deducted from density
- Staff discussed based on a Planned Unit Development set up and per April 27th Planning Commission approved project design stipulations the units would be clustered to include open space so area within easement could not be units but density based on entire acreage including easement areas
- Parnell discussed the easements for the project
- Glen Garrett discussed not being opposed to the property developing but concerned with no master plan at this point

David Wilson discussed the one hundred (100') feet TVA easement across the property not used in many years but TVA likely never to abandon the easement

- Staff discussed some TVA easements have been abandoned including one on Dickerson Road at small property by Vanco Manor

- Trew discussed closing the public hearing
- Hitt made motion to close the public hearing and seconded by Lynn. Motion passed unanimously

- Duncan discussed to clarify the request tonight is an amendment to the Comprehensive Plan from agricultural to high density residential and rezoning recommendation approved by Planning Commission in April

- Garrett discussed to preserve the integrity of neighborhoods a master plan is needed and big jump to go from agricultural zoning to high density zoning and that City Commission should look to be careful and that the Moncrief rezoning example included restrictive covenants
- Staff discussed the rezoning recommendation include project stipulations to address the project design limitations
- Duncan discussed that the City Commission does not vote on the comprehensive plan the plan is a guide for development of the city
- Hitt asked if it was too late on the zoning issue since approved by Planning Commission
- Staff discussed the rezoning was recommended at April meeting but this board could request additional information with City Commission review and staff could report to the City Commission requests in addition to previous recommendation
- Parnell discussed as project representative that the owner does not have the funds to develop a master plan at this point to move the project forward
- Parnell discussed the need to move the property from agricultural zoning in the middle of the city
- Parnell discussed at the April 27th meeting the project stipulations were included in approval recommendation to City Commission
- Parnell discussed property owner agreements for one and two stories and meet City's Design Guidelines regarding exterior materials
- Parnell discussed the intention for a senior living type development
- Parnell discussed the traffic study will review access design – engineering process
- Trew discussed the comprehensive plan is a road map for the development of the city and if the plan is enough to get developers to get assurance of the area
- Parnell discussed the comprehensive plan is important for developers to show future zoning
- Garrett discussed covenants and no assurance without master plan is opening a pandoras box and master plan needed to the ensure development intentions are realized
- Staff discussed master plans and covenants
- Duncan discussed the current zoning and agricultural is limiting in area and need to determine what the property can be but concern with changing comprehensive plan with concerns
- Parnell discussed understood the concerns but rezoning recommendation with design limitations in place that can't be undone
- Garrett discussed protection of the property is needed and a master plan need to be in place
- Hitt discussed can see both sides of issue with agricultural zoning but would like to see a master plan
- Glenn Garrett discussed wants to make sure the best intentions will happen
- Vicky Wilson asked if property owner can't get financing and property sells could easements be changed
- Parnell discussed no the easements have been drafted by a surveyor and will be recorded
- Connie Garrett discussed if the project is similar to the project on Willis Branch that would be great would like for city to limit to senior residential if that was possible
- Duncan discussed remaining steps if rezoning approved by City Commission would be preliminary master plan and final master plan reviewed by the Planning Commission
- Staff discussed the City's Design Guidelines will apply to this project

Motion:

Garrett made the motion to defer until master plan can be submitted seconded by Duncan. Parnell abstained. Planning Commission discussed the motion and timing of deferral. The motion passed unanimously 9-0. Roll call vote completed.

ITEM#2

QuikTrip#7144/Jacobs Engineering Group, INC: Request traffic study approval for an 8,292 sq. ft. building and sixteen (16) fuel pumps on 9.17 acres 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 (9.1# 05-20). Property Owners: Michael and Patsy Donahoe (Site Plan approved at April 27, 2020 Meeting)

Item Representatives: N/A- Staff discussed unable to attend but should be ok to proceed without a representative since project site plan already approved

Staff Discussion:

- Site plan approved at April 27th Meeting
- Site plan stipulation for a traffic study to review any off-site turn lane or traffic signal issues
- Traffic study recommendations are for on-site access designs with two lefts out onto Hwy 31W (north/south bound)
- No further off-site improvement recommendations
- Traffic study defined an existing delay issue at Exit 98 south bound left turn (to Hwy 31W) under interstate short length of eighty (80') feet creates delay
- Discussed with traffic engineer concern is for delay and back up at beginning of left turn lane section not entire ramp since ramp roughly 1,050' feet from interstate to Hwy 31W and 860' from interstate to short left turn lane section
- Requested applicant to include with TDOT permit application for Hwy 31W drive alterations for TDOT to determine if any ramp improvements needed
- TDOT makes all determinations on ramp design and alterations

Planning Commission Discussion:

- Duncan discussed that TDOT is in process of designing I-65 widening and ramp alterations in this area and they would absorb any current design issues in their large scale project design
- Duncan discussed that traffic study to be passed onto TDOT for review and implement any needed changes in their design

Motion:

Parnell made the motion to approve seconded by Wheeler. The motion passed unanimously 10-0. Roll call vote completed for McNeal and Whitaker

**ITEM#3
Bond Extension**

Northcreek Commons/Armed Services Mutual Benefits, Performance

Item Representatives: N/A

Staff Discussion:

- Site development items completed including street, street lights, sidewalks, drainage
- Remaining item traffic signalization and striping at Conference Drive and Windsor Green Ct
- Project agreement-city doing these intersection items with Conference Drive project
- Per Greg Edrington, City Engineer- Project Manager project 14-15 months away from starting
- TDOT recently included additional funds into the project but required project to be re-bid
- City bond just needs to cover cost of remaining improvements of an estimated \$ 150,000 but request is a one -year extension of current \$ 330,000 bond

Planning Commission Discussion:

Motion:

Duncan made the motion to approve seconded by Parnell. The motion passed unanimously 10-0. Roll call vote completed for McNeal and Whitaker.

DISCUSSION ITEMS

Planning Commission Training

-Staff discussed starting in August will start to schedule training sessions at the end of agendas. The development tour previously discussed had to be rescheduled due to COVID. Staff stated would review the possibility of the tour in the fall. Ellis discussed if the required training was placed on hold by any executive order. Staff stated would review and training is self-regulated so if unable to obtain training would have justification

Rivergate Parkway Hotel Sidewalks

- Trew requested discussion on the sidewalk issue last month with Rivergate Parkway hotel project
- Trew discussed other sidewalks in the area and the city are not eight (8') feet in width and questioned the eight (8') feet minimum width including in front of Metro Library on Rivergate Parkway
- Staff discussed the wider sidewalk requirement is only in the CCO, Commercial Core Overlay area and is intended for wider area for more people in an urban setting
- Staff discussed sections of the wider sidewalks but some areas like Starbucks project doesn't include the wider widths
- Staff discussed the wider sidewalk is not an accessibility issue but an urban design element
- Duncan discussed that METRO Nashville is looking at rebuilding the elementary school and might be able to get grants to widen walks in this area
- Ellis discussed the overlay was based on the Main Street project and streetscape study
- Ellis discussed concern of rescinding the requirement at this time and that wider sidewalks are a positive direction for the city but understands the concern of the wider sidewalk requirements

Conference Drive/Long Hollow Pike Intersection Traffic Signalization and Striping

- Tinnin discussed multiple requests he received to restripe the Conference Drive traffic lanes at Long Hollow Pike to include a left turn, second left turn and thru lane to East Cedar and a separate dedicated right turn lane onto Long Hollow Pike
- Tinnin discussed vehicles back up waiting to turn right but are limited since lane is currently also a thru lane to East Cedar.
- Tinning discussed process for reviewing and what would TDOT's review be
- Ellis discussed not an issue for TDOT up to city to pay for and maintain
- Other Planning Commissioners discussed the lane striping and that they have received similar requests

-Building Materials

- Parnell discussed at last month's meeting the EIFS (Exterior insulation finishing system) building material concerns on the Rivergate Parkway hotel project
- Parnell discussed after further review and research issues like he experienced primarily in residential home construction instead of commercial applications
- Parnell discussed it is a common material in commercial buildings and City's Design Guidelines permits it as a secondary building material
- Staff discussed a possible design guidelines amendment is being reviewed for residential applications

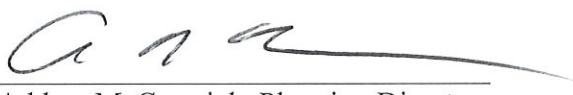
Public Forum on Planning Related Topics

Staff stated that no one was present except for city staff members in the auditorium at this time of the agenda

With no further business, the meeting adjourned at 6:34 pm.



Scott Trew, Vice-Chairman



Addam McCormick, Planning Director