

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 21, 2020
5:00 p.m.

Electronic-Remote Format
City Hall Auditorium Closed

Staff presented that the remote electronic format meeting was being completed through the ZOOM hosting site due the impacts of COVID-19 and the Governor's Order including extension to permit the remote electronic meeting format. The intention of the remote electronic format is to protect the health and safety of the Planning Commissioners and Citizens of Goodlettsville while meeting the City's intention to continue the business of the City. The meeting date was rescheduled from the regular meeting date of May 4th.

Present: Chairman Tony Espinosa, David Lynn (available at Item#2), Scott Trew, Mayor Jeff Duncan, Jim Hitt, Grady McNeal, Judy Wheeler, and Jeff Parnell Roll Call Vote-completed and Planning Commissioners stated that no one was in attendance with them at their remote meeting location.

Absent: Bob Whitaker, Vice-Mayor Rusty Tinnin, and Jerry Garrett

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

Chairman Espinosa called the meeting to order and offered prayer

Staff discussed the revised meeting format and the revised meeting agenda. Staff discussed the Comprehensive Plan Amendment Public Hearing has been rescheduled again until the June 1st meeting.

Hitt made a motion to approve the agenda, Wheeler seconded the motion. The motion passed unanimously 7-0. Roll call vote completed

Trew made a motion to approve the minutes of the April 27, 2020 meeting, McNeal seconded the motion. Motion approved unanimously 7-0. Roll call vote completed

Wheeler made the motion to suspend the Planning Commission's By-Laws to permit the remote meeting format and prior submitted public forum comments to be reviewed before the regular agenda items, Duncan seconded the motion. The motion passed unanimously 7-0. Roll call vote completed

Public Forum on Planning Related Topics

Staff discussed that no comments received prior to meeting and at the end of the regular agenda staff asked if anyone participating on the zoom format has any comments for the Planning Commissioners and no comments were received.

AGENDA ITEMS

ITEM#1 **Woodwyn Hills Subdivision Section Five/ Ragan Smith and Associates:** Request final subdivision plat for two (2) single family lots

and Lynn Drive road right-of-way dedication on 11.78 acres on Lynn Drive and Kimberly Drive. Property is referenced as Sumner County Tax Map/Parcel# 143 101.00 000 and is zoned R-15, Medium Density Residential. (9.1# 06-20) Property Owner: Woodwyn Hill, LLC.

Item Representative: Tom Darnell, Ragan Smith and Associates

Staff Discussion:

- History of project and property included in Woodwyn Hills Master plan- twenty-seven (27) lots and extension of Lynn Drive to Park Drive
- Request to divide the property into two (2) five (5) plus acre single family lots- and dedication of Lynn Drive right-of-way
- Per previous meeting applicant discussed with topography issues and the costs associated with Lynn Drive extension in relation to potential buildable lot areas
- Lynn Drive originally a temporary cul-de-sac but constructed and paved in 1994 and staff discussed with Public Works Director and when Lynn Drive is repaved the City would include the cul-de-sac area as well since will be within right-of-way
- Other section of Lynn Drive would be changed to Kimberly Drive per Sumner County 911
- Staff determined no cul-de-sac needed on section of roadway since only change with proposal will be a single family house
- Staff discussed recommended stipulations: add notation that homes constructed on lot 1 and lot (2) two to be within 600' feet of a fire hydrant or other fire protection system approved by City of Goodlettsville Fire Department and add notation referencing the Woodwyn Hills restrictive covenants and design guidelines.

Planning Commission Discussion:

- Parnell discussed question in why property was not developed- appears per information could be developed
- Parnell asked with the proposal the only additional approval will be for permits to be requested
- Staff stated yes and if any additional lot subdivisions are proposed the Planning Commission review would be required since right-of-way and cul-de-sac dedication would be needed at short end of Lynn Drive being changed to Kimberly Drive
- Parnell asked about ownership of the property
- Darnell stated the ownership is Woodwyn Hills LLC that is separate from the homeowner's association and was a left over piece of property from development
- Espinosa read the staff stipulations
- Darnell agreed to stipulations

Motion:

Wheeler made the motion to approve the request, seconded by Duncan. The motion passed unanimously 7-0. Roll call vote completed

ITEM#2 **Goodlettsville Hotel, LLC/Mid-TENN Engineering Co: Request site plan approval for a five (5) story -67,560 square feet hotel at 555 Rivergate Parkway. Property is referenced as Davidson County Tax Map/Parcel# 02609009200 and is zoned CSL, Commercial Services**

**Limited within the Interstate Sign District. (9.1#07-20) Property
Owner: Vishal A Banker**

Item Representatives: John Barnett, Project Architect and Evan White, Project Civil Engineer, and Victor Banker, Property Owner

Staff Discussion:

- Five (5) story building proposed – CSL zoning permits five (5) stories, Commercial Core Overlay four (4) stories but property within the interstate sign zone and per recent amendment can be extended to seven (7) stories- staff determined the five (5) story proposal permitted
- Building design includes fifty-one (51%) percent brick and remainder EIFS construction
- Design Guidelines requires accessory building to match primary building design
- Question for Planning Commission with location of pool house behind primary hotel building and seventeen (17') to twenty-three (23') elevation difference from Rivergate Parkway if design as proposed would meet intention of Design Guidelines
- Property within CCO, Commercial Core Overlay which requires eight (8) feet sidewalks along the street- there is currently a five (5') sidewalk along the property with vegetation covering portions and sections with damage
- Due to property elevation along the property that would prohibit any site development along the sidewalk and location at edge of overlay staff recommends maintaining existing sidewalk width but removal of vegetation and repairs/replacement of damaged sections
- Loden Vision site has the eight (8') feet sidewalk but unsure what was there before site development
- Recent Summerland Apartment Fire- issue with service to apartments with one driveway access
- Fire Chief requested and is working with apartment ownership to include a drive connection between the hotel and apartment with some barrier type to permit only emergency access
- Connection shown on site plan but connection would require both property owners to agree and if the apartment ownership does not approve then drive would not be built
- Driveway access point at the existing Rivergate Parkway median break which includes Loden Vision center additional access point also
- Adjacent professional condo development ownership previously requested a median break along Rivergate Parkway for full access point and was denied by the city
- Staff previously discussed with owner if they would be open to a shared connection that would requirement agreement between both property owners not a part of this site plan but wanted issue captured in the meeting minutes

Planning Commission Discussion:

- Trew asked about sidewalks and wanted to be consistent with previous projects
- Trew stated previously developments along Dickerson Rd issue came up and sidewalk payment in lieu of fee would be required and would this apply in this case
- Espinosa discussed possible payment and consideration for spending done along sidewalk section including repairs and vegetation removal
- Staff stated unsure if payment in lieu would apply since there is an existing sidewalk along the front of property and if fee charged would have to be calculated based on additional three (3') feet width versus full width of eight (8') feet

- Freeman discussed consistency concerns and some method for a pro-rated fee that would be required for payment in lieu of additional three (3') feet sidewalk width
- Freeman discussed if a variance procedure was even available by the Planning Commission and if grades along Rivergate Parkway could be used as a determination
- Ellis stated with the sidewalk installation a precedent has already been set with the Loden Vision Center development being required to install eight (8') feet sidewalk against the owner's strong desire not to install
- White discussed the cost to widen sidewalk would be cost prohibited with retaining walls and staff requested clarification if he was talking about private walk on-site or along Rivergate Parkway
- White confirmed referring to on-site and additional width along Rivergate Parkway should not require major grading
- Hitt discussed the sidewalk and possible pro-rated cost and requested clarification on which sidewalk was required to widen and if accessibility design was the issue
- Hitt discussed landscape buffer along the school property
- Staff discussed the landscape plan shows some landscaping in storm water area and school property is several hundred feet away from hotel
- Duncan discussed project and that eight (8') sidewalk is needed with a project of this scope and to match what is across the street and grades at school buffer area
- Duncan discussed the shared connection with adjacent office building and that would be a negative appearance and connection but understands the previous request from office condo property owners
- Staff stated the connection to adjacent office building is not part of the site plan since not needed for this project but discussion to just reference in minutes
- Parnell recommended the eight (8') feet sidewalk width in this case and not the payment in lieu of funds option since possible connection for adjacent school
- Parnell discussed sometimes do not agree with wider sidewalk widths but in this case the additional width is needed
- Parnell discussed concern with EIFS construction in this climate
- Staff stated the City's Design Guidelines permit the material as secondary material so can bring a possible amendment back but question at this time is if brick on hotel to be also included on pool house
- Parnell discussed the buffer along school area includes thick tree line but not sure how much to be cut with design
- Parnell asked if fence needed around detention pond
- Ellis discussed school already has a perimeter property fence
- McNeal asked about accessible sidewalk design for internal sidewalk and level areas
- Staff stated the sidewalk includes both walk and ramp sections per ADA requirements including rails and walk areas less than five (5%) percent slopes
- White discussed the sidewalk and ramp design
- Espinosa discussed the stipulations and eight (8') feet sidewalk requirement
- Espinosa discussed pool house design and need for consistency in building design per Design Guidelines

Motion:

Duncan made the motion to approve per staff stipulations one and three (3) and deletion of stipulation two (2), seconded by Trew. Espinosa discussed with motion that Planning Commission determined that stipulation one included brick was required as primary material (51%) on the accessory pool house and stipulation three (3) was for eight (8') feet sidewalk width along Rivergate Parkway. The motion passed unanimously 8-0. Roll call vote completed

ITEM#3 **Zoning Ordinance Amendment-Planning Staff:** Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-305. Signs Permitted in Commercial and Industrial Districts, (2) Interchange Sign Zone (b) to include increased sign area square footage based on the sign separation distance from the property access roadway

Item Representative: Staff Ordinance Amendment/ Daniel Chambers, QuikTrip Corporation – Signage

Staff Discussion:

- Quik Trip site plan approved at April 27th meeting including a high rise sign at 229 sq. ft
- Zoning Ordinance permits a 175 sq .ft sign and approval was subject to Planning Commission and City Commission approval of zoning ordinance amendment
- Review of Quik Trip proposal and zoning ordinance amendment based on location of the high-rise sign in relation to roadway and sliding scale of sign area increases based on distance but not exceeding thirty (30%) percent increase and streetscape appearance of increased signage area
- Proposed amendment includes review criteria for the Planning Commission to review increased signage area for all projects within the interstate sign zones at I-65 exits 96, 97, and 98
- Proposed review criteria regarding streetscape appearance of increased sign area and impacts onto any adjacent residential areas
- Quik Trip sign is proposed to be 420' feet from Hwy 31W/Louisville Highway and adjacent to I-65

Planning Commission Discussion:

- Wheeler asked staff if there would be any impacts to residential area since staff report states there should not be any impacts
- Staff discussed due to the location of the proposed sign adjacent to I-65 and size of the property the sign would be several hundred feet from adjacent property and across I-65 a house sits on top of the hill that will be above sign- similar to billboard in area
- Duncan discussed liking sign on this property and amendment prepared by staff

Motion:

Hitt made the motion to approve the request, seconded by McNeal. The motion passed unanimously 8-0. Roll call vote completed

ITEM#4 **502 N. Main/Marty Aleman:** Requests approval for a fenced granite slab display area at 502 N. Main Street and 107 New Brick Church Pike. Properties are referenced as Davidson County Tax Map/Parcels#

01816003700 and 01816020200 and are zoned CSL, Commercial Services Limited. Property Owner: Sankumba Diaoune {Deferred at April 27, 2020 Meeting}

Item Representative: N/A

Staff Discussion:

- Deferred item from last meeting was anticipating someone would be on the meeting to represent the project based on emails received with applicant
- No plans or renderings were submitted for display screen
- Recommends the item to be deferred.

Planning Commission Discussion:

Motion:

Duncan made the motion to defer the request, seconded by Trew. The motion passed unanimously 8-0. Roll call vote completed

DISCUSSION ITEM

June 1st Planning Commission Meeting

-Staff discussed in-person meeting format but would do zoom format also to allow any Planning Commissioner that is not able to attend the in-person meeting to participate. Espinosa discussed with staff to present any comments received since some members of the public might not be able to attend the meeting. Staff discussed the meeting room will be set up including social distancing standards so will look different.

Dry Creek Commons on Dry Creek Road:

Staff stated that the developer has requested to offer for sell the townhouse units from the original proposal for single ownership and rental and they are using the horizontal property regime master deed process per state law. Staff stated the state law states that the subdivision plat process is optional and that city staff will follow state law provisions with master deed process.

With no further business, the meeting adjourned at 6:12 pm.



Tony Espinosa, Chairman



Addam McCormick, Planning Director