

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

July 1, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Vice-Mayor Rusty Tinnin, Scott Trew, Judy Wheeler, Grady McNeal, Jim Hitt, Bob Whittaker, Jerry Garrett, David Lynn

Absent: Mayor Jeff Duncan

Also Present: Addam McCormick, Russell Freeman, Greg Edrington, Rhonda Carson, Mike Bauer, Tim Ellis, and others.

Chairman Espinosa called the meeting to order and Commissioner Trew offered prayer.

Jim Hitt made a motion to approve the agenda. Grady McNeal seconded the motion. The motion passed to approve the agenda unanimously 10-0

With no additions or corrections, Judy Wheeler made a motion to approve the minutes of the June 3, 2019 meeting. Jim Hitt seconded the motion. Motion passed 7-0. Jerry Garrett, Rusty Tinnin, and David Lynn abstained since they were absent at June meeting.

ITEM #1

D.L. White Hills Subdivision, Steve Artz and Associates, Inc Land Surveyors: Request final subdivision plat approval for three (3) lots on N. Main Street/Hwy 31W/SR 41 and Church Street. Property referenced as Davidson County Tax Map/Parcel 01812007200 containing 6.81 acres. Property zoning CS, Commercial Services, and IR, Restrictive Industrial. Property Owner- David L. White (9.1# 04-19)

Steve Artz, Applicant Representative

Staff Discussion Items:

- Three (3) lot subdivision proposal
- Mobile Home Park existing non-conforming use will be included on lot two (2) with lot size based on zoning requirement of seven (7) units per acre
- Non-conforming uses per City and State zoning provisions cannot be expanded onto additional properties, existing park will be limited to lot two (2) and once plat is recorded the park can't be expanded onto lots one and three (3)
- Zoning boundary line item discussed at previous meeting- unable to align property boundaries with zoning boundaries due to property dimension and need to maintain park all on lot two (2)
- Non-conforming use issue reviewed by staff but due to limited percentage of park in relation to entire property and lots one and three (3) would become conforming uses with future development- staff ok with proposal

Staff, Commission, and Applicant Discussion Items:

-Commissioner Garret- asked if when the plat is recorded if the existing non-conforming park could be expanded onto lots one and three (3)- staff stated no- since non-conforming uses cannot be expanded onto adjacent or additional properties.

Motion: Jerry Garrett made a motion to approve the request Vice-Mayor Rusty Tinnin seconded the motion. The motion passed unanimously 10-0.

ITEM #2

Cartwright Street Hotel and Convention Center, Rhodes Engineering and Environmental Services:

Requests Site Plan approval for a Hotel and Convention Center on Cartwright Street and East Cedar Street, Properties referenced as Davidson County Tax Map/Parcels-. 01913010300, 01913007400, 01913009700 and 01913009800 containing 4.84-acres. Property zoning- CS, Commercial Services, CCO, Commercial Core Overlay, and INT, Interchange Overly District. Property Owner- Darmesh Patel (9.1 #05-19)

Dean Patel, Property Owner and Applicant Representative

Staff Discussion Items:

- Request to defer the request due to deficiencies with the site plan including items sent to applicant including drainage, landscaping, lighting, building design, loading and dumpster area location, and site access at East Cedar and reduced number of access points to two (2) on north section of Cartwright
- Development on four (4) properties including flood plain, floodway, and stream buffers, main utility lines along East Cedar- south lot sections could not be used due to these limitations
- Project includes turn lane extension on Cartwright Street- coordinated with Starbucks entrance
- Project includes a walk connection above East Cedar that will require City Commission authorization and alteration of major overhead utility lines
- Prior staff meetings including prior planner to discuss site and building layout including Board of Zoning Appeals variance for twenty (20') feet front building setbacks and site layout and design

Staff, Commission, and Applicant Discussion Items:

- Applicant discussed project design and that engineer working on plan revisions. Intention for a glass type structure
- Applicant discussed the project is more of a conference center than convention center- events 400-500 people
- Applicant expecting August meeting for revised plan submittal but even might be September- ensure plans are complete
- Jim Galbreath asked about issues with traffic and traffic study and adjacent Starbucks
- Staff turn lane extension proposed but city might have to review long term widening of Cartwright street due to industry and new developments in area
- Engineering Staff- CMAQ grant project with turn lane extension should allow increased function of

intersection – Shell Gas station access point a concern due to proximity to intersection.
Staff- With improvements project should not decrease the level of service
-Chairman Espinosa discussed with applicant to connect with Tyson representatives regarding shift changes to better coordinate hours of operation of conference and convention center
-Applicant- Does not expect conflict with Tyson chicken since hotel traffic spread out an conferences and event typically in evening and nights
-Scott Trew- 3:30 to 4:00 busy at intersection due to shift change
-Jim Hitt asked applicant about hotel brand
-Applicant- branded hotel looking at higher end products like Hilton Garden and Hyatt which also operate conference centers but desire is to keep operations separate for cost effectiveness
-Rusty Tinnin- agree with Long Hollow turn lane signalization project except at Tyson shift changes
-Scott Trew and Grady McNeil discussed storm water detention areas shown on the plans
-Staff discussed the requested alteration of East Cedar Drive access for fire truck access
-Staff discussed sections of the storm water detention is proposed to be underground in parking areas
-Judy Wheeler discussed a location of a similar facility in the area
-Applicant- Bowling Green has a similar facility that includes a hotel and conference center

Motion: Scott Trew made a motion to defer as discussed, Jim Hitt seconded the motion. The motion passed unanimously 10-0.

ITEM#3

Copper Creek 2-5, Meritage Homes, Performance Bond Reduction and Extension

No Applicant Representative Available

Staff Discussion Items:

- Copper Creek project status
- Section thirty (30%) percent home construction
- Curbs, asphalt binder, and street lights completed
- Final asphalt and sidewalks remaining
- Bond reduction \$ 707,000 to \$ 210,000
- Applicant requested \$ 115,000
- Staff calculations of remaining improvements based on engineer costs and maintain thirty (30%) percent for damage to curbs and binders

Motion: Jim Galbreath made a motion to approve, Grady McNeal seconded the motion. The motion passed unanimously 10-0.

ITEM#4

Northcreek Commons/Armed Services Mutual Benefits, Performance Bond Reduction and Extension

No Applicant Representative Available

Staff Discussion Items:

- Except for fifty (50') feet section of roadway at Conference Drive all roadway improvements completed.
- Section of roadway remaining due to utility work along Conference Drive- should be completed soon since new buildings should be opening soon.
- Bond estimate includes portion developer responsible for Conference Drive signalization and restriping required for turn lanes at intersection of Conference Drive and Windsor Green
- Bond reduction \$ 700,000 to \$ 330,000

Motion: David Lynn made a motion to approve, Scott Trew seconded the motion. The motion passed unanimously 10-0.

DISCUSSION ITEMS

A. Long Hollow Pike Driveway Access Proposal- Caldwell Square

Ken Knuckles, Bill Wallace, and Bill Sealey Applicant Representatives

Staff, Commission, and Applicant Discussion Items:

- Applicant proposed right in/right out access on Long Hollow Pike across from Ellen Drive
- Applicant discussed access limitations with existing development- reason for undeveloped out-lots and tenant turn over issues with front centers
- Applicant discussed out lots are restricted to individual retail/restaurant sites not to exceed 5,000 sq. ft.
- Applicant discussed access would have to be designed to limits left turns and semi-truck access limitations could be reviewed but proposal is in addition to existing drive access points
- Jerry Garrett discussed originally approval including some conditions due to resident concerns and if additional Loretta Drive access might be better
- Public Services staff discussed concerns with additional access on Loretta being too close to signalized intersection at Long Hollow Pike/Loretta Drive
- Scott Trew discussed access might help with traffic issues at Loretta Drive but would have to designed to strongly discourage left turns which would be bad
- Jim Hitt would like to see properties develop but additional access point would be a terrible decision due to concerns with traffic
- Tim Ellis, City Manager asked if drive only for one out lot and is building a breakfast type restaurant?
- Applicant no drive would be for entire center and all types of food types are being considered
- Jim Galbreath discussed parking would have to reviewed to make sure not losing spaces and does not see a right in and right out being a benefit for people coming from I-

65.

-Chairman Espinosa discussed safe and convenient access can be a positive

B. Upcoming Planning Training for Comprehensive Plan/Planning Commission Survey –August 5th Meeting

-Staff requested the Commissioners to take the Planning/Development survey. The results will be part of a Comprehensive Plan training session at either August or September **meeting**

C. Planning Commission By-Laws

-Staff discussed the current by-laws have regulations that would permit the Commission to defer any agenda item if no agenda item applicant is available at the meeting and the Commission would need to make that decision during the meeting

- Staff discussed even with consent agenda items the Commission can choose to discuss and defer individual items

-Staff will request all applicants to be at meeting in case an issue comes up.

-Commission discussed bond issues would be different and that staff's recommendation is important

D. Bed and Breakfast Homestay

Staff Discussion Items:

- City Commission adopted a six (6) month moratorium on conditional use permits per request by Board of Zoning Appeals that ordinance is not adequate to ensuring real bed and breakfast uses.

-Short Term Rental state law and City Commission defining short term rentals by ordinance also reason to further define the bed and breakfast use.

-Proposed amendments matching state definitions of bed and breakfast homestay regarding number reducing number of guest rooms from four (4) to three (3)

-Proposed amendment includes five (5) acre acreage limitation or federal, state, local historically significant properties.

-Staff present at either August of September meeting formal proposal

Staff and Commission discussed paper meeting packets preferred method and digital version will be available on the City's web-site

Public Forum on Planning Related Topics

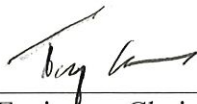
Chairman Espinosa opened the public forum. No one was present to speak. Jerry Garrett made a motion to close the Public Forum. Jim Hitt seconded the motion. The motion passed unanimously 10-0.

Grady McNeal stated staff should research and provide information on original requirements of the Publix/Caldwell square project including Loretta Drive access.

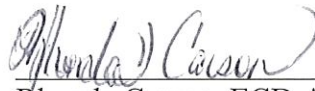
Scott Trew discussed the original requirements regarding deliveries and trash service time limitations.

Tim Ellis, City Manager discussed Dollar General using old Kmart building for a training facility for employees and plans should be submitted soon to develop out lots for retail and restaurant uses along Long Hollow Pike section of property.

With no further business, the meeting adjourned at 6:15



Tony Espinosa, Chairman



Rhonda Carson, ECD Assistant