

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

June 5, 2017
5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Mayor John Coombs, Commissioner Jeff Duncan, David Lynn, Scott Trew, Jerry Garrett, Grady McNeal, Jim Hitt, Judy Wheeler

Absent: Bob Whittaker

Also Present: Addam McCormick, Greg Edrington, Tim Ellis, Commissioner Zach Young, Mike Bauer, Rhonda Carson and others

Chairman Tony Espinosa called the meeting to order and Mr. Grady McNeal offered prayer.

With no changes or additions to the agenda, Mr. Jerry Garrett made a motion to adopt the agenda. Vice Chairman Galbreath seconded the motion. Motion passed unanimously 10-0.

Mr. Scott Trew moved for approval of the minutes from the May 1, 2017 meeting as written; seconded by Mr. David Lynn. Motion passed unanimously 10-0

Mayor Coombs announced two upcoming events in the City:

1. TDOT(Tennessee Department of Transportation) is holding a meeting on Monday June 12th from 5:30-7:00p.m. at the Community Center. This event is to receive input/feedback from citizens regarding the I-65 corridor from the City to the state line. Mayor Coombs encouraged citizens and Board members to attend.
2. Goodlettsville Help Center Barbeque Chicken Dinner Benefit to be held Saturday June 17th from 4:00-7:30p.m. at Goodlettsville First Baptist Church. Mayor Coombs encouraged all to attend to benefit the Help Center.

Item #1 American Home Design/ Klobber Engineering Services: Request site plan amendment approval for 22 parking spaces on a portion of 1.72 acres and a section of road right-of-way at 880 Conference Drive. Property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcel# 02600009400. Property Owner: American Home Realty, LLC (9.1#3-01/ 9.1#13-17)

Staff reviewed. Planning Director Addam McCormick stated this request is for a parking lot addition to American Home Design located at 880 Conference Drive. He discussed the right-of way and showed the front grass area of the business to be in the right-of-way including the existing American Home Design pole sign. He showed the proposed location and stated the City Commission recently approved an agreement for the expansion of the parking lot in the right-of-way, but they will also be required to review and approve the site plan showing the improvements in the public right-of-way.

Staff discussed comments:

Parking lot lighting-Staff recommended meeting the Zoning Ordinance and Design Guidelines section since the proposed parking lot is within the public right-of-way.

Josh Lyon with Klobber Engineering Services represented this request. Mr. Lyon stated the owner did not intend on installing additional lighting due to the fact of some street lighting and existing parking lot lighting. Mr. McCormick stated he was concerned with the lighting for public safety.

Landscape Plan- Mr. McCormick stated the landscape plan looked great, but Staff is concerned with the type of tree for the ten (10') feet area between the new retaining wall and parking area. Staff requested smaller scale trees due to the drainage ditch in the area and for the installation of smaller trees for limiting root growth with the proposed adjacent retaining wall.

Mr. Lyon responded that the proposed trees could be replaced by smaller bushes.

City Engineer, Greg Edrington stated a smaller planting would be better due to the drainage ditch/retaining wall, and allow water run off to flow better along the ditch.

Retaining Wall Guardrail- Mr. McCormick stated a typical forty-two (42") inch black aluminum type would be recommended, and not a chain link fence.

Greg Edrington added that a maintenance agreement would be needed regarding the added drainage features.

Chairman Espinosa asked Staff if a specific number of lights are required for the proposed parking area according to the Zoning Ordinance and Design Guidelines. Mr. McCormick stated, two lights for this size parking area would typically be installed for safety.

Staff clarified the guardrail recommendation is a pedestrian guardrail which is typically black in color.

Mr. Lyon stated the owner is in agreement with Staff recommendations and they will visit the site and evaluate the lighting requirement.

Based upon Staff recommendations, input from the developer, and discussion had at this meeting, Mayor Coombs made a motion to approve the site plan amendment for twenty-two (22) parking spaces on a portion of 1.72 acres and a section of road right-of-way at 880 Conference Drive with the following stipulations:

1. City Commission approval requirement for improvement in the Conference Drive right-of-way
2. Parking lot lighting installed meeting Zoning Ordinance and Design Guideline requirements
3. Alternative landscaping installation between new parking area and retaining wall to reduce damage potential to retaining wall and to account for the drainage ditch in the area
4. Applicant submittal of revised drainage calculations to support the design of the Staff requested storm water quality feature. Calculations to be reviewed and approved by Staff.
5. Retaining wall guardrail to be black aluminum

Mr. Jim Hitt seconded the motion. The motion passed unanimously 10-0.

Item #2 Denham- Blythe Company, INC/ Klobner Engineering Services: Request site plan approval for a 13,700 sq. ft. office/professional building and parking improvements on 2.29 Acres at Business Park Circle. Property is zoned GOPUD, General Office Planned Unit Development and is referenced as Sumner County Tax Map/Parcel# 143JF011.00. Property Owner: North Creek, LLC (9.1# 11-17)

Staff reviewed. Mr. McCormick reminded the Board members that the building design had been approved at the April meeting and this request is for site plan approval. Mr. McCormick discussed the property and the proposed two story building. He stated the property includes a shared driveway connection with the adjacent property at 3034 Business Park Circle. He stated the site development does include storm water quality facilities. He reviewed the Staff recommendations:

Staff requests additional drainage calculations regarding the increased drainage flow into the proposed storm water quality pond and capacity of new drainage culvert shown on the revised site plan submittal under the driveway. Staff also requested a plan revision regarding the type of drainage culvert in the road right-of-way portion of Business Park Circle and for the drainage culvert in the public road right-of-way to be concrete and minimum fifteen (15") inch diameter.

Mr. McCormick noted that the property connects to a limited developed section of Carol Anne Drive right-of-way. The site plan development does not include an access into Carol Ann Drive, and the Northcreek Development was not intended for connection to Carol Ann Drive.

Josh Lyon with Klobber Engineering Services represented this request. He had no additional comments or questions for the Planning Commission members. Vice Chairman Galbreath suggested Staff research the Carol Ann right-of-way to see if the City had deeded the property to an adjacent property owner to maintain. Mr. McCormick agreed he would check past records for any information. Chairman Espinosa and Mr. McCormick clarified that the intention of the Carol Ann right-of-way is not to be connected with this property.

Based upon Staff recommendations, and discussion had at this meeting, Mr. David Lynn made a motion to approve the site plan for a 13,700 sq. ft. office/professional building and parking improvements on 2.29 acres at Business Park Circle with the following stipulations:

1. Applicant submittal of revised drainage calculations to support size of drainage culvert under drive and storm water quality pond facility. Calculations to be reviewed by staff.
2. Drainage culvert material change to concrete and minimum fifteen (15") inch diameter for the section of culvert in the Business Park Circle right-of-way.

Grady McNeal seconded the motion. The motion passed unanimously 10-0.

Item #3 Sudden Service No. 9/ Weakley Brothers Engineering: Request site plan amendment approval for a 752 sq. ft. canopy expansion and 16 parking spaces on 1.77 acres at 934 Louisville Hwy/ Hwy 31W. Property is zoned CS, Commercial Services/ INT, Interchange Overlay and is referenced as Sumner County Tax Map/Parcel# 141046.00. Property Owner: Blanton Properties LLC Hollingsworth Oil (9.1#14-17)

Staff reviewed. Mr. McCormick stated this site plan proposal is for the Shell Service Station facility located at 934 Louisville Hwy. The request is to use the existing gravel area of the lot to add an additional fuel canopy, widen the entrance, and parking lot improvements with added landscaping. Mr. McCormick reviewed staff comments. He discussed the ongoing issue with the designated fire lane on the north portion of the site. He stated the designated fire lane should remain and site plan should indicate accordingly. He discussed the property being within a FEMA (Federal Emergency Management Agency) designated flood plain. He stated the applicant's design is that no fill area is proposed to be installed in the flood plain and additional documentation will be required on the plans to confirm calculations.

Greg Edrington added, documentation would be required to confirm the model that is being proposed for the water quality unit to ensure proper size for the one (1') inch rainfall.

Commissioner Duncan asked if the request is approved and permitted, would Hollingsworth Oil be required to bring the existing fuel tanks and fuel system up to current FEMA floodplain regulations. Mr. McCormick stated he would check the requirements on the existing fuel tanks. Dan Newbill with Hollingsworth Oil represented this item. Mr. Newbill stated, the existing fuel tanks on the site had not be affected during the immense flooding of 2010. Mr. Newbill had no additional comments or questions.

Based on Staff recommendations, and discussion had at this meeting, Mr. Jim Hitt made a motion for Conditional Approval for the site plan amendment for a 752 sq. ft. canopy expansion and 16 (sixteen) spaces on 1.77 acres at 934 Louisville Hwy./Hwy.31. based on the following stipulations:

1. Grading sheet to show existing grades and additional information to determine that no fill is installed in the designated flood plains and as-built certificates will be needed once the construction is completed to confirm construction or an engineered no-rise study and certification will be required.
2. Plan to show the existing fire lane designated area on the north property line to remain.

Mr. Jerry Garrett seconded the motion. The motion passed unanimously 10-0.

Item #4 Jackson Crossing/Land Solutions Company, LLC: Request final master plan approval for a 21,000 sq. ft. commercial center on 2.1 acres at 102 Long Hollow Pike and Jackson Road. Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Sumner County Tax Map/Parcels# 143067.00 and 067.04. Property Owner: Jim and Carol Speakman, Alicia White, and Kendall Family Partnership (9.1#7-17)

Mr. Lynn Ealey with Land Solutions Company LLC represented this request. Staff reviewed. Mr. McCormick stated this request is for final master plan approval for a 21,000 sq. ft. commercial/shopping center. Mr. McCormick discussed the property contains FEMA designated floodway and flood plains. He showed the flood plain area and floodway area on the map and stated the proposal is to leave the floodway as is and build a retaining wall, and add fill in the flood plain. He explained the City obtained a third party engineer to review the proposed design, and developer Mr. Ealey hired a special engineering firm in Nashville to review the flood plain issue. Mr. McCormick stated the consultant letter had been issued and the Commission should have the letter before them. City Engineer, Greg Edrington suggested approval contingent upon resolution of the letter presented with the two engineering firms. He said some questions about filling in the flood plain and the Davidson County FIRM map side or Sumner County FIRM map side having different 100 year elevation requirements. He stated his main concern is that there is no rise that will cause a negative impact on properties from the Davidson County side from this development. Chairman Espinosa asked if the letter presented contained a no-rise certificate. Mr. Edrington stated a no-rise certificate was not given, saying the consultants' stated the city ordinance does not require a no-rise certificate to be issued. Mr. Edrington stated we want to do our due diligence to make sure no one is negatively impacted by this fill. Mr. McCormick asked Mr. Ealey to explain since this was used in the engineering model to create the 2012 flood maps for Sumner County and how it all relates. Mr. Ealey stated that he and his business partner are engineers, but he felt this property was more technical and they contracted Barge Waggoner Sumner & Cannon, Inc. to take on the task of the flood evaluation. He stated they knew from the initial research of the property, the flood plain was the biggest obstacle. He stated early on in the research, they looked at the City's Flood Plain ordinance and felt comfortable enough to proceed forward with removing the property from the flood plain. He thanked the City and Staff for also consulting with a third party engineer to help ensure all involved came to a unified resolution.

Mr. Ealey explained that the particular location and creek is the dividing line between two FEMA flood maps, and the same for the counties dividing line. This particular site is technically in Sumner County and across the creek is Davidson County, and the flood maps are drawn the same way. He explained that the unique thing about this particular location is that they don't match because of the dates of the maps show an elevation change of one (1') ft. from one side of

the creek to the other, but in reality, that is not the case. This occurred with more updated information throughout the years, and essentially, FEMA raised the flood plain on the property one (1') ft. He explained that not knowing that was happening across the creek, they evaluated the map that applied to their property. One of Staff's comments was to evaluate the property as if the map across the street applied. Mr. Ealey explained that coincidentally, they had already set the finished floors of the building at least one (1') ft. higher than the updated information of raised elevation across the creek. He said the rest of the comments in letter contained more technical things that are associated with the flood model itself and the software modeling they use. It was about what cross sections are evaluated and where the cross sections occur. He stated that he felt CEC's letter indicated they were fairly comfortable with all the other technicalities.

Mr. McCormick stated that the City's ordinance doesn't require a no-rise certificate for floodplain and he had also confirmed that information with the State of TN. Mr. Ealey explained the term no-rise and how Barge Waggoner Sumner & Cannon, Inc. had indicated it to be an insignificant rise on their report. He explained that the floodway area of the property would not be disturbed, and to his understanding, according to the ordinance, the flood plain can be altered if approved by City Engineer and no negative impact occurs to the neighbors. He felt that is what the no significant rise statement relates to.

Greg Edrington stated he would like to get confirmation from CEC and BWSC to make sure there is not some unforeseen pushing of the water in a direction we don't want it to go. He stated Staff could talk to the developer about some cut and fill that might help alleviate that as well. Mr. Ealey clarified that he does not have the liberty to renegotiate with another property owner or renegotiate their land plan past this meeting and that is why they made the effort to get the information by the third party they were asked to get for review. He stated it makes the difference of if they can close on the property.

Addam McCormick stated that Staff just wants to make sure all engineering firms together are comfortable that the no significant rise in the flood plain issues will not cause any concerns with adjacent properties.

Mr. Ealey stated they would do whatever needs to be done, in short of buying or operating on other properties to accomplish it.

Jerry Garrett asked if the Planning Commission should be requiring a no-rise certificate be issued as a stipulation of the approval process. Staff stated the ordinance does not require it. Staff commented that they just want to make sure that the plans received, that there is nothing that needs cut anywhere, but Staff is not officially asking for a no rise certificate since the floodway is not being affected.

Mr. Ealey offered to do an as built survey and have the engineers verify after construction that the conditions of the ordinance have been met.

City Manager, Tim Ellis asked Staff for clarification of what is being required of the applicant beyond the engineers review. Greg Edrington stated that we want to be careful that we don't not require something here that we are requiring of someone else already, and make sure we are being fair with all parties working in this floodplain. Mr. Edrington commented to Mr. Ellis that he did not feel the letter from CEC addressed all the issues. He stated he talked with the CEC engineer today and the engineer had concerns he would like to resolve regarding the wording of the letter. Mr. Edrington also stated he would like the opportunity to clarify those things in writing, and require such as a stipulation of the approval process. Staff discussed what makes

this issue different is the engineering model used by FEMA's engineer to create the 2012 maps showed the floodplain filled as previously discussed by Mr. Ealey.

Mr. Ealey and Board members discussed the other Staff comments and stipulations.

Commissioner Duncan asked if the two lots would be combined into one parcel with two buildings and one dumpster pad. Mr. Ealey stated the two lots would be combined into one parcel.

Mayor Coombs asked if TDOT would maintain/landscape the triangular right-of-way that is part of the right turn access coming in and out of the property. Mr. Ealey stated they have met with TDOT and made application with them. He stated they did not see any objection with it, but they are waiting on the official process through TDOT. He reminded the Board that for some reason if TDOT did not approve that area, they would eliminate that access and revert it back to a few parking spaces. Mr. Ealey clarified that they did ask for a maintenance permit for TDOT to maintain that area.

Mr. Ealey showed Mayor Coombs and members the plan for sidewalk extension along the site. Based on Staff recommendations, input from the developer, and discussion had at this meeting, Mr. Jerry Garrett made a motion to conditionally approve the request for Final Master Plan for a 21,000 sq. ft. commercial center on 2.1 acres at 102 Long Hollow Pike and Jackson Road with the following stipulations:

1. The City Engineer, The City's consulting engineer, and the developer's engineer, have to be satisfied with the flood study and with the wording of the CEC letter stating verification as such.
2. Final Subdivision plat required to combine the two (2) existing lots prior to building permit issuance, with Staff now being authorized to approve minor subdivision divisions and combinations
3. Sign design to be presented to Planning Commission to review
4. Retaining wall guardrail to be a minimum black aluminum rail

Judy Wheeler seconded the motion. The motion passed unanimously 10-0.

Item#5 Dry Creek Cedar Glen/CDC Civil Design Consulting, LLC: Request final master plan amendment for 16 residential units on 2.34 acres at Dry Creek Road. Property is zoned HDRPUD, High Density Residential Planned Unit Development and is referenced as Davidson County Tax Map/Parcel#03300020800. Property Owner: Stewart Building Group (9.1 07-04/9.1# 15-17)

Dry Creek Cedar Glen project, Jared Gray Civil Design LLC addressed the Commission. Staff advised that this site is zoned High Density Residential planned unit development, which in 2004 had a master plan approved by the Planning Commission for this site. The site was approved for twelve attached townhouse units. The site has an unimproved TVA easement in the middle of it, along with steep topography features that slope. On the original Master Plan, the drive came in at the lower part of the property, at the bottom of the hill. The applicant is now proposing to change the development, current zoning allows for 16 units, and the applicant wants to go to 16 units, with 14 being a single family de-attached units; with unit 12 being used as a duplex. Staff advised that under the new proposal, the plan has been flipped and driveway would now be located at the top of the property. Staff asked Mr. Gray if the units would be rental units or for sale. Mr. Gray stated that each unit would be sold to individual buyers. Staff advised that there is currently a thirty-five (35) ft. perimeter setback PUD zoning requirement and the

applicant is asking to change it to a twenty (20) ft. setback due to the relocation of the buildings. Staff advised that a retaining wall showed on the original master plan on the back of the property, and Mr. Gray was advised that Staff wanted to make sure that the site drainage was directed to the detention pond on the property. Mr. Gray advised that there was a ditch line called out on the plans on their side of the retaining wall that directed the water to their water quality sedimentation area, and then onto the detention pond. Staff advised that he has met with the Fire Chief concerning fire department access to the site. Staff advised that they are proposing a hammerhead style turnaround, and the applicant has increased the width to twenty-six (26) ft. and increased the radius to twenty-eight (28) ft. for fire apparatus turnaround capabilities. Some fire line markings, such as signs and curb paint would be required to discourage parking in these areas.

Staff advised that Mr. Gray obtained a site distance study for the new proposed access location. The City has requested that this drive be a private drive, instead of a city street, which would require a 250 ft. site distance, non-residential access point. Staff stated that the current speed limit on Dry Creek Road is 30 miles per hour. Staff asked Mr. Gray to explain how they came up with this site distance calculation on the study. Mr. Gray stated that they used the MUTCD Standard and set up a vehicle approaching this site, to make sure that a vehicle coming down Dry Creek Road could see the access point. Mr. Gray showed on the plan that there was a 250 ft. mark on both sides of the access point, that a drivers could see the access point, based on the study. Mr. McCormick advised that they had sent the applicant comments about the fire hydrant location as well as the side walk connection, but also wanted to the discuss the design of the buildings. Staff advised that the units would be a two story cottage type building ranging from 1600 to 1800 square feet. Mr. Gray stated that 1500 to 1800 square feet would be a correct representation of the buildings. Mr. McCormick advised that currently in a planned unit development, the city requires 50% brick or stone on the buildings, with the remainder being hardy board, EFIS or split faced block. The applicant has proposed to use hardi-board with some brick or stone. Mr. Gray stated that the brick and stone would be placed on the front and sides of the cottages with the rest being hardi-board. Mr. David Lynn asked for a clarification on the location, and staff advised him of the site. Mr. Lynn stated that it was a steep area to which Mr. Gray advised that is the reason for the retaining wall. This wall would work with the ditch, moving the post development water runoff, to the detention pond at the design rate required for this location. City Engineer Greg Edrington advised that the contour lines on the plan were very hard to distinguish and requested a better copy of the plan. Mr. Gray agreed to take care of that matter and also will define the cross section of the drainage ditch.

Staff advised that this entry slope was approximately at a 10% grade with a leveling area to assist in sight distance. Staff asked for clarification on the sidewalks and what the applicant's thoughts were on an ADA compliant sidewalk in the sloped area of the property. Mr. Gray stated that there was possibly some room on the site to do a switchback sidewalk, to meet the requirements.

Chairman Espinosa commented that this area is a very high traffic area, especially as you pull out onto Dry Creek, from Alta Loma Road. Mr. McCormick stated that staff requested a site distance study for this location, with the main question being which entrance location is better, the upper or lower connections. Chairman Espinosa stated he felt the lower connection afforded

a better site distance which made for a safer street connection. Mr. Gray stated they did not model the particular plan, but he did not feel there was a lot of difference between either access points despite the difference in grade and traffic on the street.

Mayor Coombs stated that he recalled struggling with the currently approved Master Plan in 2004, both with the amount of units and the safety of the access point on Dry Creek Road. Mayor Coombs stated that with moving the driveway connection and the addition of units, it has further compounded the safety issue at this site. Mayor Coombs addressed the board members, and stated that the plan approved in 2004 was a challenging plan to approve then, and felt that it was best to stay with the current Master Plan going forward.

Staff advised that the driveway connection site distance is not just for the people pulling out on the road, but also for drivers already on the road to see people pulling out. Staff felt that the top connection allowed for a better sight distance for drivers on Dry Creek Road coming over the top of hill, to see people pulling out.

Mayor Coombs stated that the 2004 approved plan showed a buffer between the Dry Creek Pointe Subdivision and the new proposed development. The request for the setback change twenty (20) ft. would affect this buffer zone. Mayor Coombs asked if there was some type of privacy fence between the two properties. Mr. Gray stated that the retaining wall would be up to four (4) ft. in height between the two properties, but there is no privacy fence. Mr. Gray also stated that in the comments they did agree to buffer the area with landscaping and as part of that buffer they could possibly look at a privacy fence. Mayor Coombs stated he also had a concern with the drainage design that takes all the water runoff from the property and directs it to this retaining wall area, and also moving the proposed units closer to the side property line. Mr. Gray stated that he can provide the storm water calculations that show the design of the ditch will handle the water runoff from the site. Mr. McCormick advised the Board that there would be landscaping along the boundary between the properties, and stated that the adjoining property was zoned R-25.

Commissioner Duncan stated that site distance is a factor of the posted speed limit, which changes when you change the speed in the location, which would relate to speed limit enforcement in this area. Commissioner Duncan did have a question about the roadway where it ends by Unit 1 in relation to the steepness of the grade next to the unit being almost vertical. Mr. Gray stated that based on their field topography, this location would have a 2-1 slope. Ms. Judy Wheeler asked about the common wall between Unit 12 in the development. Mr. Gray stated that Unit 12 was the one unit that would be different from the others. He stated that due to the TVA easement, they were trying to keep the continuity of the look of the buildings, and felt this was the best design for this building with a common demising wall. Ms. Wheeler asked if these two units would be smaller than the other units and Mr. Gray stated that each of the units individually would be smaller, the total size of the building would match the other units in the development. Mr. Mc Neil asked about building 13, specifically the northeast corner and felt it may intrude into the TVA easement. Mr. Gray stated that it did not go into the easement.

Chairman Espinosa stated that the Commission had several questions about the proposed changes to the Master Plan, and felt like there were some new stipulations that may have come up during the meeting, and asked for Staff's recommendation on the current proposal. Staff advised that he originally recommended to approve with stipulations, and take it to the City

Commission, because they would make the final decision on changes to the Master Plan. Staff advised that all the questions staff had on the Master Plan have been addressed but information listed with the stipulations is needed, but if the Planning Commission members still had some concerns and needed more information, it was something that he could bring back to the members to review again. Mayor Coombs stated that since the units were for sale, he did not see any information on a homeowners association, and he felt that needed to be part of the project. Mayor Coombs also requested clarification on mail and trash pickup for this development. Mr. Gray stated that the trash and mail service would be individual for each unit.

Vice Chairman Galbreath made a motion to deny the request based on comments from the Staff and serious questions raised by Commission members. Mr. Gray requested deferral over denial. Vice Chairman Galbreath then repeated his request to make a motion to deny the request. The motion was seconded by Mayor Coombs. Motion passed to deny the request 8-2, with Commissioner Duncan and Scott Trew voting against the denial.

Item#6 BUSFORSALE.COM LLC/Planning, Design & Research Engineers, INC: Request Site plan approval for a 3.12 acre recreational vehicle storage expansion area in an IR, Industrial Restrictive Zoning District adjacent to 813 Louisville Highway. Property is referenced as Sumner County Tax Referenced as Sumner County Tax Map/Parcel# 142015.00 containing approximately 16.50 acres. Property Owner: BCR Holdings LLC (9.1#17-17)

Request for site plan approval of a 3.12 acre parking/storage extension at Bus for Sale, for use as a recreational vehicle storage area. Mr. John Spellings and Mr. John Goff represented the request. Mr. McCormick advised that the existing area includes both paved and unpaved areas. Staff advised that in January of this year our Board of Zoning and Appeals heard a request to allow gravel parking on this site adjacent to the paved areas. Mr. McCormick advised that all the property is in the flood plain and additionally some is in the floodway. The Appeals Board approved the variance, stating that the gravel would be a better ground cover that would still allow better water absorption than pavement. Staff advised that the current proposal is to come in and do a three (3) acre area within the existing grades. The applicant would have to certify that no fill has been brought into the site. Care must be taken also so that the storm water quality pond in the middle of the property is protected and will be used to handle the storm water runoff. Staff advised that this would be a parking area only, not a RV park where people reside. One of the stipulations in the City of Goodlettsville's flood plain ordinance is that items parked in the flood plain longer than six (6) months has to be able to be moved in the event of a flooding occurrence.

Based on Staff recommendation, and discussion had at this meeting, Mr. David Lynn made a motion to approve the request with the stipulation that no fill is installed per the design plan. The motion was seconded by Mr. Grady McNeal. The motion passed unanimously 10-0.

Item#7 Home 2 Home Real Estate, Inc/John Hood: Request site plan amendment for a 770 sq. ft. building addition and 2 additional parking spaces on 0.48 acres at 812 Wren Road. Property is referenced as Davidson County Tax Map/Parcel# 02613004000. Property Owner: Albert S. Roslyn, Revocable Trust (9.1# 16-17)

This request is for site plan amendment for a 770 square ft. building addition and two additional parking spaces. Mr. McCormick advised that the applicant wants to do an addition to an existing building at 812 Wren Road. Staff advised that it will be an all brick addition with the option of using stone if the matching brick is not able at this time. Jennifer Smith and Brooke Pruitte represented this request. There were no questions or comments. Mr. Jerry Garrett made a motion to approve the site plan amendment for a 770 sq. ft. building addition and two (2) parking spaces on 0.48 acres at 812 Wren Rd. The motion was seconded by Mr. Trew. The motion passed unanimously 10-0.

Item#8 Kentucky Fried Chicken/Lewis, Thomason, King, Krieg & Waldrop, P.C:
Requests a variance from the Design Guidelines regarding exterior building colors on an existing building alteration project at 314 Long Hollow Pike. Property is referenced as Davidson County Tax Map/Parcel# 01914001000. Property Owner: AJS Associates (9.1#17-17)

Kentucky Fried Chicken request for a variance from the design color guidelines on the exterior of the existing building at 314 Long Hollow Pike. Attorney, J Wallace Irvin represented AJS Associates. Mr. McCormick stated that the facility had been recently repainted and the owner has concerns with the red color tone and different red tones not matching. Mr. McCormick advised they were contacted last April to look at some different design alterations to the building. The owners were advised at that time under a previous design standard that concerned primary colors and accents that added interest into a building. It has since been changed to be less subjective and currently states that primary colors would be allowed to accent up to 15% of the building. The current proposal is to go ahead with a primary color of red on approximately 30% of the total building, including the back of the building. Staff stated it would be agreeable to go with the red, and look at possibly reducing the amount of red on the back of the building. Mr. Irvin stated that the owner would like to go with design #3 that has the red stripes on the back of the building, but they would be open to allowing design #2 as requested by Staff. Commissioner Duncan asked for clarification on exactly what areas would be changing on the building. Mr. Irvin stated that all areas currently painted with the Iron Ore color, would be changed to the primary color of red, that the KFC Brand currently uses and that is already on the shutters of the building. Mr. Trew asked for clarification on why we were concerned with the rear of the building and he was advised by Staff that at some time in the future, there will be development on the lot to the rear of the building. Commissioner Duncan made a motion that the applicant be allowed to change the Iron Ore color to the brands primary red color with the exception of the rear of the building which will need to be painted white. Mr. Hitt seconded the motion. Commissioner Trew asked about the darker base and Staff advised it could be done on the back of the building to be more consistent around the building. The motion passed unanimously 10-0.

Discussion Items:

*Staff noted that Mr. McWhirter at 612 North Main Street has requested a change to his new building under construction. He is requesting a change of the screening of the bay doors facing Main Street. He is requesting to remove the wall that was proposed on the plans, and replace it

to a six (6) ft. coated black chain link fence with a gate. Staff wanted to make the Commission aware of the minor change.

*Staff noted that property business owner has requested a minor change to the new building under construction at Forks Rd. The change requested is to make the attic space (400 sq. ft.) into second story storage/office space which would be permitted by zoning.

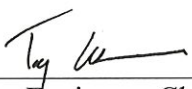
Office/professional retail facility in the INT, Interchange Overlay on North Cartwright Street.

Mr. Dean Patel discussed options for developing the site at North Cartwright. He proposed either a hotel or office/professional building with retail on the ground floor. He asked for feedback from the Planning Commission on what Goodlettsville would like to see for this property. He understood a rezoning change would be required if an office/professional building project should move forward. Mr. Patel discussed his vision of a 6,000 sq. ft., four story building with the ground floor being used as retail and the other floors housing office/professional space for attorneys, insurance agents, physician offices. Commission members were open to the idea of an office professional building and felt the City had limited professional space. Chairman Espinosa thanked Mr. Patel for his interest in investing in the community. Mr. Patel thanked the Commission for their input.

Public Forum on Planning Related Topics

No one was present to speak for the public forum

Meeting adjourned at 6:43



Tony Espinosa, Chairman



Rhonda Carson, ECD Assistant