

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 1, 2016

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: Vice Chairman Jim Driver, Bob Whittaker

Also Present: Addam McCormick, Tim Ellis, Jeff McCormick, Larry DiOrio, Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order and Scott Trew offered prayer.

Minutes of the January 4, 2016 Planning Commission meeting stand approved as written with a minor modification in wording from "all in favor" to "the motion passed unanimously 10-0" to rearrange the agenda to accommodate members of the audience and budget time. Noted by Chairman Galbreath.

Item #1 Zoning Map Amendment: William C. Brummett Jr, Property Owner requests recommendation to the City of Goodlettsville City Commission to rezone 1.37 acres at 112,114,116,118,120, and 124 Connell Street from CSL, Commercial Services Limited to IR, Industrial Restrictive Properties are referenced as Davidson County Map 019130 Parcels 20 through 25.

Staff reviewed. Addam McCormick explained that Staff had received a request from an electrical contractor inquiring about a contractor business in the current CSL (Commercial Services Limited) zoning district. He was interested in purchasing the properties at 112 and 114 Connell Street for his electrical business. Mr. McCormick explained that the properties are zoned CSL (Commercial Services Limited) which does not permit contractor sales and services. He also explained how the property is limited to development because of split zoning of the properties. Mr. McCormick explained that the request is for a restricted industrial zoning classification, (IR). Staff recommended approval based on the request being an extension of an adjacent zoning district and the City's Land Use Plan which includes industrial and commercial uses in the general area of the rezoning.

William Brummett Jr. represented the request. Staff and Board members discussed the differences in the two zoning classification and what is allowed in each. Mr. Jim Hitt asked for clarification on what was allowed in the IR zoning district, and how it might impact the church in that area. Mayor Coombs pointed out that the current zoning for the properties adjacent to these six lots is already zoned IR and he felt it should not have a negative impact on the area. Based on Staff recommendations and discussion had at this meeting, Mr. Jerry Garrett made a motion to approve the request to rezone 1.37 acres at 112, 114, 116, 118, 120, and 12 Connell Street from CSL (Commercial Services Limited) to IR (Restricted Industrial). Commissioner Jeff Duncan seconded the motion. The motion passed unanimously 9-0.

Item #2 Staff requests recommendation to the City Commission to amend the Zoning Map to extend the interstate sign district north between I-65 and Louisville Hwy (31W) to include the property referenced as Sumner County Tax Map 141 Parcel 50.00

Staff reviewed. Planning Director, Addam McCormick stated that Staff had met with a national convenience market company about installing a convenience market and fueling station for passenger vehicles and semi-trailers on the property referenced as Sumner County Tax Map 141, Parcel 50.00. The company requested a sign that would be visible from the interchange/interstate. The property is adjacent to the existing interchange high rise sign district boundary. He explained that the interstate high rise sign district would need to be extended to accommodate this request. Staff also discussed possible amendments to the Interstate sign zone in the future. Staff clarified with Chairman Galbreath that the request to extend the Interstate Sign District for this property is more of a housekeeping issue to have the Interchange Sign District in line with the Interchange Overlay Zone.

Staff recommended approval. Mr. Tony Espinosa made a motion to approve the extension of the Interstate Sign District to include the property referenced as Sumner County Tax Map 141 Parcel 50.00. Grady McNeal seconded the motion. The motion passed unanimously 9-0.

Other Business

***Preliminary site design of sports training and recreation center on Jackson Street**

Addam McCormick introduced Jason Browning as one of the developers that has met with Staff regarding a proposed sports training and recreation center on Jackson Street. The property is zoned General Office Planned Unit Development. Addam McCormick discussed the property and limitations of the proposed site due to flood plains and flood way boundaries. The proposed plan includes constructing and building closer to Jackson Road and installing the majority of the parking lot behind the building due to the flood plain. Mr. McCormick also explained the proposal involves a majority of the parking installed on the City's park property. He explained that an agreement with the City would be required to develop a shared use parking lot. Mr. McCormick stated another issue was the setback requirements. Due to the flood plain, a variance would be required regarding zoning setback, (front 50' and side and rear 15').

Jason Browning presented his preliminary plans for the development of this project. He proposed a sports facility to accommodate a number of different sports. It would be used for sports training, sporting events including tournaments, retail space and office space. He noted that this type of facility would require ample parking which a large portion would be installed in the City Park area. He stated the expense of the shared parking lot would be paid by the developers including himself. He suggested the City could utilize this shared parking lot for the proposed Greenway project.

City manager, Tim Ellis, Board members, and Mr. Browning discussed the proposed project and things needed to move forward with the project.

***845 Springfield Highway and INT, Interchange Overlay Zoning District**

Staff reviewed and discussed the history of this property. Property owner, Jon Runion was present and discussed limitations of this property due to it being included in the Interchange Overlay Zone. He noted

he did not know of this zoning change (2013) when he purchased the property. He stated because of the limited occupancies allowed in the Interchange Overlay Zone it is difficult to lease the available suites. He requested the Board consider a change in zoning to be more conducive with the surrounding properties on Springfield Highway. Staff and members discussed options for the zoning concern and the possibility of deleting this property from the INT Overlay Zone. Mr. Runion agreed to bring a formal request to the Planning Commission for review.

***Zoning Ordinance and Subdivision Regulations sections including parking lot requirements and street sign standards for new developments**

Addam McCormick discussed the City's current requirements for parking spaces. He presented examples of local ordinances for some surrounding cities showing parking spaces and aisle widths. The City of Goodlettsville currently requires a typical parking space to be a minimum of 9' x 18' with 24' aisle. Planning Commission members discussed and Mayor Coombs complemented Kroger Co. on the new improved parking spaces.

Staff and Planning Commission members discussed amending the Subdivision Regulations to include Street signage specifications for new public subdivision sign installation to preserve the city's unique blue street signs.

***Discussion on contextual overlays**

Staff discussed Metro/Nashville's recent ordinance developed to preserve residential character by preventing out of character redevelopments. Also presented, The City of Franklin's Land Use Plan and Zoning Ordinance regarding the same issues. Staff addressed the location for discussion being primarily the residential area between Long Hollow Pike and Rivergate Parkway and South Main Street and I-65. Planning Commission members agreed that it should be addressed and ask Staff to research.

The meeting adjourned at 6:23 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant