

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 4, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Vice Chairman Scott Trew, Mayor Rusty Tinnin, Jeff Duncan, Grady McNeal, Jeff Parnell, Judy Wheeler

Absent: N/A

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, and Sharon Reed

Espinosa called the meeting to order, and Trew offered prayer.

Item #1 Approval of Agenda: Discussion item removed from the agenda. Duncan made a motion to approve the adopted agenda, Parnell seconded the motion. The motion passed.

Item #2 Approval of March 7, 2022 Meeting Minutes: Trew made a motion to approve the minutes of the March 7, 2022 meeting, Wheeler seconded the motion. The motion passed.

Espinosa opened the Public Forum on Planning Related Topics

No one requested to speak at the meeting. The public forum was closed.

Wheeler made a motion to close the public forum, seconded by McNeal. The motion passed.

AGENDA

Item #3 Range USA/ Development Management Group, LLC: Requests site plan approval for a 14,933 sq. ft. commercial building with retail, classrooms, and indoor shooting ranges at 300 Cartwright Street and East Cedar Street. The request also includes a minor final subdivision plat to combine three (3) properties into one. Properties are zoned CS, Commercial Services and are referenced as Davidson County Tax Map/Parcels# 01913007400, 1913009700, and 01913009800. Property Owner: Unique Omega LLC (#4-22)

Item Representative: Ken Knuckles, Development Management Group, LLC

Staff Discussion:

-The previously approved convention center and hotel site plan approved on these properties is no longer a proposed project.

-The proposal in addition to the project site plan includes a final subdivision plat amendment to combine the existing three (3) properties into one property.

-The City's engineering consultant is currently reviewing the revised submittal regarding plan review comments for storm water design. No site grading or building permits will be issued until the storm water design plans are finalized per the plan review comments.

Planning Commission Discussion:

-Knuckles responded this will be the first store for Range USA in middle Tennessee. Range USA looking to open several stores in Tennessee.

- Knuckles discussed the stringent processes in place for safety, disposal of the lead, bullets, and ventilation.
- Knuckles discussed the building layout with retail, instructional classrooms for gun safety and certification, and ranges.
- Duncan asked for safety information for business with visitors to Range USA
- Knuckles discussed the Federal guidelines in place regarding how they handle the disposing of bullet casings and lead
- Duncan asked what the relationship was like in other locations with the local law enforcement and Cities
- Knuckles responded they make strong efforts to coordinate with the local municipalities. They work with FBI, DEA, secret service, and any other local branch of law enforcement
- Parnell questioned the signage on the side of the building next to the interstate
- Parnell discussed the landscaping design adjacent to interstate and protection of existing trees
- McCormick discussed the adjacent landscaping in question was recently cut within TDOT right-of-way
- McCormick discussed the signage on the back and front of building and the billboard on the property
- Knuckles responded Range USA will submit a comprehensive sign package separately for review and approval for permit
- McCormick discussed the high rise/billboard sign and the Interstate Sign Zone district and will have to check if this property is within the area
- McNeal asked as they use the shooting range how do they collect the lead deposit
- Knuckles discussed the process for disposing of the lead and shell casings each night.
- Freeman discussed Federal or State regulations specific to a shooting range, lead issues, building regulations and standards for a shooting range
- Knuckles responded all the Federal and State regulations will be submitted on the final building plan
- Knuckles discussed how the buildings are a state-of-the-art design and meet the minimum Federal standards
- Espinosa re-stated the request-if the Planning Commission votes approval the building would be subject to any Federal or State laws making it compliant within the City

Motion: Motion by Parnell to approve the request, seconded by Trew. The motion passed unanimously.

Item #4 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-206 Commercial Core Overlay District (6) and 14-208 (1)(r)(ii) to expand the permitted use and location of portable non-residential buildings within a defined Arts District and define the Commercial Core Overlay District as an Arts District.

Item Representative: N/A

Staff Discussion:

- The amendment is based on the February Planning Commission meeting discussion item regarding a request for a portable building (train caboose designed facility) to be set up adjacent to the rear parking lot of the commercial site at 144 Long Hollow Pike/ East Cedar Street.
- The proposal was for a permanent installation of the portable building.
- The City does not permit a portable building used for a commercial occupancy beyond the Zoning Ordinance sixty (60) day annual temporary use provision.

- The City does permit mobile food vendors (food trucks) to be set up on the west side of I-65 permanently on developed commercial lots.
- The Planning Commission discussed the possibility of creating an arts district to permit portable buildings being used in a permanent setting.
- The CCO, Commercial Core Overlay District includes the following areas:
 - Main Street from the intersections of Moncrief Ave/Myers Street on the north side to the intersection of Shevel Drive on the south side. Rivergate Parkway from the Main Street intersection to the intersection of Moss Trail and Two Mile Parkway. Long Hollow Pike from the Main Street intersection to the west side of the I-65 interchange.
- Staff would recommend approval of the amendment designating the CCO, Commercial Core Overlay as a cultural and arts district.
- Staff would recommend denial of the amendment to permit a portable building being permitted to be used permanently including customer occupancy.
- Staff could review alternative amendments regarding longer temporary use provisions or a process for making a portable building being altered to a permanent building, but the proposal was for the permanent installation of the portable building with customers occupying the portable building.

Planning Commission Discussion:

- Duncan discussed the arts district overlay working with the main street project and having more options for festivals and artistic expressions
- Duncan discussed concerns with the Candle Caboose request in a small space with a flammable product
- Parnell discussed concerns for the “entire” area of the Commercial Overlay District being designated as a Cultural Arts District
- McCormick responded and discussed possible boundaries for a smaller arts district overlay
- Duncan encouraged the Commission to consider and discussed the main street corridor project
- Espinosa stated he is in favor of encouraging an art district but needs to understand what a portable building is and the denial of using a portable building permanently
- McCormick responded the request for the Candle Caboose is for permanent set up
- Espinosa asked for clarification on the Zoning Ordinance Amendment request for agenda Item#4
- McCormick responded the amendment is written based on the request and discussed the Zoning Ordinance amendment
- Espinosa discussed the staff recommendation for the Commercial Core Overlay as an Arts District but deny portable buildings
- McCormick responded with what section would and would not be in the proposed Zoning Ordinance amendment
- Duncan discussed the overlay and not permanent temporary structures but support temporary structures as the art
- Trew questioned if there are established single family residence in the overlay area
- McCormick responded primarily all commercial and discussed future building could be commercial and upper story residential above the commercial
- Espinosa questioned permanent artistic structure being part of the request
- McCormick responded artistic structure is allowed now without a commercial message and discussed the proposed Arts District Overlay

Motion: Motion by Parnell to approve the amendment and denial of the amendment to permit a portable building being permitted to be used permanently. Duncan asked for clarification and seconded the motion. The motion passed unanimously.

Item #5 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-304 Signs Permitted in Residential and Agricultural Districts to permit limited application electronic changeable copy signs.

Staff Discussion:

- A representative of the Faith Presbyterian Church on Caldwell Drive contacted staff about permitting a digital message board.
- The City permits digital signs in commercial zoning districts
- The church property is zoned R-15, Medium Density Residential.
- The City's Sign Ordinance defines maximum lighting intensity and minimum message duration for signs permitted in commercial and industrial districts.
- The proposed amendment would permit the signs in limited application in residential zoning districts including development construction and entry signs and community facilities in residential zoning districts including churches, schools, and day cares.
- The proposed amendments include correcting the conflicting square footage allowances to permit a ground sign with a maximum of thirty-two (32) square feet and including specific sign design requirements and a defined review and approval process.
- The amendment includes revising the commercial section of the Sign Ordinance that prohibits digital signs within one hundred feet of a residential zoning district to provide a similar design and review process.

Planning Commission Discussion:

- Trew discussed the Goodnaz Church sign located on Loretta Drive
- McCormick responded giving examples of the signs and how they are zoned
- Trew discussed the static minimum of two (2) minutes and how that was determined
- McCormick explained the timing of the signs and how they are controlled
- McCormick discussed the digital signs are more efficient way to advertise events
- Espinosa and McCormick discussed the industry standard eight (8) second and the two (2) minute intersection signage timing
- Parnell discussed the brightness of the signs and the two (2) minute timing
- Parnell and Commission discussed the electronic sign amendment

Motion: Motion by Trew to approve the request, seconded by Duncan. The motion passed unanimously.

- Espinosa asked for additional comments or discussion
- McCormick discussed the Developer of the Dry Creek Village Townhomes on Dry Creek Road requested alternative option within same building brick/cement fiber board % variations but still total building 50% brick
- McCormick discussed the Kroger ATM proposed relocation from Fuel Pumps to front parking area
- McCormick discussed 705 Rivergate Parkway Sign revised request signage per Interstate Sign District provision 100' ft. height / 227 sq. ft versus original approved for large billboard sign and that building permit has been requested per city requirements.

-Espinosa thanked the planning staff and Planning Commission for all their work.

-Wheeler asked if the Commission was aware of David Wilsons health condition

-Ellis responded and discussed

With no further business, the meeting adjourned at 6:02 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant