

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 7, 2011

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, City Commissioner John Coombs, Jim Driver, Grady McNeal, Jim Hitt, Carol Crews, Scott Trew, Bubba Willis, Gary Franks, City Commissioner Jane Birdwell

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Jack Tompkins, Larry DiOrio, Tom Tucker, Charlie Lowe, Vicky Ignatz, Ann Crawford, Jan Lanius, Randy Perry, Jason Morelock, Don Davis, Carl Minchey, Kathy & Ken Snowden, Ginny Jeffries, Daralyn Farris and others

Jim Driver called the meeting to order. Coombs offered prayer.

Vice Chairman Driver deferred the election of officers for the Goodlettsville Planning Commission 2011 term until the arrival of Chairman Galbreath.

Item #2 Vice Chairman Driver declared the minutes of the December 6, 2010 Goodlettsville Planning Commission meeting approved as written.

Item #3 (9.1 #1-11) Consider request by Perry Engineering, 100 North Main Street, Goodlettsville, TN for the Amended Final Plat for Northcreek Commons, 123 Northcreek Blvd., Davidson County Tax Map 19-14, Parcel 14.00.

Staff reviewed. Gregory reported the proposed amendment seeks to relocate an existing internal drainage easement to accommodate the construction and installation of the proposed fuel center. Several minor technical deficiencies were identified by staff and addressed satisfactorily by the applicant. All requirements of the Goodlettsville Zoning Ordinance have been met. Randy Perry, Perry Engineering, agreed to all comments presented by staff.

Motion by Willis to approve the Amended Final Plat for Northcreek Commons, 123 Northcreek Blvd., Davidson County Tax Map 19-14, Parcel 14.00 based upon evidence submitted to the Goodlettsville Planning Commission by staff comments and recommendations, PC review of submitted plans, applicant comments and compliance with the Goodlettsville Subdivision Regulations and Zoning Ordinance. McNeal seconded the motion. The motion passed 8-0.

Vice-Chairman Driver ceded direction of the Planning Commission meeting to Chairman Galbreath upon his arrival.

Item #4 (9.1 #2-11) Consider request by Perry Engineering, 100 North Main Street, Goodlettsville, TN for the Site Plan for Kroger L-541 Fuel Center, Northcreek Commons, 123 Northcreek Blvd., Davidson County Tax Map 19-14, Parcel 14.00.

Staff reviewed. Gregory reported the proposal is for installation of a fuel center for the Kroger store and a revision to the Northcreek Commons shopping center Planned Unit Development. A number of technical deficiencies were identified during staff review, most of which have been satisfactorily addressed. The major technical issue remaining is the proposed location of the fuel center, traffic stacking, fuel delivery truck traffic and overall site traffic circulation conflicts. It is necessary to review the location of the fuel center and address how this proposal compliments the shopping center. Traffic circulation conflicts could be decreased by placement of the fuel center further south on the property and whether another location would result in increased sales that Kroger is obviously striving for with this Long Hollow Pike – front location. If this location is seen as most advantageous, the next issue for consideration is with trucks entering the site from Northcreek Blvd. The current proposal may not provide sufficient space for cars to “stack” in the lane currently on site. Currently, vehicles are observed moving into the exit lane from the south and blocking traffic attempting to enter the site from Northcreek Blvd. Introducing new fuel delivery truck traffic to this part of the site could create additional confusion and congestion by creating wider traffic lanes and offering no real traffic ingress/egress improvements. Staff is willing to work

with the developer for a better solution. Staff's recommendation is that should the fuel center location on the shopping center site be acceptable, staff can recommend approval of this proposal with the condition of revising the design of the Northcreek Boulevard entrance with a better solution and resolution of the remaining technical issues relating to tree caliber reconciliation, installation of more street front shrubs, spot elevation additions, etc. are easily solvable.

Randy Perry, Perry Engineering, stated that this plan improves access to the shopping center from Northcreek Blvd. by increasing traffic flow to three (3) lanes – two (2) ingress lanes and one (1) egress lane – at the current entrance/exit access on Northcreek Blvd. A traffic study prepared by the developer has been reviewed by TDOT. TDOT has approved a traffic signal to be located at the intersection of Long Hollow Pike and Northcreek Blvd. which will also improve traffic flow from Northcreek Blvd. Kroger will pay for the installation costs of the traffic signal. Computer synchronization will be utilized to control the traffic lights on Long Hollow Pike to improve traffic flow. The fuel center provides the store with increased sales, additional jobs and productivity. Perry added that the revisions to the northern traffic islands will allow for increased traffic flow. Any other location takes up prime parking and the fuel center requires maximum visibility on site. Perry agreed to work with staff to improve traffic flow on-site; however, Kroger leases the property and the property owners will have to agree to any additional changes regarding on-site access.

The Planning Commission noted their approval of the improved architectural and landscape designs for the site. Hitt questioned the results of the traffic study and the need for a traffic light at this intersection. Perry reported TDOT reviewed the study and approved the traffic signal. A projected one-hundred fifty (150) trips will occur at peak time. Coombs stated the traffic signal at Long Hollow Pike and Northcreek Blvd. will benefit the development of a commercial retail center on the Executive Inn site and would benefit the request by the Planning Commission for internal traffic lanes for McDonalds, Wendy's and KFC. McNeal asked if fuel truck traffic route would be better accessing the Long Hollow Pike ingress/egress lanes. Perry responded that the truck traffic design was computer generated and allows for turn radius into the site from Northcreek Commons. Don Davis explained the stabilization process for the fuel tanks. Galbreath questioned if EPA regulations were considered regarding the possible fuel runoff into Manskers Creek. Gregory stated that the zoning ordinance regulations do not require EPA approval nor should these standards be imposed upon the developer. Charlie Lowe, consulting engineer, agreed with staff's assessment.

Willis made a motion for conditional approval for the Site Plan for Kroger L-541 Fuel Center, Northcreek Commons, 123 Northcreek Blvd., Davidson County Tax Map 19-14, Parcel 14.00 based upon the applicant's submittal of an improved traffic plan relating to ingress/egress at Northcreek Blvd., the final staff review and approval of stated plan, evidence submitted to the Goodlettsville Planning Commission by staff comments and recommendations, PC review of submitted plans, applicant comments and compliance with the Goodlettsville Subdivision Regulations and Zoning Ordinance regulations. Driver seconded the motion. The motion passed 9-0.

Item #5 (9.1 #3-11) Consider request by Kathy Snowden, 521 Ridgestone Drive, Franklin, TN for a rezoning amendment to the Goodlettsville Zoning Ordinance and Goodlettsville Zoning Map from Residential (R-10) to Office Professional (OP) for 127 Two Mile Pike, Davidson County Tax Map 16-1, Parcel 61.00.

Staff reviewed. Gregory reported this request for commercial zoning comes before the Planning Commission accompanied with input from several area property owners, some with no objection to a rezoning, some with a desire to also be included in the rezoning and some with the idea of the entire street to be included in a rezoning. It is recognized that the area has changed through the years and it is reasonable to expect the area to continue to change. The central question in this discussion is how the change will occur and whether rezoning is appropriate now as a positive means of affecting that change. Staff sees this area in a somewhat similar manner as the commercial area referred to as "birdland", that part of the city west of Rivergate Parkway bordered by CSX Railroad and the city corporate limits. This area has changed sporadically over several decades. The city adopted a stance many years ago to give preference to Planned Unit Developments (PUD) zoning changes over straight commercial zoning – to encourage large lot development and the accompanying assemblage of small parcels in an area such as the one being considered - in a unified manner that would ultimately result in more economically viable developments over time. Future use of the CSX railroad for public

transportation is also being considered. The Goodlettsville Streetscape study and the Goodlettsville Retail study recognized the potential of this area; however, neither of those studies has yet led to pressure to pursue changes in the requested area. Perhaps this is an indication that the request is premature along with the hinderance of a weak economy. Staff cannot yet recommend rezoning of this single lot or together with adjoining lots due to the premature nature of the request. Kathy Snowden, applicant, stated that she wishes to use the property as a salon if the commercial rezoning request is approved. The overall consensus of the Planning Commission is that granting the applicant's request for rezoning of the individual lot would be spot zoning and an inappropriate action by the commission. They were in agreement that the area is still a viable residential neighborhood; however, it is timely to implement a study of Two Mile Pike and the adjoining area.

Hitt made a motion to reject the application for a rezoning amendment to the Goodlettsville Zoning Ordinance and Goodlettsville Zoning Map from Residential (R-10) to Office Professional (OP) for 127 Two Mile Pike, Davidson County Tax Map 16-1, Parcel 61.00 based on evidence submitted to the Goodlettsville Planning Commission by staff comments and recommendations, PC discussion relating to spot zoning and compliance with the Goodlettsville Zoning Ordinance regulations and Goodlettsville Streetscape Plan. Crews seconded the motion. Motion passed 8-1, Willis voted no. The Planning Commission suggested to staff to initiate a commercial development study of Two Mile Pike and the adjoining residential area.

Item #1 Election of Planning Commission Chairman and Vice-Chairman for the 2011 term.

Trew nominated Jim Galbreath for Chairman and Jim Driver as Vice-Chairman for the 2011 PC term. Hitt moved by acclamation. The motion passed 8-0. Chairman Galbreath introduced Jane Birdwell, Goodlettsville City Commissioner, as the newest member of the Planning Commission. Mrs. Birdwell replaces Bill Carter whose term of service ended 12/10.

Item #6 Discuss Goodlettsville Design Standard Regulations.

Staff reviewed. Gregory reported a document for design standards was developed by staff and presented to the Planning Commission several years ago; however, an ordinance was not adopted relating to design standards. Many elements of the prior document are incorporated into our current Zoning Ordinance. Along with the proposed Goodlettsville Design Standard Regulations copies of design review regulations from other cities were distributed for comparison purposes. Gregory stated he would review the Zoning Ordinance and identify design guidelines for residential, commercial and industrial zoning districts which need to be included and consider incorporating portions of other cities design guidelines into these documents and present the finished document to the Planning Commission.

Item #7 Discuss guidelines, specifications, installation and maintenance for the Wind Turbine Ordinance.

Staff reviewed. Gregory requested the members to give consideration to adoption of standards that will govern installation of wind turbines within the city. Metropolitan Nashville's wind turbine ordinance was provided for review. Gregory was directed to provide a written wind turbine ordinance based on Metro Nashville's adopted ordinance for consideration by the Planning Commission at the March, 2011 meeting.

Item #8 Discuss Goodlettsville Planning Commission Bylaws.

Staff reviewed. Gregory stated the Planning Commission Bylaws were previously discussed at the December, 2010 PC meeting. Gregory recommended a change in language in the bylaws relating to Section IV - Procedures - A. General which currently reads "Each item of business shall be introduced with a factual analysis by the city staff. Then the applicant may present any information or exhibits to support the case. If there is no opposition to the matter, the Commission may elect to hear the opponents. All testimony or questions shall be directed to the Commission, and cross examination shall not be permitted." Staff recommends that revised language be substituted as follows: "A - General. Agendas for the Planning commission are prepared in advance of each meeting and the planning commission shall adopt said agenda as its first order of business after the meeting is called to order. Agenda items shall be followed in order of appearance on the printed agenda, but, by majority vote of the members of the planning commission present at the meeting, additional items may be placed on the agenda, removed from the agenda at the request of the applicant or the order of appearance on the agenda may be changed. When an agenda item is called to be heard by the Chairman, the staff shall present the item and explain to the members the action requested and a statement of facts as to the requested item

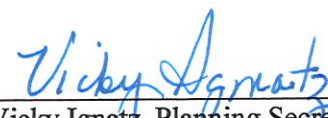
(example: subdivision plat located on Jones Road, zoned R-1, with water and sewer services available). Staff will state or read their recommendation as to the requested action (example: how the plat conforms with or does not conform to the zoning of the property, subdivision regulation or general plan of the city). At the conclusion of staff's comments, the owner or agent of the owner may present facts or evidence in support of the approval of their agenda item. The Chairman may then ask if anyone in the audience has facts or evidence they may wish to present to the planning commission regarding the agenda item. Except for the staff, owners or agent of the owners' comments, the Chairman shall limit any comments made by others attending the meeting and wishing to speak on the agenda item to no more than five (5) minutes. All comments, recommendations, or questions shall be directed to the Chairman who shall, where appropriate, redirect them to the staff or owner or agent of the owner. At the conclusion of all discussion on the agenda item, there shall be a motion stating the finding of facts, statement of material evidence and statement of reasons for the action. A proper second should be made and a vote then taken on the motion." The Planning Commission will review the proposed revisions to the document and consider adoption at the March, 2011 meeting.

Item #9 Commission Comments.

Driver stated that he is of the opinion that the Planning Commission operates better with one (1) City Commissioner rather than (2) City Commissioners. Appointing multiple City Commissioners prevents a citizen the opportunity to serve on a citizen represented municipal commission. Measures concerning zoning and ordinances must be considered and adopted by the City Commission; therefore, the two (2) sitting City Commissioners do not need to assist in the crafting of these documents. Hitt agreed that twenty (20) percent of the City Commission serving on this commission is excessive.

The meeting adjourned at 7:15 PM


Jim Galbreath, Chairman


Vicky Ignatz, Planning Secretary