

GOODLETTSVILLE PLANNING & ZONING BOARD

February 6, 2006

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Scott Trew, ~~John Coombs~~ ^{3/6/06}, Jim Hitt, Margaret Wall and Grady McNeal

Absent: John Coombs, Carol Crews and John Finch

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Sonny Patel, Betty Ladas, Mr. & Mrs. David Pitzer, Tom Anderson, David Coode, Garry Franks, Jimmy Granberry and others

The meeting was called to order by Jim Galbreath. Prayer was offered by Jim Galbreath.

Item #1 The minutes of the January 9, 2006 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #34.05) Consider the request of Klobber Engineering, Inc, 402 Central Avenue East, Springfield, TN for approval of a Site Plan for Sonny's Car Wash, 671 N. Main Street, Davidson County Tax Map 18-12, Parcel 86.

Staff reviewed. Gregory reported the site plan was considered by the Board at the January, 2006 meeting. The board requested a more detailed architectural design and consideration of relocation of specified trees. The architectural design has been improved by adding fluted block courses along the top and lower mid-band and changing the color scheme. Landscaping issues have been properly addressed by relocating trees on site.

McNeal asked how the stormwater run-off will be handled. Lowe stated that stormwater is directed to a small detention plan in the corner of the site which accomplishes storm water maintenance requirements. Driver questioned if the signage meets the Goodlettsville Sign Ordinance. Gregory confirmed the sign meets all ordinance requirements.

Motion by Hitt for approval of the site plan for Sonny's Car Wash, 671 N. Main Street, Davidson County Tax Map 18-12, Parcel 86. Motion seconded by Garrett. Motion passed 6-0.

Item #3 (9.1 #1-06) Consider the request of Neal and Mary Jane Langdon, 1220 Twelve Stones Crossing, Goodlettsville, TN for a zoning amendment to change zoning from Agricultural (A) zoning district to Residential (R-25) zoning district regarding property at 727 South Dickerson Road, Davidson County Tax Map 25-12, Parcel 14.

Staff reviewed. Gregory reported the request involves a property on the west side of South Dickerson Road measuring approximately 5.3 acres. It is current zoned Agricultural, bound on the west, north and east by property zoned Residential (R-25). This request is consistent with the Land Use Plan (Residential Conservation Low Density) and would not require an amendment to the plan. One concern with any future use of the property beyond the current zoning is the issue of access. This property is shown to have slightly less than 200 feet of street frontage. The applicant and any future developer should be aware that future development of this site will necessarily involve access from Dickerson Pike. It will be the responsibility of the developer to address this issue at such time as development of this property is proposed. Garrett requested that the following comment by staff be included in the official record: "The applicant and any future developer should be aware that future development of this site will necessarily

involve access from Dickerson Pike. It will be the responsibility of the developer to address this issue at such time as development of this property is proposed."

Motion by Trew for conditional approval of the amendment relating to property at 727 South Dickerson Road, Davidson County Tax Map 25-12, Parcel 14 to change the zoning district from Agricultural (A) to Residential- 25 (R-25 based on the following condition: "The applicant and any future developer should be aware that future development of this site will necessarily involve access from Dickerson Pike. It will be the responsibility of the developer to address this issue at such time as development of this property is proposed." Motion seconded by Wall. Motion passed 6-0.

Thomas asked for clarification from the Chairman that this recommendation will be forwarded to the City Commission for consideration and final approval. Galbreath noted the recommendation for action to the City Commission.

Item #4 (9.1 #5-94) Consider a reduction of Letter of Credit P00376 for infrastructure installation at Braxton Park, Section VII, Sumner County Tax Map 142 J-A, Parcels 89-105, 129-136 and 139-153 from \$141,350 to \$65,000. The applicant is Heritage Builders, 3012 Business Park Circle, Goodlettsville, TN.

Staff reviewed. Staff recommends reduction of Letter of Credit P00376 from \$141,350 to \$65,000 for Braxton Park, Section VII, Sumner County Tax Map 142 J-A, Parcels 89-105, 129-136 and 139-153 for a period of one year based on staff inspection of the remaining site work.

Motion by Driver for reduction of Letter of Credit P00376 for infrastructure installation at Braxton Park, Section VII, Sumner County Tax Map 142 J-A, Parcels 89-105, 129-136 and 139-153 from \$141,350 to \$65,000. Motion seconded by Garrett. Motion passed 6-0.

Item #5 (9.1 #5-94) Consider a one-year renewal of Letter of Credit L052126 in the amount of \$73,000 for Woodwyn Hills, Section II which is due to expire 3/11/06. The applicant is Charlie Phillips Builders, 117 Paige Park Lane, Goodlettsville, TN 37072.

Staff reviewed. Staff recommends extension of Letter of Credit L052126 for Woodwyn Hills, Section II for a period of one year with no monetary changes.

Motion by Wall for extension of Letter of Credit L052126 in the amount of \$73,000 for Woodwyn Hills, Section II for installation of infrastructure for a period of one year. Motion seconded by Driver. Motion passed 6-0.

Item #6 Discussion of proposed amendments to the Goodlettsville Zoning Ordinance

Staff reviewed. Gregory reported the review and revisions to the Goodlettsville Zoning Ordinance are complete. Final revisions of the Use Classification Listing and Land Use Matrix documents need to be considered by the board. A final copy of the Goodlettsville Zoning Ordinance will be prepared for board members review in preparation for a recommendation to the City Commission for approval of the amendments to the document at the February, 2006 meeting.

March 2006 3/6/06
Item #7 Consider proposed amendments to the Commercial Core Overlay District regarding regulations for properties fronting Rivergate Parkway and Long Hollow Pike

Gregory reported that David Coode, Lose and Associates, is present to assist in further discussion of the Commercial Core Overlay District and application of particular elements of the CCO relating to business

owners concerns with the location of on-site parking and the provision of sidewalks along Long Hollow Pike, Rivergate Parkway and a portion of Main Street.

David Coode stated that as the city moves forward with the Main Street Streetscape master plan and CCO Zoning District requirements, it is important for the citizens and board to continually reflect upon and refine the ultimate goals and put in place documents to achieve the desired results. He discussed Use Provisions, Bulk, Lot and Open Space Requirements, Parking Lot Design, Building Facades, and Materials and Colors for the Commercial Core Overlay District. These guidelines will provide continuity to the long term development of this project.

Jimmy Granberry, H.G. Hill Realty Company, reminded the board of the position of Ched Cooke, owner of Goodlettsville Plaza, who had future plans to renovate the plaza properties. Due to the encumbrance of the Commercial Overlay District regulations, the plaza properties will remain status quo. Granberry continued that H.G. Hill Realty Company owns approximately two (2) acres on South Main Street and prefers traditional planning with strip center commercial development and front parking areas. They are not opposed to ten (10) feet sidewalks, dense landscaping, benches with the majority of parking in the front and some rear parking. The company is not in a position to invest in commercial development with second/third floor residential units based on results of marketing research and historical company data relating to other properties with this type overlay.

Garrett questioned Coode if including Rivergate Parkway and Long Hollow Pike in the Commercial Core Overlay District was an overreach of zoning restrictions. Coode responded that the overall zoning for these streets were adequate. Gregory added that the front setbacks for Long Hollow Pike and Rivergate Parkway were adjusted to accommodate future development in line with current structures. Gregory summarized that the board may want to reconsider the CCO regulations for these two thoroughfares and redefine them as transitional corridors. Coode added that these streets are transitional areas due to different traffic patterns from what is proposed for Main Street. These corridors need to function in the future as they do today, as gateways. The CCO regulations define Main Street as a destination location.

Garry Franks, World Gym, stated that the CCO regulations along Rivergate Parkway and Long Hollow Pike take away competitive ventures and restrict development of national retail chains. David Pitzer, Long Hollow Pike business owner, stated his major concern was the overlay district's parking requirements for Long Hollow Pike and welcomes future consideration by this board. Trew stated that if was his understanding that moving the businesses closer to the street, adding pedestrian walkways and traffic calming procedures would bring more retail shoppers into the Main Street area. He is concerned with Coode's statement that the plan won't work without providing adequate residential density to capture shoppers. Coode stated that fifty (50) percent of the pedestrian traffic will need to be local residents/businesses and the remaining will be captured from transient traffic. Therefore, residential areas above retail business on Main Street along with high density residential spaces are necessary. Driver questioned staff as to whether there will be a corridor study conducted regarding Old Two Mile Pike in conjunction with the Commercial Core Overlay District. Gregory responded that there will be a study conducted for this corridor.

Driver asked Coode if other cities have offered incentives to bring redevelopment growth into Commercial Overlay areas such as property tax incentives and variances to parking requirements. Coode confirmed that Metro Nashville has offered property tax abatements. Planning Departments have offered incentives regarding parking requirements. The city must commit financial resources to provide infrastructure improvements and provide incentives to bring the investors into the community. An identifiable downtown mixed-use center is currently being created in Hendersonville and can be developed in Goodlettsville on a smaller scale.

Motion by Garrett to request the City Commission to engage professional services to determine how the Rivergate Parkway and Long Hollow Pike corridors can be defined as transitional areas in relationship to the Main Street Streetscape Commercial Core Overlay District. Motion seconded by Trew. Motion passed 6-0.

Planning Commissioners comments

No comments from the Planning Commissioners.



Jim Galbreath, Chairman



Vicky Ignatz, Recording Secretary