

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

July 11, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

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

Tony Espinosa called the meeting to order, and read a prayer entitled "My Country".

Item #1 Approval of Agenda: Trew made a motion to approve the agenda, Tinnin seconded the motion. The motion passed.

Item #2 Approval of June 6, 2022 Meeting Minutes: Wheeler made a motion to approve the minutes of the June 6, 2022 meeting, McNeal seconded the motion, Espinosa abstained since he was absent at meeting. Motion passed.

Espinosa opened the Public Forum on Planning Related Topics.

No one requested to speak at the meeting. Tinnin made a motion to close the public forum, seconded by Duncan. The motion passed. The Public Forum was closed.

AGENDA

Item #3 Dry Creek Cottages: (Dry Creek Acquisitions LLC) -Performance Bond Extension

Item Representative: Nawrass Aldabbagh (via phone)

Staff Discussion:

- The current \$ 198,000 performance bond expires August 23, 2022.
- Per the applicant the project ownership has changed from CDS Capital LLC to Dry Creek Acquisitions LLC.
- The project construction has lapsed.
- The remaining project improvements include utilities, private drive and parking, sidewalks, retaining wall, storm water, landscaping, and lighting.
- Due to the current calculated inflation over eight (8%) percent, staff recommends the bond be increased by ten (10%) percent to \$ 218,000 for the 2022-2023 bond period.
- Staff would recommend approval for one-year bond extension and increase to \$ 218,000.

Planning Commission Discussion:

- Duncan clarified the request for a one-year bond extension and increase to \$ 218,000

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

Item #4 7-Eleven Store #1047011/Development Management Group, LLC: Requests revised high-rise pole sign location at 843 Hwy 31W/Louisville Highway. Properties referenced as Sumner County Tax Map/Parcel 141/ 012.00 and is zoned CS, Commercial Services, Interchange Overlay (#010-20). Property Owners: Octane Partners 31 LLC- *Project Site Plan approved at the November 2, 2020 Meeting*

Item Representative: Tim Cook

Staff Discussion:

- The applicant has requested to relocate the approved high rise pole sign location on the property from the back/side of the primary building to the front/side due to signage visibility limitations.
- The applicant is not proposing to alter the approved sign height or square footage.
- The approved high rise sign height and square footage is the base sign height maximum at sixty (60') feet and maximum square footage of 175 square feet permitted in the Interstate Sign District.
- The proposed high rise sign location would not impact any residential areas since the proposed location would be closer to the intersection of the Louisville Hwy 31W / I-65 south bound entrance ramp.
- The Zoning Ordinance permits the Planning Commission to review alternative sign locations based on sight limitations of the sign required to be located behind the primary building.
- Staff would recommend approval based on the applicant's defined sight limitation and the proposed revised sign location not impacting any residential areas.

Planning Commission Discussion:

- Duncan asked for clarification of request
- McCormick responded and clarified the request is the base sign height permitted in the Interstate Sign District and the request is to move closer to the ramp area

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

Item #5 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised site grading design and roadway improvements for 311 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20) *Deferred at June 6, 2022 Meeting*

Item Representative: Evan Holladay, Holladay Ventures

Staff Discussion:

- The request was deferred at the June meeting for the applicant to review the Planning Commission's request for revised building material requirements with the revised site grading design and information on the TDOT, Tennessee Department of Transportation access permit review process.
- Staff had a conference call with TDOT and the driveway access permit is in the review process.
- The project traffic study was discussed and since it did not warrant a traffic signal then TDOT would not permit a traffic signal installation.
- Staff discussed with the TDOT representative the traffic study warrant for a right turn deceleration lane at the main south entrance, but the project proposal was not to install the right turn deceleration lane due to the close proximity of the adjacent Tinnon Avenue right-of-way.

- Staff discussed the Planning Commission's previous review and City request for TDOT to review alternative project intersection designs and the possibility of a reduced length deceleration lane for a "super" larger dimension entrance curb radius. The intention of the right turn lane or larger dimension curb radius is to permit vehicular access into the site at a higher traffic speed to reduce the level of speed conflicts along North Main Street.
- TDOT representatives discussed with the amount of property roadway frontage then no alternatives to the turn lane design would typically be permitted.
- TDOT representatives and staff discussed the possibility of a revised project design to incorporate the right turn deceleration lane.
- The applicant has provided a revised traffic study and the right turn deceleration lane warrant after further review was not included. Staff has asked the applicant to speak on the revised traffic study.
- The applicant has requested to discuss the Planning Commission's request about revised building material requirements discussed at the June meeting.
- Staff requests the Planning Commission to determine if the City needs to request TDOT to review any additional design improvements on N. Main Street per the original Planning Commission's original review and the City's request to TDOT.
- The Planning Commission at the February 2021 meeting included the following requirement for building materials: Design Guideline variance request to permit building exteriors with twenty-five (25%) percent brick and seventy-five (75%) percent cement fiber board siding with the exception of the building façade fronting N. Main Street to include seventy (75%) percent brick and twenty-five (25%) percent cement fiber board siding and glass and the side of the northern buildings visible from N. Main Street include a minimum fifty (50%) percent brick with the cement fiber board.

Planning Commission Discussion:

- Holladay discussed the history of the project starting in 2020, the site layout, and concerns with removing and hauling off thousands of dump truck loads of dirt and earth
- Holladay discussed a long-term benefit for the community by creating a level green space fully landscaped, creating a community garden, walking trail and other amenities.
- Holladay discussed the front commercial retail space on the first floor of the first two (2) buildings.
- Holladay discussed the brick percentage on the front buildings facing Main Street
- Holladay discussed TDOT's access review for entrance to the property and the thirty (30') ft. wide radius turn
- Holladay discussed the traffic impact study, and a right turn deceleration lane
- Holladay discussed the view of back side of the property, trees, and brick on back side of property
- Holladay discussed TDOT's review and explanation for no deceleration lane at the main proposed entrance
- Trew discussed concerns from last meeting regarding the brick on the back side of property
- Holladay responded they were wanting to go above and beyond by providing twenty-five (25%) brick throughout the community and more brick on the front side facing Main Street
- Duncan commented on the brick showing on the site plan and discussed the brick for the back buildings
- Holladay responded it is being designed to be architecturally pleasing from back and front
- Tinnin asked what percentage of brick are they proposing for the back?
- Holladay responded with building exteriors brick and cement fiber board siding percentages.
- Wheeler asked Holladay what the purpose of the wooden fence was?
- Holladay responded the main reason to create privacy on the South side
- Duncan discussed the "F" rating on the Traffic study

- Freeman asked the status of TDOT's current study
- McCormick responded TDOT is requesting more information regarding the change in traffic study including removal of warrant for right turn lane and TDOT's process
- Ellis discussed the site plan if TDOT approves
- McCormick responded they would review again at that time to see if the TDOT determination changes the site plan
- Tinnin discussed the back entrance to the site and if that affects the traffic study for TDOT
- McCormick responded it does affect the traffic study with the number of in and out trips anticipated assignment to each entrance

Motion: Motion by Trew to approve the request with the stipulation referenced in the meeting, seconded by Wheeler. The motion passed unanimously.

Item #6 1211 South/TKC Architecture & Engineering LLC: Requests recommendation to the City Commission for rezoning from Agricultural to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for seventy-five (75) multi-family residential units on a portion of 6.9 acres at 1211 Dickerson Road. The front portion of the property is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 03300003400. Property Owners: Eugene and Gerald Studer (#6-22) *Deferred at June 6, 2022 Meeting*

Item Representative: Cole Newton, TKC Architecture & Engineering

Staff Discussion:

- The request was deferred at the June Planning Commission meeting.
- The Planning Commission requested additional information on the project grading.
- A preliminary grading plan was provided.
- Staff has requested the private roadway design to be limited to ten (10%) percent per review by the City's Fire Marshal.
- The limitation is based on the project design with a single driveway access point and the length of the drive.
- The property is included on the City's Comprehensive Land Use Plan as Commercial Concentration and Residential Development High Density with a defined line of Low-Density Residential Conservation between the Commercial Concentration and Residential High-Density area designations on the property and adjacent properties.
- The project zoning and preliminary master plan is based on the fifteen (15) units per acre increased density provision of the Zoning Ordinance.
- The recent Zoning Ordinance amendments defined the increased density from seven (7) to fifteen (15) units per acre in a mixed-use design or setting and the increased density be limited to properties located along major roadway routes like Dickerson Road.
- The applicant submitted a water service availability letter from Madison Suburban District.
- The applicant previously submitted a request for sewer service availability letter to Metro Water Department, but it was determined that the sewer service would be from the City of Goodlettsville. The City's Public Works Department is currently reviewing the sewer service availability.
- The architectural renderings provided include a notation that plans will be revised to reflect the City's Design Guidelines requirements of a minimum fifty (50%) percent brick and or stone with secondary materials being one or a combination of either split face block, EIFS (Exterior Insulation and Finish System), or cement fiber board siding.

- Staff has requested with the applicant that if the rezoning and preliminary master plan is approved, a traffic study to be completed with the final master plan to determine the need for any south bound acceleration or deceleration turn lane or other Dickerson Road improvements with the project design.
- Staff would recommend approval based on the Comprehensive Plan Designation of Residential Development High Density Residential and the project maintaining the existing CS, Commercial Services property zoning along the front portion of the property with the following stipulation:
- Stipulation-Recommendation based on applicant receiving the sewer utility commitment letter stating service is available including any upgrades required by developer for the proposed density with the letters being submitted prior to review of the request by the City Commission.
- Stipulation- Preliminary master plan amendment recommendation is based on limiting the project design access to ten (10%) percent slope.

Planning Commission Discussion:

- Newton discussed receiving the letter for sewer service with the City of Goodlettsville
- Newton discussed the preliminary grading plan for the site
- Duncan discussed the pond and slopes in the back of site
- Newton responded and discussed the slopes and retaining walls
- Duncan discussed ownership and operation of the pump station, stormwater, and slopes
- Newton responded it will be a privately owned station, drainage facilities, and flowing slopes
- Parnell discussed slopes on parking spaces/lots
- McCormick responded five (5%) on parking lots
- Newton responded and discussed the slopes on the parking lots
- Parnell discussed the project, parking slopes and final engineering will need to meet all the codes
- Newton responded this is a preliminary and final engineering plan will meet all the codes requirements
- Tinnin discussed the number of parking spaces on slopes
- Ellis commented they need to have a discussion on the sewer service

Motion: Motion by Tinnin to approve the request with the stipulations referenced in the meeting, seconded by Duncan. The motion passed unanimously.

Item #7 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the definition of family to be consistent with the Tennessee Code Annotated definition.

Item Representative: N/A

Staff Discussion:

- Staff received a request to remove an insensitive and dated term from the Zoning Ordinance definition of family.
- Staff prepared the proposed amendment which includes consistency with the state law protection for a home for persons with disability.
- The state law protection is for a single-family dwelling unit resident setting and the proposed amended ordinance specifies a single-family residence dwelling unit for the home for persons with disability.
- Staff read the existing and amended ordinance sections

Planning Commission Discussion:

- Parnell discussed housing for seniors in neighborhoods
- McCormick responded the definition of family is for residents with disabilities and the definition is not for operating a residential unit for residents with disability on a commercial basis

- Ellis commented this is not changing the zoning it is changing the definition of "Family"
- Trew discussed a house with more than eight (8) people living in it that are not family members
- McCormick responded that the existing ordinance regarding "Family" occupying a single dwelling unit is not changing.
- Ellis commented on the number of people living in a single dwelling unit that are related by blood or marriage
- McCormick responded they have received complaints in other areas regarding the number of vehicles in the driveway and how the ordinance is applicable regarding related and non-related residents in a home in question

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

Freeman asked to be excused before the discussion items.

DISCUSSION ITEM

-Dry Creek Cottages- Dry Creek Road

Item Representative: Robert Hoover

-McCormick discussed the current project approval includes fourteen (14) detached dwelling unit and one- two (2) unit attached unit for a total of sixteen (16) units on 2.34 acres on Dry Creek Road. The property is zoned HDRPUD, High Density Residential Planned Unit Development. The property owners obtained a 1.49-acre property adjacent to the project property and behind the homes along Draper Drive. The 1.49-acre property is zoned R25 Low Density residential. A project amendment and rezoning would be required to include the adjacent 1.49-acre property into the development. The proposal is for a single apartment/condo style building instead of detached buildings due to the amount of project grading required with the current project approval. Staff discussed the maximum property zoning is seven (7) units per acre on the 2.34-acre property and would not recommend any higher density on the 2.34-acre property in this area of Dry Creek Road with the adjacent single-family homes and townhouses across Dry Creek Road.

- Hoover discussed working with a local group Ramston Capital a real estate development and investment firm headquartered in Nashville, TN. Experience in finance, architecture, and law.
- Hoover discussed programs and projects for affordable housing in communities where people live and work.
- Hoover discussed the property Mr. Nawrass Aldabbagh proposed to build townhouses on and was it the best fit for the community
- Hoover discussed the site on Dry Creek Road and higher density
- Hoover discussed the existing rental corridor between Dickerson Road and I-65
- Hoover discussed revitalization and capitalization for Rivergate and if the Planning Commission would take a look at this type of project.
- Trew commented on the number of units per acre
- Hoover responded the density is more than the existing plan and it has been successful in other areas
- Parnell discussed the density of the project but wrong location for this project

- McCormick responded Goodlettsville has other areas for higher density (25-40 units per acre) development around the Rivergate Mall area.
- Hoover questioned if they would consider any density variance on a multi-family project at the location
- Duncan discussed the development across the street and the approval of the proposed project
- Trew discussed the Zoning Ordinance and number of units per acre
- McCormick responded with the Zoning Ordinance current and past density per acre
- Espinosa thanked Hoover for bringing the project before the Planning Commission for feedback

-North Creek Commons- July 2022 Expiration- \$ 60,000 Maintenance Bond

Planning Staff met with the property owner to review and confirm the required additional site work including replanting street trees. The maintenance bond has been approved by staff to be released.

Copper Creek Section 2-6 August 2022 Expiration \$ 48,000 Maintenance Bond Expiration

Staff was notified in May 2022 of a section of bank slope failure in the back yards of four (4) properties on Fall Creek Circle. The developer is currently working on a slope repair design and has agreed to complete the bank work within ninety (90) days. A limited maintenance bond extension will be required to be extended for this time frame to ensure the completion and stabilization of the bank slope failure. All other public improvements in phase 2-6 have been approved by staff to be released from the maintenance bond. The developers are currently completing detention pond repairs and final stabilization in phases 2-1, 2-4, and 2-5 and these phase bonds will be held to ensure the final completion and stabilization.

- Trew discussed the deferral of project 1211 South/TKC Architecture & Engineering at last month's meeting and wanting to be consistent going forward discussing and deferring projects
- Duncan responded the project has steep slopes and needed additional information to know they could build what they wanted to build. It is site specific when we make the request for additional information
- Trew discussed grading issues for projects
- Parnell discussed the preliminary grading plans for the 1211 South project
- Espinosa discussed the Planning Commission's role to support people and projects to help make good decisions and not criticizing.

With no further business, the meeting adjourned at 6:48 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant