

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 1, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Jeff Duncan

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

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

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

Item #2 Approval of July 11, 2022 Meeting Minutes: Trew made a motion to approve the minutes of the July 11, 2022 meeting, Parnell seconded the motion. Motion passed unanimously.

Espinosa opened the Public Forum on Planning Related Topics.

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

AGENDA

Item #3 Old Hickory Credit Union/Suiter Surveying & Land Planning, Inc: Requests site plan approval for a 2,675 sq. ft. facility on 1.64 acres on Windsor Green Ct. Property is referenced as Davidson County Tax Map/Parcel# 026060B02600CO and is zoned GOPUD, General Office Planned Unit Development. (# 9-22)

Item Representative: Matt Suiter, Suiter Surveying

Staff Discussion:

- The property is part of the Northcreek Commons commercial subdivision.
- The Northcreek Commons development includes a shared storm water detention pond for water quantity design. The site plan includes an individual storm water quality facility.
- The City's engineer consultants are reviewing the revised plans and any additional comments will be presented at the meeting and will be staff approval stipulations.

Planning Commission Discussion:

- Parnell discussed the number of parking spaces
- Suiter responded no specific reason for the number of parking spaces the space was open and no better use for the area
- Parnell discussed concerns with the south side of the property traffic and the drive thru lanes
- Suiter responded they did not anticipate a lot of traffic on the backside of the property
- Trew discussed concerns of traffic flow going thru the drive thru lanes

- Espinosa asked Suiter if the design is a standard prototype
- Suiter responded no design standard and the design is in response to city review comments and the design is between the owners and architect
- Tinnin suggested more landscape and less parking
- Parnell discussed adding a drive thru lane next to the building eliminating some parking on the west side
- Ellis discussed concerns of the design and layout but can be addressed once it is constructed
- Espinosa discussed the number of parking spaces and a traffic study flow for the location
- Parnell recommended a separation from the ATM drive out and the two way drive out
- Suiter responded and discussed a cut out with landscaping

Motion: Motion by Parnell to approve the request with stipulation for a design alteration of the traffic flow with the ATM drive lane, seconded by Trew. The motion passed unanimously.

Item #4 CMI Equipment Sales/Klober Engineering Services: Request site plan approval for an equipment parking and storage lot on 3.05 acres at 415 Church Street. Properties are referenced as Davidson County Tax Map/Parcels# 01913004300 and 01913004400 and are zoned IR, Industrial Restrictive. Property Owner: Ray Family Revocable Trust (#10-22).

Item Representative: Josh Lyon, Klober Engineering

Staff Discussion:

- The proposal is for an equipment sales and storage parking area for an existing business including a similar facility at the corner of Church and Depot Streets.
- The gravel equipment and vehicle storage are only permitted since the property is in an industrial zoning district and is similar to other area adjacent approved uses.
- The City's engineer consultants are reviewing the revised submittal and any additional comments will be presented at the meeting and will be staff approval stipulations.
- The storm water detention pond designed outlet to a non-defined drainage ditch or pipe onto the adjacent offsite property was questioned by the City's consultant engineer.
- Staff will request the design engineer to discuss the storm water detention pond design and off-site drainage connection at the meeting.
- Staff would recommend approval with stipulations.
- Stipulation - City Engineer consultant review of revised storm water design including the off-site drainage outlet design to determine if a revised outlet design is needed or acquisition of an easement on an adjacent property to pipe the drainage outlet to the Jackson Street roadside drainage system or other defined drainage system.
- Stipulation - Site plan design including three (3) canopy type trees to offset the existing landscaping proposed to be removed.

Planning Commission Discussion:

- Lyon discussed the stipulation on Church Street, low spot, gravel lot, paved lot, and a proposed weir wall structure to spread out the flow
- Espinosa asked if the City Engineer ruled out the weir wall
- Lyon responded concerns with a point discharge and proposed the weir wall to allow more dissipation
- McCormick responded City consultant concerned with flow spreader and ideally would be piped down to the road right-away

- Parnell discussed contour lines and two properties on the south side of the site
- Lyon responded the reason for the suggested weir wall to spread before it gets to the flow spreader
- Parnell discussed wanting to protect the residential property

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

Item #5 Kenjoh Outdoor Advertising, LLC: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-305 (2)(a) Interchange Sign Zone to change the sign square footage calculation regulation. The amendment request is for the proposed alteration of the permitted but not constructed pole sign at 705 Rivergate Parkway.

Item Representative: Jim Murphy, Bradley Law Firm and John Kirirah, Kenjoh Outdoor Advertising

Staff Discussion:

- Staff has approved a sign permit for a ninety (90') feet sign with 220 square feet at 705 Rivergate Parkway behind the existing church building.
- The Planning Commission previously reviewed and denied a proposal for a 750 square feet sign.
- The applicant provided a proposed ordinance amendment to permit in the Interstate Sign District the option for a single faced sign combining the square footage of both sides of the sign face into a single faced sign.
- Example the base sign square footage permitted in the Interstate Sign District is 175 square feet with allowance for increased sign square footage depending on the distance the sign is from street providing access to the property including the proposed sign.
- The proposed ordinance would permit based on the base sign square of a two (2) sided 175 square feet sign to a single faced sign with 350 square feet.
- The maximum square footage permitted in the Interstate Sign District would be 227.5 square feet so with the amendment proposal a one-sided sign could be permitted at 455 square feet.
- The applicant's Zoning Ordinance proposal would permit within the Interstate Sign District a larger sign square footage then currently permitted but would still be less than a typical billboard square footage of 750 (+) square feet.
- The Zoning Ordinance defines the calculation of a pole sign display surface based on one side of a two (2) side sign with exception for signs faces back-to-back installed at an angle exceeding thirty (30) degrees.
- Staff read through the Zoning Ordinance section 14-303 (3) (d) When two (2) sign faces of the same shape and dimensions are mounted back-to-back on the same sign structure and are either parallel or form an angle not exceeding thirty (30) degrees, only one (1) of the sign faces shall be used to compute the display surface area. If the angle of the sign faces exceeds thirty (30) degrees, then both faces shall be used to compute the display surface area
- The proposal would be a smaller square footage then the previously denied request. If the Planning Commission determines the proposed amendment would still permit new signs larger then desired within the Interstate Sign District, then staff would recommend denial of the Zoning Ordinance amendment request to the City Commission based on the Planning Commission's previous discussion and review of a much larger square footage then currently permitted within the Interstate Sign District for new signs.
- If the Planning Commission recommends approval of the request to the City Commission, staff would recommend a revision to only permit the one-sided option when approved by the Planning Commission.

Planning Commission Discussion:

- Murphy mentioned another sign request currently in the City's Board of Zoning and Sign Appeal process that they will forgo if they get this sign to be able to meet the 450 square feet.
- Murphy discussed providing a larger sign than 227 square feet to attract an advertiser. The idea was to consolidate the two sides into a single side display.
- McCormick discussed the number of billboards along I-65, recommendation of the Zoning Ordinance Amendment revision to only permit the one-sided option when approved by the Planning Commission.
- Trew asked who sees the backside of the sign now?
- Murphy responded neither face residential and explained the Northside of sign would be vacant
- McCormick responded to the question what it looks like from behind
- Kirirah discussed issues with advertising on a 220 square foot sign on the interstate and the advantages of advertising on one side
- Kirirah explained the proposed request to change the sign square footage
- McCormick discussed if TDOT would issue a permit for a one-sided billboard
- Murphy responded no issue and they have a permit from TDOT allowing up to 750 square feet
- Freeman discussed and explained a contingent decision on an amended ordinance
- Murphy responded they understood and if they get this sign at 450 square feet, they do not need the other sign
- McCormick responded the proposed amendment is only within the Interstate Sign Zone district
- Espinosa questioned the back-side view of the billboard
- Kirirah responded how the backside of a billboard is manufactured sign structure
- Trew discussed the number of non-conforming billboards on the interstate
- McCormick responded most of the signs are older and explained the non-conforming signs
- Trew discussed the size of the proposed sign
- Tinnin questioned the square footage of the two (2) signs they are asking to covert to one (1) sign
- Murphy responded no sign has been constructed
- Parnell asked Freeman for an opinion
- Freeman interpreted the Zoning Ordinance and Amendment to Section 14-305(b)
- Murphy discussed the "Drafted" Amendment to Section 14-305(b)
- Kirirah discussed the difference between billboards, sign size and the new proposed sign size.
- Espinosa questioned are there areas in the City now that use only one side and what is that effect?
- McCormick responded not aware of one-sided sign in the Interstate Sign District.
- Freeman discussed the language maximum display surface area 175 square feet for one side.
- Murphy responded 175 square feet plus the additional height
- Parnell discussed doubling the size of the sign
- Freeman responded there is still a maximum based on the 175 square feet, thirty (30%) over 175 would be 227 and thirty (30%) over 227 x 2 gets into bigger signs
- Espinosa clarified the proposed amendment language
- McCormick responded the proposal is square footage be allowed on one side verses two sided signs
- Freeman responded it could be double the 227 square feet
- Espinosa thanked all for their patience and discussion on the amendment in an area with an overpass highway, and residential.
- Freeman discussed the "Primary Building" contingency language in the Zoning Ordinance.
- Murphy responded happy to work with the City on adding the Planning Commission approval provision
- Kirirah discussed one side sign on I-65 south of AWG on South Cartwright due to hill behind sign

Motion: Motion by Tinnin to defer the request, seconded by Parnell. The motion passed unanimously.

Item #6 Caldwell Square Publix/ Tri Star Transport/Premier Sign Company: Requests pole sign alteration design approval at 460 Long Hollow Pike. Property is zoned CPUDL, Commercial Planned Unit Development Limited. Property Owner: PSM Tennessee Holdings LLC

Item Representative: Betsy Shackelford, Premier Sign Company

Staff Discussion:

- The request is for an additional fifty-eight (58) square feet of sign on the pole sign area for the tenants of the Caldwell Square centers.
- The Planning Commission at the September 11, 2006 meeting approved a signage plan for the Caldwell Square project including the Long Hollow pole sign exceeding one hundred (100 sq. ft.) square feet in area and three (3) additional ground signs for out lot developments.
- The current pole sign exceeds (100 sq. ft.) one hundred square feet when including the Caldwell Square lettering at the top of the pole sign.
- The total permitted square footage for the entire development with pole and three (3) ground signs is 250 square feet per the 2006 approval.
- The Caldwell Square project includes three (3) public street roadway frontages.
- The 2006 Planning Commission approval was based on the adjacent residential areas.
- The applicant has asked about the Kroger Center with three (3) pole signs with the project.
- The number of out lots at the Caldwell Square project has been reduced to two (2) out lots including the approved Bojangles site development and Advance Care Medical site development.
- The original signage approval for the third (3rd) ground sign at fifty (50 sq. ft.) square feet is not planned to be used with the current two (2) out lots.
- Staff would recommend deferral for staff to prepare a Zoning Ordinance amendment proposal to permit the Planning Commission flexibility in applying the total permitted commercial center project sign square footage that would permit in this case the remaining fifty (50 sq. ft.) square feet with the third (3rd) ground sign to be added to the pole sign.

Planning Commission Discussion:

- Shackelford discussed thirteen (13) tenant spaces and current signage for three (3) businesses, which means ten (10) to eleven (11) of those do not have signage from the road. People looking for the businesses have no idea where they are going and would be safer if they had road signage.
- Espinosa asked McCormick if the recommendation is to allow staff to prepare a Zoning Ordinance amendment
- McCormick responded to allow the Planning Commission flexibility in the Ordinance to apply the total permitted commercial center project sign square footage.
- Trew responded no problem with an Ordinance change
- Parnell discussed concerns with being able to see around the sign with the traffic coming in and out of the new entrance and wants the businesses to have signage available
- Shackelford responded the proposed sign will be double sided, thirty (30') feet high and seven feet (7') above the ground
- Trew asked McCormick if we can approve this request and have an Ordinance change next agenda?
- McCormick responded they could do that.
- Parnell asked if this was specific to the PUD?

- McCormick responded this proposal is specific to the 2006 approved signage plan.
- Parnell discussed the square footage for the additional signs Bojangles, Advanced Care, and the language for the Ordinance
- McCormick responded with the total square footage for ground signs and explained how it would be referenced in the Ordinance.

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

Item #7 Kidde Academy/ Goodwyn Mills Cawood (GMC): Request reduced parking requirements for a proposed day care facility on 1.14 acres at 325 Northcreek Boulevard. Property referenced as Davidson County Tax Map/Parcel# 02600016500 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Preston Run Management LLC

Item Representative: Mike Weisz, GMC Project Manager and Neal Patel, Kiddie Academy

Staff Discussion:

- The request is to reduce the parking requirements based on development proposal needs and other local government examples of parking requirements.
- The property is zoned CPUD, Commercial Planned Unit Development.
- The Planning Commission reviews zoning ordinance design variance requests in the planned unit development zoning districts since the planned unit development zoning is a master plan-based zoning.
- The proposal is to provide parking per the anticipated parking needs of the day care instead of the Zoning Ordinance minimum parking requirement which is based on the number of employees and children.
- Based on the information provided by the applicant's proposal for the project development, the City's Zoning Ordinance requires one parking space per 178 sq. ft. of building (1:178).
- The proposal for thirty-five (35) parking spaces which would be one parking space per 302 square feet (1:302). -In the case of possible future reuse of the property the following minimum parking ratio (space to minimum sq. ft.) would be required: General business (1:400), Medical offices (1:200), General retail (1:250)
- Staff will request applicant to discuss the possibility of any special events at the day care like a graduation or other special events to ensure the proposal would provide adequate off-street parking.
- The Planning Commission will review a project site development (final master plan) for the project that will include the parking and site development design.

Planning Commission Discussion:

- Weisz discussed a parking study conducted by Mr. Patel at the facility located in Hendersonville
- Patel explained special events after hours and how they mitigate the risk of exceeding the proposed parking spaces for special events
- Espinosa asked if they have after hour events anticipating overflow parking
- Patel explained at an event at the Hendersonville location they have never exceed over half of the parking area
- Parnell discussed the chart provided by the applicant and asked about the 2 passenger loading stalls
- Patel responded no they do not provide transportation such as a bus and do not plan to allow bus use at the Goodlettsville location.
- Parnell discussed the site plan access easement from Preston Run.
- Patel responded they have not finalized an agreement.

- Weisz responded this is a preliminary to find out if this is viable option and will be finalized in the design process.
- Parnell discussed the detention requirements and additional parking on the southside of the building
- Weisz responded the detention pond area is essentially a place holder
- Wheeler discussed the entrance on Preston Run and exit on Northcreek
- Weisz responded entry and exit on Preston Run and exit only on Northcreek.
- Wheeler commented left turns are a problem on Northcreek.

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

Item #8 KRUPA INC: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-307 (2)(e) to permit a non-conforming sign to remain on the property with a new sign installation. The owner request to maintain one of the non-conforming signs at 707 Rivergate Parkway either by amending Zoning Ordinance or subdividing the 1.8-acre property zoned CPUD, Commercial Planned Unit Development for a future site development and use of an existing pole sign.

Item Representative: No one present to represent

Discussion:

- Espinosa asked to defer

Motion: Motion by Trew to defer the request, seconded by Wheeler. The motion passed unanimously.

DISCUSSION ITEM

Copper Creek 2-1 Maintenance Bond

The maintenance bond expires September 20, 2022. The developer is working to finalize the storm water detention pond along Allen Road and repair a section of bank stabilization. Per staff's discussion with the developer, the intention is to have the work completed prior to the maintenance bond expiration date.

With no further business, the meeting adjourned at 7:01 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant