

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

June 7, 2021

Goodlettsville City Hall

5:00 p.m.

Massie Chambers

Present: Mayor Rusty Tinnin, Vice Chairman Scott Trew, Jeff Duncan, Jim Hitt, Jeff Parnell, Judy Wheeler

Absent: Chairman Tony Espinosa, Grady McNeal, Jerry Garrett, David Lynn, Bob Whittaker

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

Trew called the meeting to order and Trew offered prayer.

Staff confirmed no changes to the agenda.

Hitt made a motion to approve the minutes of the May 3, 2021 meeting, Duncan seconded the motion. Motion passed 6-0.

DISCUSSION ITEMS

Item #1 North Creek Commons/Armed Services Mutual Benefits Association: Requests recommendation to the City Commission to accept the Windsor Green Court public improvements with a one-year maintenance bond

Staff Discussion:

-The property owners have completed the street improvements and are requesting approval with a one-year maintenance bond

-Contract in place with the City for the Conference drive improvements to be completed

-The current Bond is \$120,000 prior to the City replacing that bond with a one-year maintenance bond they will need to pay the City approximately \$47,000 to cover the cost of the turning lane and signalization improvements

-The replacement of dead trees, and minor ditch work will be completed prior to bond expiration

Motion:

Motion by Wheeler to approve, seconded by Tinnin. The motion passed. 6-0.

Item #2 Stuart Phillips/Steven E. Artz and Associates, Inc: Request site plan approval for parking lot expansion including sixteen (16) parking spaces and driveway access on East Cedar Street on 0.75 acres at 144 Long Hollow Pike. Property referenced as Davidson County Tax Map/Parcel# 02601009600 and is zoned CPUD, Commercial Planned Unit Development, ROPUD, Restricted Office Planned Unit Development and within the CCO, Commercial Core Overlay. Property Owner: Stuart J & Aldona Phillips (#6-21)

Staff Discussion:

- Property owner recently completed major upgrades to the existing building. The owner is requesting to sell alcoholic/beer drinks and expand the food service operations.
- Additional parking is required. The proposed additional parking at the back of property includes a driveway access onto East Cedar Street.
- The property exiting access at Long Hollow Pike is limited due to the railroad bridge supports
- Zoning Ordinance requires 250' feet site distance. Proposal 220'/230' feet ordinance allows planning commission to review and approve amended dimensions requirement

STAFF DISCUSSED RECOMMENDATION:

- Approval due to typical traffic slow down at the railroad bridge and limited exiting access at the Long Hollow Pike existing driveway that includes higher traffic volumes and speeds, staff recommends approval with the following stipulations:
- Six (6) tree landscaping plantings along parking lot perimeter to meet requirement of Zoning Ordinance
- One additional handicap parking space to be designated in existing front parking area.
- Driveway entrance radius to be increased to twenty-five (25') or as close as possible due to adjacent stone wall along East Cedar to better facilitate turns onto existing roadway section.

Item Representative: Stuart Phillips

- Stuart states we have been through several storms and lay of land is perfect. No danger of water going onto Cedar Street all drains in right direction.
- Trew states staff recommendation is one (1) additional handicap parking space, six (6) trees planted along parking lot and expand driveway to twenty-five (25') or as close as possible.
- Stuart states no problem

Planning Commission Discussion:

- Hitt asked McCormick as the property stands now are liquor and beer sales allowed
- McCormick states yes, but the City of Goodlettsville only regulates the beer sales
- Hitt asked McCormick if there is something in the Cities regulations or zoning that states how far an establishment must be from a Church that sales liquor, beer, and wine
- McCormick states City regulates only beer sales; State regulates wine and liquor sales and no issue with distance from Church – City requirement 100' feet minimum building to building
- Duncan asked McCormick if they have a concern with cut-thru traffic
- McCormick stated they have discussed that, and the owner will have to plan for that
- Parnell asked McCormick if there have been any conversations with Renasant Bank regarding share driveway

-McCormick asked Stuart if there was a way to work with bank regarding entrance on the property

-Stuart states the bank parking lot is for bank employees and wants to be independent

-Parnell asked McCormick about stormwater issues

-McCormick states they met with stormwater coordinator no issues

-Trew stated he did not see an issue with site distance on this property

Motion by Duncan to approve, seconded by Tinnin. The motion passed 5-1

Jim Hitt votes no.

-Staff confirmed with Freeman vote – five (5) not majority of eleven (11) member Commission.

-Freeman states okay majority of members present

Item #3 Tint World: Request approval for a general retail sales use classification and alteration to the existing 6,846 sq. ft. building to include overhead service doors on 1.02 acres at 500 S. Main Street. Property referenced as Davidson County Tax Map/Parcel# 02508007900 and is zoned CSL, Commercial Services Limited and within the CCO, Commercial Core Overlay. Property Owner: Herndon Enterprises

Staff Discussion:

-The City recently amended the zoning ordinance to remove auto service uses from the CSL, Commercial Services Limited zoning district. Auto repair uses are also not permitted in the CSL zoning district.

-Received a request for a new tenant (Tint World) in a portion of the old Advanced Auto building at 500 S. Main Street.

-The tenant representatives have requested the use to be considered a primary use retail store similar to the other auto mobile parts retail businesses which include limited minor service work like battery and windshield wiper replacement.

-The business would include retail sales of auto stereos and alarms, window treatments, and wheels. Per representative the only service work would be the installation of items sold except wheels and tires would not be installed on the site due to space limitations.

-The building alterations proposed includes increasing the size of the existing loading bay door for a vehicle service door and the addition of another vehicle service door.

STAFF DISCUSSED RECOMMENDATION: Approval with following stipulations

-No auto service or repair work including oil changes, brakes, tire, wheel alignments, auto cleaning uses and other auto repair and service uses listed in the Zoning Ordinance

-Business primary use retail sales

Item Representative: Tom Anderson, Architect. Brian Weed, Owner.

-Anderson states Tint World is a retail store franchise that offers the sale and light application of automotive window tinting, mobile electronics, car security, and accessories Tint World is not an auto

repair shop and does not work with oils, greases, engines, transmissions or anything otherwise related to automotive repair industry. Tint World occupies locations nationwide both in Retail Strip Centers as well as Stand Alone Buildings.

-Weed states it is a one-stop shop for custom automotive accessories.

-Anderson states the business does not stock tires and rims.

Planning Commission Discussion:

-Parnell asked if they are only in part of the building

-Weed states seventy-five (75%) percent of the building

-Duncan asked McCormick if the signage size and bold color meets requirements

-McCormick states signage can be ten-percent (10%), color fifteen-percent (15%) will need to calculate

-Weed states they will be in compliance when they permit

-McCormick asked Anderson if any proposal for landscaping

-Anderson stated yes, clean up and adding landscaping to approve curb appeal

-Ellis asked Anderson about tenant signage

-Anderson states they do not know who the tenant will be

-McCormick states that Tint World and tenant will be in the ten-percent (10%)

No other questions

Motion by Parnell to approve, seconded by Hitt. The motion passed 6-0

Item #4 Goodlettsville Cumberland Presbyterian Church, Inc.: Request an alternative building design regarding exterior wall materials requirements for a proposed 1,200 sq. building addition on 5.47 acres at 226 S. Main Street. Property referenced as Davidson County Tax Map/Parcel# 02601001500 and is zoned CSL, Commercial Services Limited and within the CCO, Commercial Core Overlay

Staff Discussion:

-The church representatives are proposing a 1, 200 sq. ft. addition to the back of the 12,170 sq. ft. building behind the main church building on Drake Street.

-The proposal is for an exterior metal façade consistent with the metal wall materials along the top of the building.

-The City requires new additions to meet the requirement of the Design Guidelines which requires fifty (50%) percent brick or stone with secondary wall materials permitted to be split face block, EIFS, or hardi (type) board cement fiber siding.

-The proposed addition would include a three (3') feet split face block foundation to match the color bands on the existing building. The split face block foundation would be twenty-five (25%) percent of the proposed building exterior wall.

STAFF DISCUSSED RECOMMENDATION:

-Due to the limited square footage of the addition on the existing building, staff discussed recommendation fifty (50%) percent of the walls to include split face block painted/tinted to match the existing wall materials and the remaining wall areas be permitted to be metal consistent with the existing building design

Item Representative: Tim Stutler, Pastor. Cody Richardson, Deacon.

-Stutler states it is an activity building, multi-purpose building, and serves as a gym and also main fellowship hall.

-Stutler states want to add building on back to make more useable and attractive on the inside.

-Stutler states the issue is three (3) different materials on the building.

-Stutler states the request is to build up three (3') feet with brown band block and the rest to match the decorative band with aluminum to blend with the rest of the building

Planning Commission Discussion:

-Duncan asked McCormick when completed will the building in its entirety meet our percentage standards

-McCormick state no, since we do not allow metal exterior walls. Wants to treat this as an addition to the existing building

-Duncan states if the metal façade or top match the walls or the addition it would blend together and if the percentages (%) worked the board would have something they can consider

-Stutler states the goal is to match the metal pattern on the building

-Duncan asks the board to find a way to make this work

-Stutler states the challenge is they cannot match the 8" x 8" block

-Ellis asked Stutler if the Church is donating a utility easement for the City's main street project

-Stutler states yes

-Ellis states the Church has stepped up for the City and NES helping them out

-Stutler states they want to be good community partners and look the best

-Parnell states it appears the dumpster will remain in that spot

-Stutler states the plans are to build a new pad behind building and improve how that looks

-Parnell states he would support this if the dumpster situation was revised

- Stutler states they will work with McCormick and Parnell to your satisfaction
- Trew states he is not a design person but he thinks it would look better with some contrast that would enhance rather than the exact same color
- Tinnin states the block part is not a big expense to bring up three (3') feet
- Richardson states an option would be, pour a wall and concrete on top of that
- Duncan states pour footers, come up with block, fill with gravel, pour slab, match elevation of finished floor and no dock look
- Richardson agreed. They are not looking for dock look
- Trew states we want to work with the Faith community and keep in mind the neighborhood and surrounding houses. Good project.
- Tinnin asked is the gray part on the building concrete or block
- McCormick states it is block

Motion to approve the addition by Duncan with McCormick working with Church on the finishes of the structure. That way they can move forward and not come back to board

- Trew asked McCormick if he was okay with that motion
- McCormick states yes. Three (3') feet and another block or two and do the best they can to match colors
- Trew states motion to approve with McCormick working with Church staff to come up with a workable plan

Seconded by Tinnin. 6-0 motion passed.

- Freeman states we need to be more specific on the vote. Need to set some parameters for the plan.
- Trew states looking for approval to disregard the previous approval so we can revise

Motion by Parnell to disregard the previous approval. Seconded by Wheeler. 6-0 motion passed.

Motion by Duncan that a split face block extend a minimum of two (2) Courses above the finished floor

- Parnell asked can we amend the motion to include the dumpster pad be incorporated within the new addition

- Trew states the Church will be moving the dumpster to new location

- Stutler states that is correct

Trew states Duncan has made a motion. Seconded by Parnell. 6-0 motion passed.

Staff Discussion:

- McCormick states Church representatives have also requested to speak on the back portion of the church property for a possible two (2) acre – thirty (30) unit attached residential development proposal

- McCormick states a rezoning of the property to HDRPUD, High Density Residential Planned Unit Development would be required
- Parnell asked McCormick what is the land use plan in the area
- McCormick states along front commercial and in back is Medium Density Residential Conservation
- Trew asked Stutler will this be for anybody or specific age group or demographic
- Stutler states originally thought fifty-five (55) or older, but we believe townhomes would be attractive down the street and no longer own but sell and put under community care organization (HOA). Want to improve the community and maximize the use of the land and get out of rental business.
- McCormick states it is in the commercial core overlay. They can do ground commercial with residential above
- Duncan states like the concept of walkable corridor but the residents will come out in force due to traffic concerns
- Stutler states they want to create attractive homes, nicely spaced giving the neighbors plenty of room. A feasibility study was done and came back very positive. They do not want to move forward and spend a bunch of money if out of the question for the board
- Parnell states he would be in support of taking land use plan and change the entirety from Dickerson Rd to RR tracks from Long Hollow Pk to Rivergate Pkwy to high density residential on the land use plan - support that. Would not support taking a little chunk of that plan and turning it into that. Support all or nothing for the area.
- Richardson states they are in the very early thinking stages and the purpose of asking this would you agree to this or do we need to think another way
- McCormick states cottage type detached
- Trew asked the houses that are there now what condition are they in
- Stutler states they keep the houses up but not great condition. They draw income for the Church and there is still a balance from purchasing
- Trew asked other questions or comments
- Stutler states they will be happy to submit and get back with what is suitable for the board. Do not need answer tonight and come back in with a proposal
- Duncan states do not underestimate the other property owners on the block. They may want to partner with you.
- Trew states he would like to see improvements
- Ellis states they need to discuss sewer availability and capacity issue

Item #5 Zoning Ordinance and Design Guidelines Amendment: Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 (4)(c)(i) and Design Guidelines Section 5. Colors and Materials to amend the existing requirements including a waiver review process and

the prohibited materials section per provisions of a recently adopted state law requirement. THE PROPOSED ORDINANCE AND DESIGN GUIDELINES REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

Staff Discussion:

-McCormick states request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 (4)(c)(i) and Design Guidelines Section 5. Colors and Materials to amend the existing requirements including a waiver review process and the prohibited materials section per provisions of a recently adopted state law requirement. THE PROPOSED ORDINANCE AND DESIGN GUIDELINES REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

-The proposed amendment is to meet the provisions of a recently adopted state law regarding design standards adoption and limitation on prohibited materials.

-The lawmaker's intent is for all cities that regulate building materials to do an ordinance to clearly define the requirements.

STAFF DISCUSSED RECOMMENDATION: Approval

Planning Commission Discussion:

-Duncan states want to clarify, we are saying we can say we approve A,B,C cannot say we do not allow E and F

-McCormick states basically and a waiver review requests process

-Ellis states this was legislation by the Home Builders Association out of North Carolina. They are giving those who push for it. This was passed.

-McCormick states more confident doing now than after September date of law

Trew states staff is asking for approval to remove the written text prohibiting materials

Motion by Parnell to approve. Seconded by Wheeler. 6-0 motion approved.

Public Forum on Planning Related Topics:

DISCUSSION ITEMS

No one present to speak at public forum.

-McCormick reminds the board due to July 4th holiday the next meeting will be moved to July 12, 2021.

-Trew welcomes Ms. Reed to the group.

With no further business, the meeting adjourned at 6:27 pm.

Vice Chairman Scott Trew

Sharon Reed, Planning Assistant