

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

June 5, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Jeff Duncan, Grady McNeal, Jeff Parnell, Scott Trew, and Judy Wheeler

Absent: Mayor Rusty Tinnin

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

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

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

Item #2 Approval of April 3, 2023 Meeting Minutes: Trew made a motion to approve the minutes of the April 3, 2023 meeting, McNeal seconded the motion. The motion passed.

Item #3 Espinosa opened the Public Forum on Planning Related Topics.

No one requested to speak at the meeting.

Duncan made a motion to close the public forum, seconded by Parnell. The motion passed.

The Public Forum was closed.

AGENDA

Item #4 AWG, Associated Wholesale Grocers, Inc/ Renaissance Infrastructure Consulting, LLC: Requests site plan approval for a semi-truck trailer parking lot on 10.84 acres at 600 South Cartwright Street. Properties referenced as Davidson County Tax Map/Parcels# 02600017300 and 02600018900 and are zoned IG, Industrial General. Property Owners: Terry and Sherri Calonge (17-22)

Item Representative: Joel Riggs, Executive Director of Design Construction for AWG

Staff Discussion:

- The site development proposal is for additional parking for the AWG, Associated Wholesale Grocers facility on South Cartwright Street.
- The property is zoned IG, Industrial General.
- The zoning district permits the proposed transport and warehouse use.
- Project Site Plan Stipulations: City's Engineer Consultant confirm and approve plan review comments prior to issuance of City's Land Disturbance Permit. The comments are about storm water calculations, details, and grading design.
- Motion Option - Approve site plan with the staff stipulation listed above based on the site plan with the defined stipulation meeting City's requirements.
- Motion Option - Deferral to include any additional requirements or information as determined by Planning Commission.

Planning Commission Discussion:

- Riggs explained this area is to park semi-truck trailers and will be secured and landscaped.
- Trew asked if they would be increasing the number of trucks coming in and out of facilities?
- Riggs responded no that this area is for staging of the existing trailers on the site.
- Duncan asked if this area would help with the overnight parking on South Cartwright?
- Riggs responded unfortunately no, they do not have control over third party haulers.
- Ellis asked if the sewer line on back of the property would be disturbed?
- Riggs responded he was aware of a conflict with the water line but not aware of conflict with sewer line.
- Espinosa asked McCormick if this is approved tonight would it have to meet the defined stipulation meeting?
- McCormick responded they would not be issued a land disturbance permit until the engineer consultants' comments are addressed.
- Parnell discussed working for USF Logistics many years ago and would recuse himself.
- Freeman commented he did not think it would be a conflict but if he felt more comfortable recusing himself that would be his personal choice.
- Parnell discussed the truck traffic in the future from additional building sites and the storm water System.

Motion: Motion by Wheeler to approve the request with the project site plan defined meeting stipulation, seconded by Duncan. Parnell recused from the vote and the motion passed.

Item #5 Kidde Academy/ Goodwyn Mills Cawood (GMC): Request reduced parking requirements for a proposed day care facility on 1.1 acres on Business Park Circle. Property referenced as a portion of Sumner County Tax Map/Parcel# 143J F 01000 000 and is zoned GOPUD, General Office Planned Unit Development. Property Owner: Northcreek LLC Phillips Commercial.

Item Representative: Mike Weisz, Senior Project Manager, Goodwyn Mills Cawood

Staff Discussion:

- The request is to reduce the parking requirements for a proposed 9,509 square feet day care site development on Business Park Circle based on the development parking needs presented by the applicant and other local government examples of parking requirements for day care development.
- The proposed parking design for the site development includes forty-two (42) parking spaces instead of the fifty-nine (59) parking spaces required by the Zoning Ordinance based on the number of kids and employees with the day care proposal.
- The proposal includes forty-two (42) parking spaces equaling one space per 226 square feet of the proposed day care building.
- This ratio is not used to determine the minimum parking requirements per the Zoning Ordinance but is helpful in the case of possible future reuses of the property the following minimum parking ratio would be required regarding parking required per building area: General business (1:400), Medical offices (1:200), and General retail (1:250)
- The property including the proposed development is zoned GOPUD, General Office Planned Unit Development.
- The Planning Commission reviews zoning design variance requests in the planned unit development

zoning districts since the planned unit development zoning is a master plan-based zoning.

- The Planning Commission at the August 1, 2022 meeting approved a similar request for a proposed day care development on Northcreek Boulevard for thirty-five (35) parking spaces equaling one space 302 square feet (1:302) of a day care building.
- The applicant's request defines the prior project proposal reviewed by the Planning Commission at the August 2022 meeting.
- The applicant's letter also references the number of driveways with the proposal including two (2) driveways on Business Park Circle.
- The preliminary site development plan includes 205 feet of property frontage along Business Park Circle and 134.5 feet separation between the two (2) proposed driveways.
- Staff's determination is the proposal would meet the driveway frontage and separation requirements of the Zoning Ordinance.
- The applicant's request is to determine that the two (2) driveway designs would meet the Zoning Ordinance requirement for an additional driveway when necessary for site deliveries.
- Business Park Circle is a minor street used for access to businesses in the area with limited traffic volumes.
- The proposed site development is not located near an intersection or a street connecting to other areas so the proposed additional driveway with the day care development would not create a traffic issue.
- The proposed project will require full site development plan review by the Planning Commission prior to any permitting of the project.

Planning Commission Discussion:

- Weisz discussed the similarities between the previous request and the newly proposed development and number of parking spaces.
- Trew discussed the need for fifty-nine (59) parking spaces.
- McCormick responded the zoning ordinance defines it based on the number of employees and children.
- Parnell discussed the lot size and issue with the parking lot use.
- McCormick responded it is based on average square feet of the building and would meet retail and office requirements for future use of the property.

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

DISCUSSION ITEM

208 Graves Road-Cottage Community Concept Plan

Based on the current property zoning and property area and dimensions, the property could be developed with either two (2) one family detached dwellings on fifty (50') width lots or a single duplex constructed on the property. The existing house would be required to be demolished to develop the property. The concept proposal is for six (6) detached one family dwelling units on a property with common areas. The proposal would be 10.5 units per acre. The City's High Density Planned Unit Development Ordinance permits seven (7) units per acre for properties not fronting a main highway. The City's High Density Planned Unit Development also requires a minimum project acreage of five (5) acres. The concept proposal would require a Zoning Ordinance amendment. The first amendment option is to amend the High Density Planned Unit Development section for smaller acreage projects less

than five (5) acres and increase the density for areas not fronting a main roadway. The second Zoning Ordinance amendment option would be creating a new Planned Unit Development section for smaller area infill type developments with increased density. The concept proposal would also require a Comprehensive Land Use Plan amendment to define an area for increased density infill type developments. The discussion item is for Planning Commissioners and staff to review if the amendment process should be reviewed for this and similar type projects.

Trew discussed the area surrounding the property and thinks this project would enhance the appearance and value of the surrounding properties rather than decrease the value.

Duncan discussed concerns with area aesthetics and attempting to fix the issue with high density volume.

Duncan stated he likes the concept in the right area but, has concerns with the density on a half-acre lot.

Parnell discussed concern with the area and continuity for the area in the future.

Parnell discussed his opinion of the property being a larger lot with a less valuable home and the properties surrounding this lot are smaller with nicer home more valuable but would not be able to get as many units because of the size of the lot.

Duncan concurred with Parnell's opinion and asked McCormick if the property was two (2) lots in the past?

McCormick responded he thinks this was a single lot and the lots surrounding have been sub-divided.

McCormick discussed the R7 High Density Zoning would permit six (6) units per acre.

Parkview Preserve Maintenance Bonds

The project maintenance bonds expire July 14, 2023. Staff sent the attached notice about remaining improvement items required prior to bond expiration. Staff has discussed the list with the developer and they are getting prices and contractors in place to complete the remaining items.

Project Loretta Drive, Geneva Drive, Grace Drive and Long Hollow Pike

Parnell discussed the comprehensive land use plan for the twenty (20) parcels located in this area.

Parnell discussed talking with several people having an interest in buying some of the parcels and going commercial. Parnell discussed if the City would be open to doing rezoning for individual properties along Long Hollow Pike. Parnell discussed concern that waiting until the entire Long Hollow Pike frontage property owners and entire area owners agree to a development that would reduce the potential for development of the area.

With no further business, the meeting adjourned at 5:53 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant