

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday September 11, 2023 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of September 11, 2023 Meeting Agenda

ITEM#2 Approval of August 7, 2023 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics. Citizens may address the Planning Commission and limit comments to three (3) minutes in length.

ITEM#4 AWG, Associated Wholesale Grocers, Inc/ Renaissance Infrastructure Consulting, LLC: Requests *revised* 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 (4-23)

ITEM#5 101 Loretta Drive, Property Owners: Requests recommendation to the City Commission to rezone the 0.9-acre property at the corner of Loretta Drive and Long Hollow Pike (SR174) from R25 Low Density Residential to CPUDL, Commercial Planned Unit Development Limited. Property referenced as Sumner County Tax Map/Parcel# 143J B 00700 000. Property Owners: Debbie B, Mary L. and Mitchell D Jr Lewis.

DISCUSSION ITEMS:

Zoning Ordinance Revised Format and Temporary Signs

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING
STAFF REPORT

Monday September 11, 2023 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of September 11, 2023 Meeting Agenda

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with agenda amendments as determined by the Planning Commission

ITEM#2 Approval of August 7, 2023 Meeting Minutes

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with minute amendments as determined by the Planning Commission

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STAFF NOTES: N/A

MOTION OPTIONS: N/A

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STAFF NOTES:

MOTION OPTIONS:

The Planning Commission at the June 5, 2023 meeting approved a site plan for an additional AWG concrete truck parking lot. The applicants discussed that the original intention was for sections of gravel parking areas. The plans approved at the June meeting only included a detail for concrete parking lot construction. The revised proposed plan includes gravel construction with defined concrete areas at the driveway and entrance drive and paths for truck trailer wheel supports as shown on the plans as concrete truck dolly paths. The property is zoned industrial. The Planning Commission has approved site plans in industrial zoning areas including gravel parking areas for equipment storage and parking areas that are not anticipated to include high traffic volumes.

From Applicant:

Please see attached updated sheet C-03 of the 600 Cartwright AWG Parking site. This plan reflects the areas that will be concrete and those that are gravel. Note, the driveway access will be concrete up to the top of the hill. I included landscaping and fencing so the parking lot will be fully screened. Please note some geometric updates from the original Planning Commission plan to accommodate turning movements and AWG trailer parking dimensions.

MOTION OPTIONS:

1. Approve revised site plan including any additional items determined by the Planning Commission
2. Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission
3. Denial of revised site plan and parking lot construction if completed to be per the June 5, 2023 approved site plan

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STAFF NOTES:

The property owners have requested to rezone the property at the corner of Loretta Drive and Long Hollow Pike/SR 174. Their intention is to be able to market and sell the property as commercial. The rezoning request is based on the City's January 2020 Comprehensive Plan amendment for future commercial use along Long Hollow Pike. The City's Comprehensive Plan amendment does address review of rezoning requests in the area for multiple properties or individual properties along Long Hollow Pike. Alex West, the City's Economic Development Coordinator previously sent letters to five (5) property owners on both sides of Long Hollow Pike in the area of the Loretta Drive and Long Hollow Pike intersection. The letters included information about the City's Comprehensive Plan amendment and requested discussion with the property owners about their intention to sell and develop the properties as commercial.

The request does not include a preliminary master plan since the owner did not define with the request a potential project/tenant associated with the commercial rezoning. If the rezoning is approved, the permitted use for a future development would be under the defined permitted

CPUDL, Commercial Planned Unit Development Limited uses and require plan approval by the Planning Commission for a project.

Staff forwarded an email to the Planning Commissioners on August 28th from a resident/property owner in the area. The email defines the resident's concerns and opposition to the rezoning request. Staff received an additional call and email about the proposal including questions about zoning along Long Hollow Pike, an associated project with the rezoning request, and potential traffic issues with a commercial development at the intersection of Loretta Drive and Long Hollow Pike.

MOTION OPTIONS:

1. Recommend approval to the City Commission including any additional requirements as determined by the Planning Commission based on the City's Comprehensive Land Use Plan
2. Recommend denial to the City Commission to not rezone the property to commercial based on the review by the Planning Commission at the meeting.
3. Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission

CITY OF GOODLETTSVILLE PLANNING COMMISSION

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105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

NOTE:
Walls shown are conceptual only,
final wall specifications and details
to be provided by structural engineer

Site Parking Table
Total Tractor Parking Stalls: 25
Total 53' Trailer Parking Stalls: 101

PAVING LEGEND

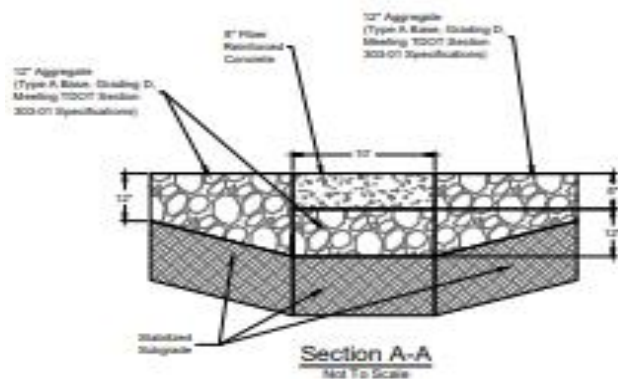
12" GRANULAR SURFACE



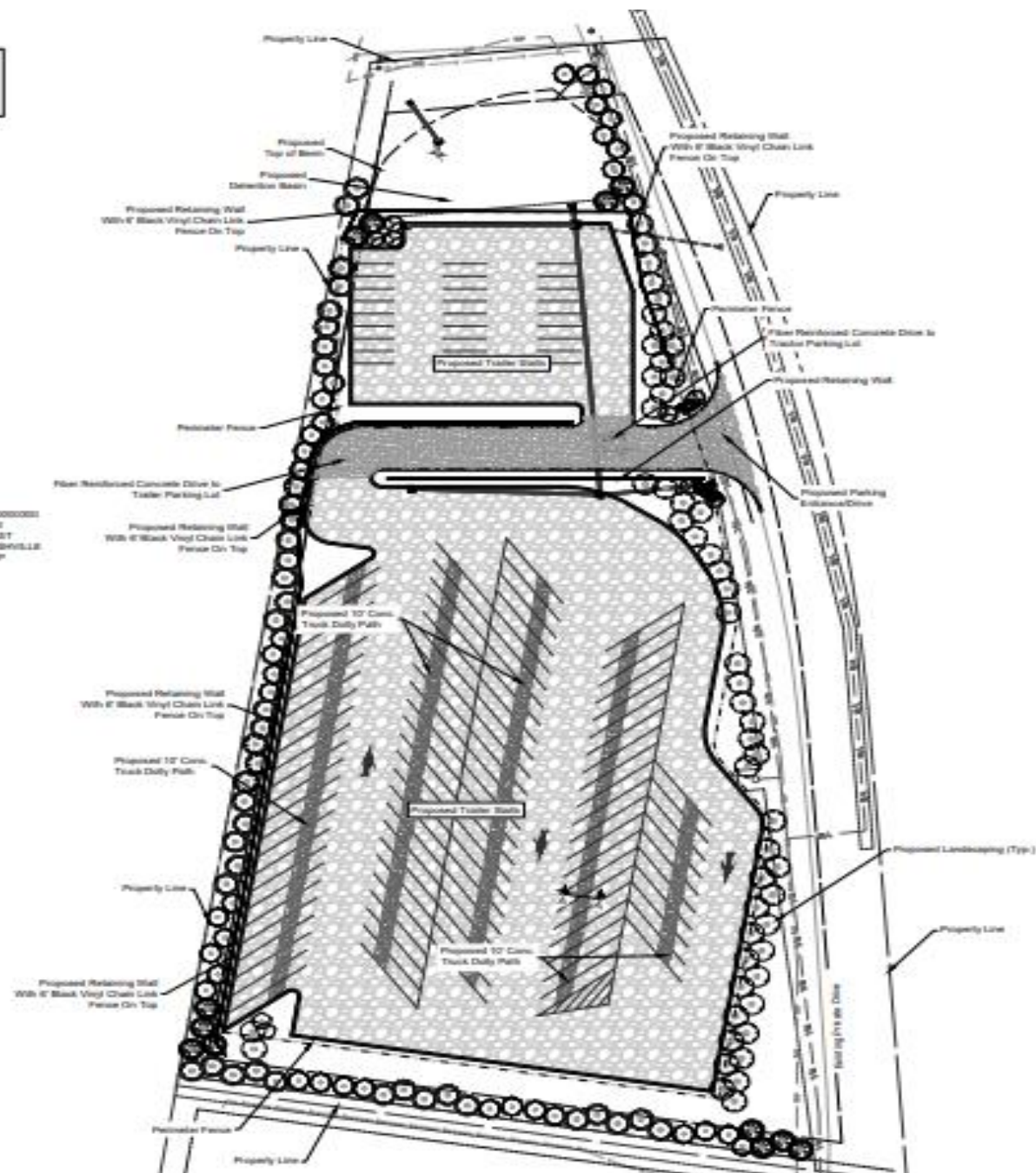
8" Fiber Reinforced Concrete



Notes:
Cross section provided for example only. Section to be provided
by structural engineer



Parcel ID: 0280000000
Address: 1000 E
CARTERSBORO ST
COLUMBIA, MS 39206
INDUSTRIAL, LP
Zoning: I-2

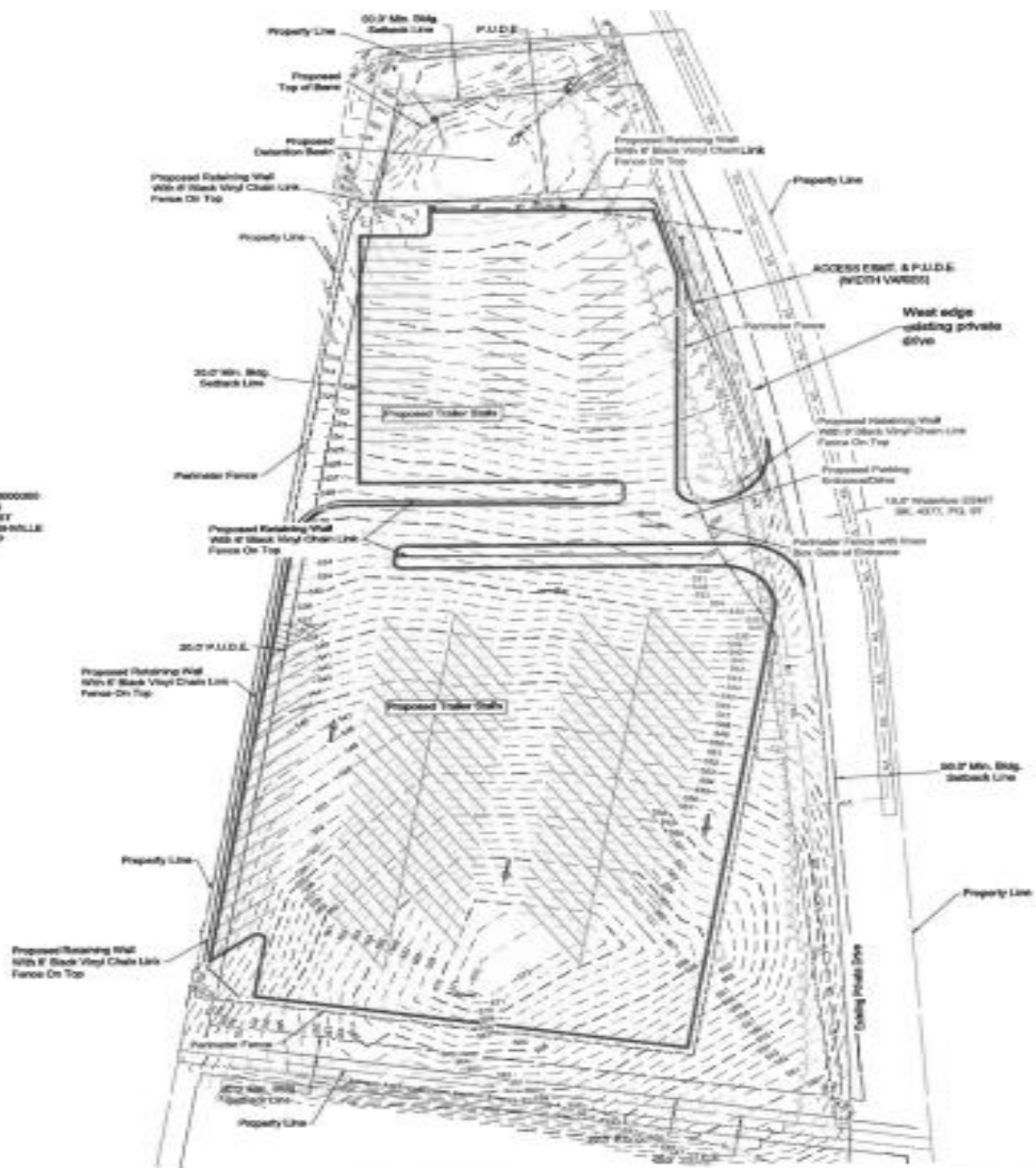


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to be provided by structural engineer

TRAINING SCHEDULE

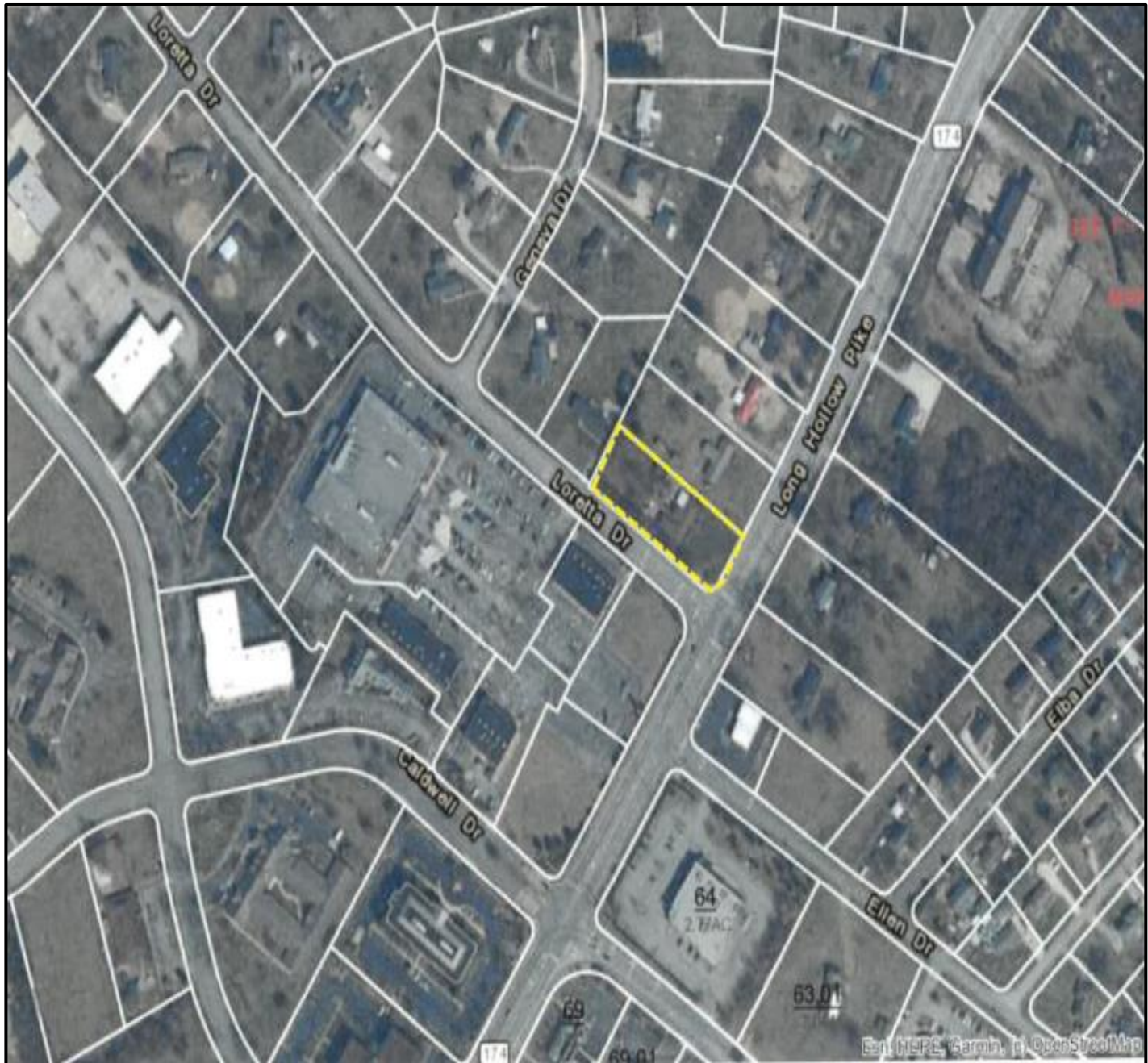
11" Portland Concrete
(Reinforced)

Parcel ID: 0308000000
Address: 1800 S
CAUTWRIGHT ST
Owner: BLUE HORN HILL
INDUSTRIAL LP
Zoning: I-5



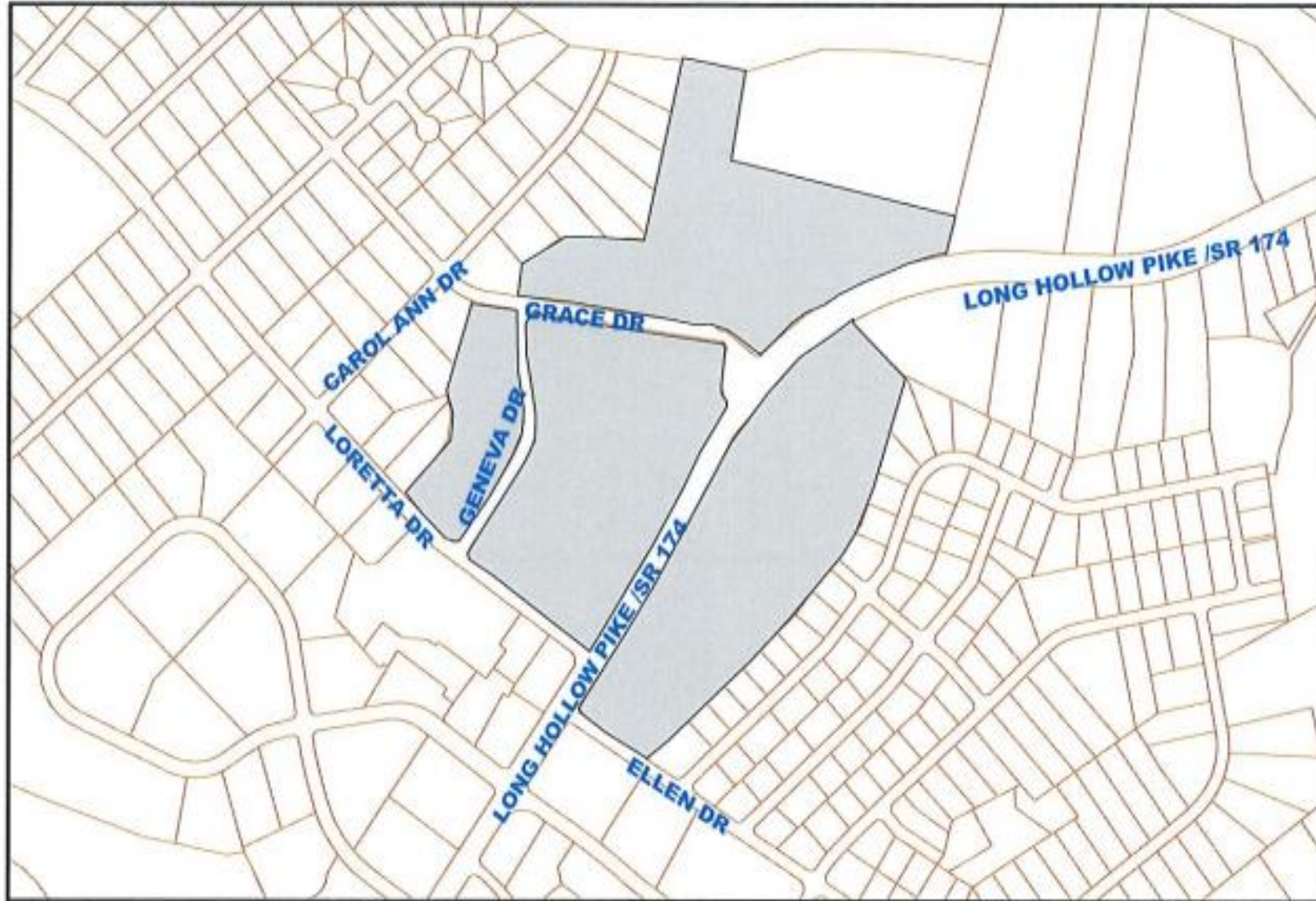
MOTION OPTIONS:

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City of Goodlettsville Comprehensive Land Use Plan Amendment

Approved January 6, 2020



AMENDMENT DESCRIPTION

Land Use Classification: Commercial Development

Intended Zoning Classification: CPUDL, Commercial Planned Unit Development Limited

Intended Future Development Process:

- Master Plan based zoning and development process instead of individual property based rezoning and development but properties along Long Hollow Pike may be phased in.
- Properties on east side of Long Hollow Pike may be reviewed for individual property based rezoning and development due to limitation for large scale commercial center with hillside slope issues
- Developments to incorporate buffers to adjoining residential areas
- Developments to be designed to incorporate hillside protection buffers
- Developments to incorporate limited driveway access design with defined pedestrian connections along Long Hollow Pike and adjacent residential areas

Basis for Amendment:

- City Commission Resolution 19-880
- City of Goodlettsville Planning Commission July 2009 Review
- Goodlettsville Retail Development Strategy Plan
- Area for Future Expansion of Retail Sales and Service Area
- City's Long-Term Financial Sustainability with Expansion of Sales Tax
- City's Long-Term Financial Sustainability with Expansion of Property Tax with High Quality Commercial Development
- Promotion by the City's Economic Development and Marketing Director

	CPL
COMMUNITY FACILITY ACTIVITIES	
Administrative	P
Community Assembly	P
Community Education	N
Cultural and Recreation Services	N
Essential Services	P
Extensive Impact	N
Health Care	N
Institutional Care	N
Intermediate Impact	N
Personal & Group Care	N
Religious Facilities	N
COMMERCIAL ACTIVITIES	
Adult Oriented Establishment *****	N
Animal Care & Veterinarian Services	N
Automotive Parking	P
Automotive Repair and Cleaning	N
Automotive Servicing	N
Building Materials and Farm Equipment	N
Consumer Repair Services	P
Construction Sales & Services	N
Convenience Commercial	P
Entertainment & Amusement Services	P
Financial, Consultive, & Administrative	P
Food & Beverage Services	P
Food Service Drive-in & Drive-thru	P
General Business & Communication Services	P
General Personal Services	P
General Retail Trade	P
Group Assembly	N
Medical Services	P
Scrap Operations	N
Transient Habitation: Hotel	N
Transient Habitation: Motel	N
Transient Habitation: Extended Stay Hotel/Motel	N
Transient Habitation: Short Term Rental Properties	N
Transient Habitation: SRO	N
Transport & Warehousing	N
Undertaking Services	N
Vehicular, Craft & Related Equipment Sales	N
Wholesale Sales	N
Tourist Oriented Limited Manufacturing*****	N

MOTION OPTIONS:

1. Recommend approval to the City Commission including any additional requirements as determined by the Planning Commission based on the City's Comprehensive Land Use Plan
2. Recommend denial to the City Commission to not rezone the property to commercial based on the review by the Planning Commission at the meeting.
3. Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

August 7, 2023

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, and Sharon Reed (Staff).

Espinosa called the meeting to order and Wheeler 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 10, 2023 Meeting Minutes: Trew made a motion to approve the minutes of the July 10, 2023 meeting, Wheeler seconded the motion. The motion passed unanimously.

Item #3 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 Wheeler. The motion passed unanimously.

The Public Forum was closed.

AGENDA

Item #4 Dry Creek Cottages/Dry Creek Acquisitions: Requests performance bond extension.

Item Representative: N/A

Staff Discussion:

- The current \$ 218,000 performance bond expires August 23, 2023.
- The recorded project master deed includes fourteen (14) detached one family condo style lots.
- The project ownership has changed from Dry Creek Acquisitions, LLC. to Meridian Capital Group, LLC.
- The Dry Creek Road project construction has lapsed, and the remaining project improvements include utilities, private drive and parking, sidewalks, retaining wall, storm water, landscaping, and lighting.
- Based on reported construction cost increases ranging from two (2%) to four (4%) percent, staff recommends any approved bond extension be increased by three (3%) percent to \$ 225, 500 for the 2023-2024 bond period.
- Motion Option - Approval for one-year bond extension and bond amount increase to \$ 225,500-three (3%) percent increase.
- Motion Option - Approval for one-year bond extension at current amount of \$ 218,000.
- Motion Option - Approval for one-year bond extension at an amount determined by Planning Commission based on information provided during meeting.

-Motion Option - Denial of one-year bond extension to direct staff to request payment on bond to prioritize and complete the remaining project improvements.

Planning Commission Discussion: N/A

Motion: Motion by Trew to approve the one-year bond extension and bond amount increase to \$225,500 – three (3%) percent increase, seconded by Wheeler. The motion passed unanimously.

Item #5 Kiddie Academy/Goodwyn Mills Cawood, LLC: Requests site plan approval for a 9,516 square feet day care center on Business Park Circle on 1.1 acres on Business Park Circle. Property referenced as a portion of Sumner County Tax Map/Parcel#143J F01000. Property is zoned GOPUD, General Office Planned Unit Development. Property Owner: Northcreek LLC Philips Commercial (#5-23)

Item Representative: Mike Weisz, Senior Project Manager, Josh Stoakley, Goodwyn Mills Cawood, and Neal Patel, Developer

Staff Discussion:

- The Planning Commission at the June 5, 2023 meeting approved the parking count requirement for the site development.
- The Business Park Circle area developments do not include storm water quantity facilities due to the location of the area being within a flood basin.
- The proposal includes a Design Guidelines variance request from the minimum fifty (50%) percent masonry construction (brick and/or stone) requirement.
- The proposal includes multiple materials permitted by the Design Guidelines including brick, EIFS/stucco type, and cement fiber board siding (Faux Wood).
- The proposed brick percentages on the walls range from twenty-six (26%) to thirty-six (36%) percent.
- Stipulations-Dumpster screen design due to the proposed location on the property to include masonry construction similar to the building design. Revised design to be reviewed and approved by staff prior to building permit issuance.
- Stipulations-City's Engineer Consultant confirm and approve plan review comments prior to issuance of City's Land Disturbance Permit. The revised comments came back and are calculation issues nothing that would change site design.
- Stipulations-If the requested Design Variance is not approved, provide revised building elevations including additional brick or stone masonry materials to meet the fifty (50%) percent material requirement. Revised design to be reviewed and approved by staff prior to building permit issuance.
- Motion Option - Approve site plan with the staff stipulations listed above based on the site plan with the defined stipulations meeting the City's requirements.
- Motion Option - Deferral to include any additional requirements or information as determined by Planning Commission.

Planning Commission Discussion:

- Patel discussed the elevation percentages for brick, stone, faux wood siding, stucco and masonry materials.
- Patel discussed the Design guidelines with variations of stucco and brick.
- Espinosa asked if this design is driven by cost issues and adjacent building designs.
- Patel responded the fiber cement board and labor is more expensive than the masonry so the design is

a more modern and contemporary look.

-McCormick responded the area has varied building designs between traditional and more modern including the Denyham Building that the City approved with more glass and decorative metal panels.

-Trew commented he liked the design of the building.

-McNeal commented he liked the design of the building as well.

-Parnell discussed concerns with the drainage system, grading plan and not enough slope causing ponding in the back.

-Weisz responded they can add an intermediate high point in addition to the gradual slope in the back along the Northern property line.

-Tinnin discussed the landscape around the dumpster area.

-McCormick responded with the location of the dumpster pad in his opinion the screen design needs to match the building.

-Patel responded they have no issues with going with more brick on the exterior around the dumpster area.

-Wheeler asked for the composition of the faux wood siding.

-Patel responded made of fiber cement and no upkeep with this siding.

-Espinosa asked Patel if they have any issues with the proposed stipulations?

-Patel responded no issues.

Motion: Motion by Parnell to approve the design variance requested with stipulations referenced in the meeting, adding the grading in back of the building, seconded by Trew. The motion passed unanimously.

DISCUSSION ITEM

With no further business, the meeting adjourned at 5:30 pm.

Tony Espinosa, Chairman

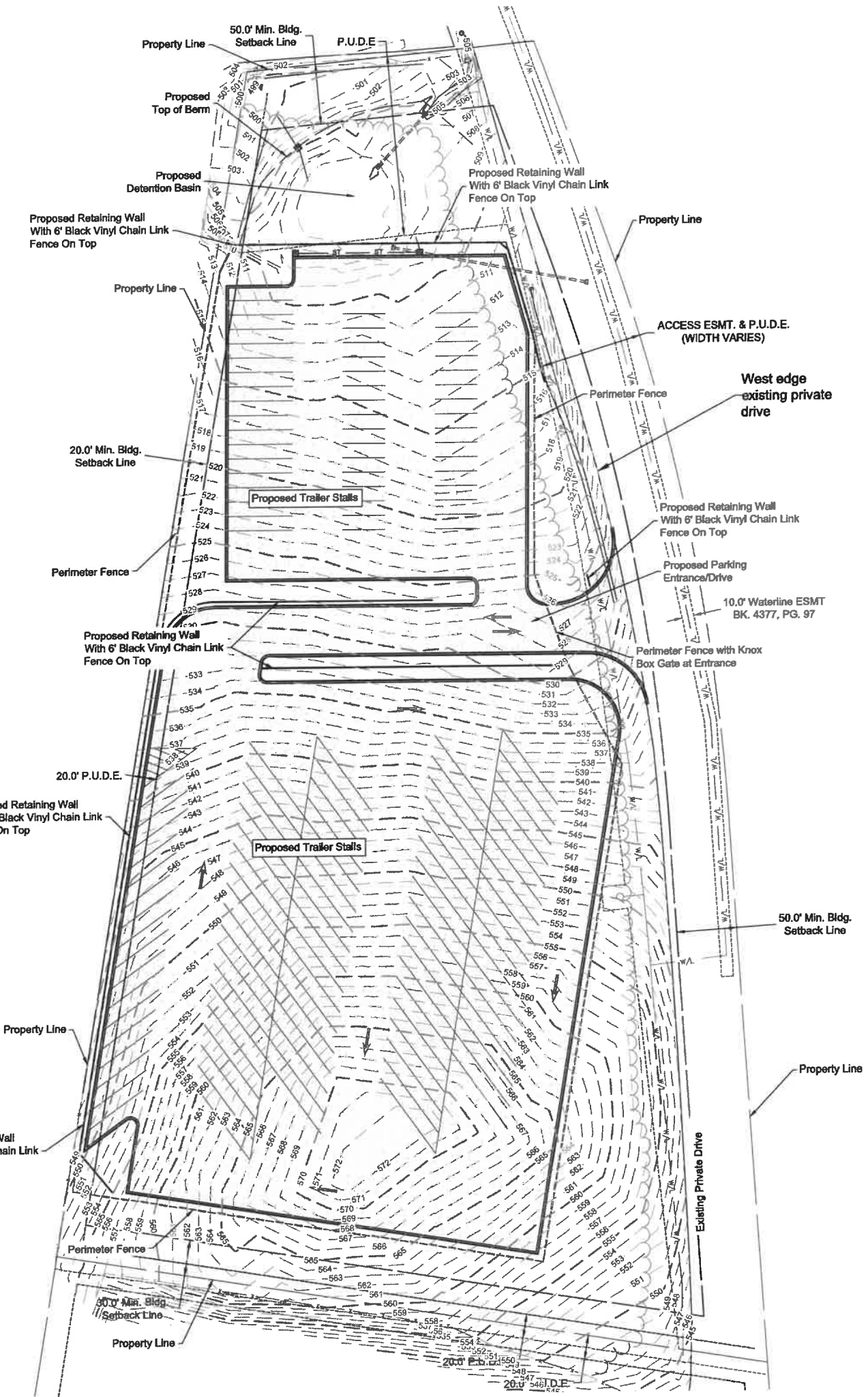
Sharon Reed, Planning Assistant

6-2023 PC-Plan

NOTE:
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to be provided by structural engineer

PAVING SCHEDULE	
	11" Portland Concrete Pavement

Parcel ID: 02600000300
Address: 1000 S
CARTWRIGHT ST
Owner: SL6 NASHVILLE
INDUSTRIAL, LP
Zoning: I3



Final Development Plan

22-0129

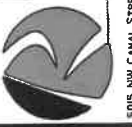
Truck Parking Expansion For AWG

City Of Goodlettsville, Davidson County, Tennessee

General Layout

1	REVISION	By City Council
2	REVISION	Original Submittal
NO.	DATE	REVISION
DRAWN BY	JA	CHECKED BY
PC		

Renaissance Infrastructure Consulting



5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM



BARCK N. CASSITY
GOVERNOR
STATE OF TENNESSEE
2025

Sheet

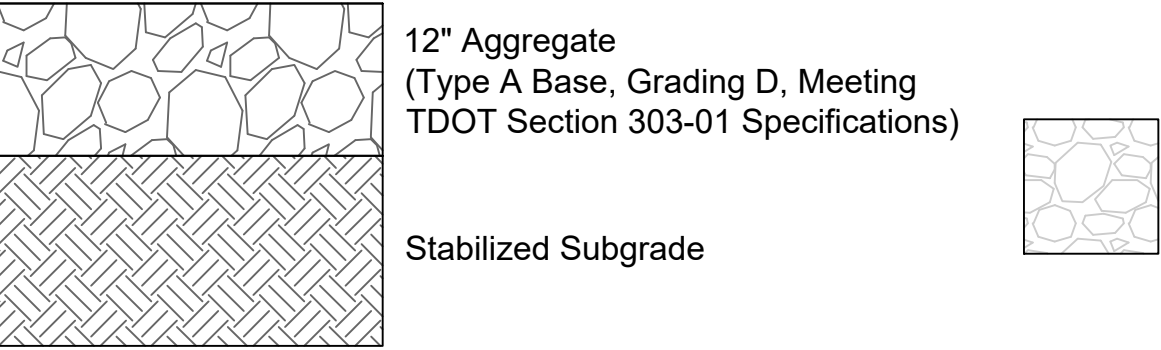
Page 17 of 22

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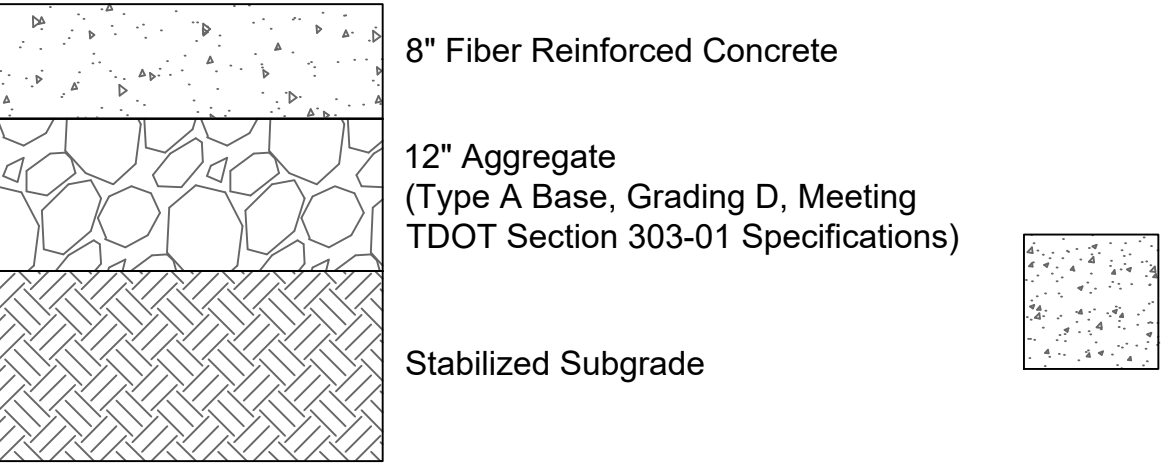
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Total 53' Trailer Parking Stalls: 101

PAVING LEGEND:

12" GRANULAR SURFACE

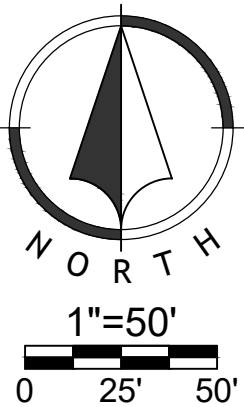
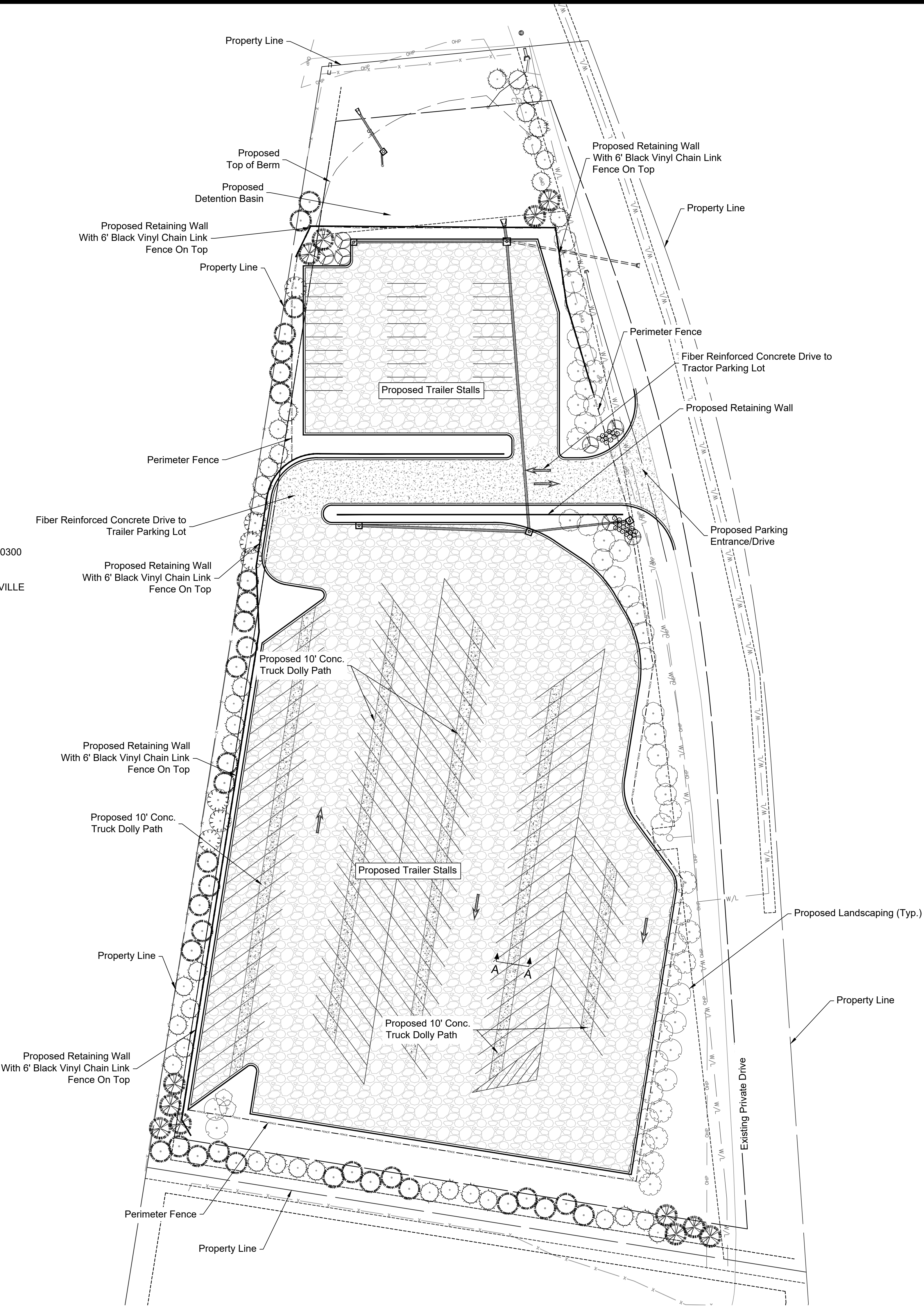
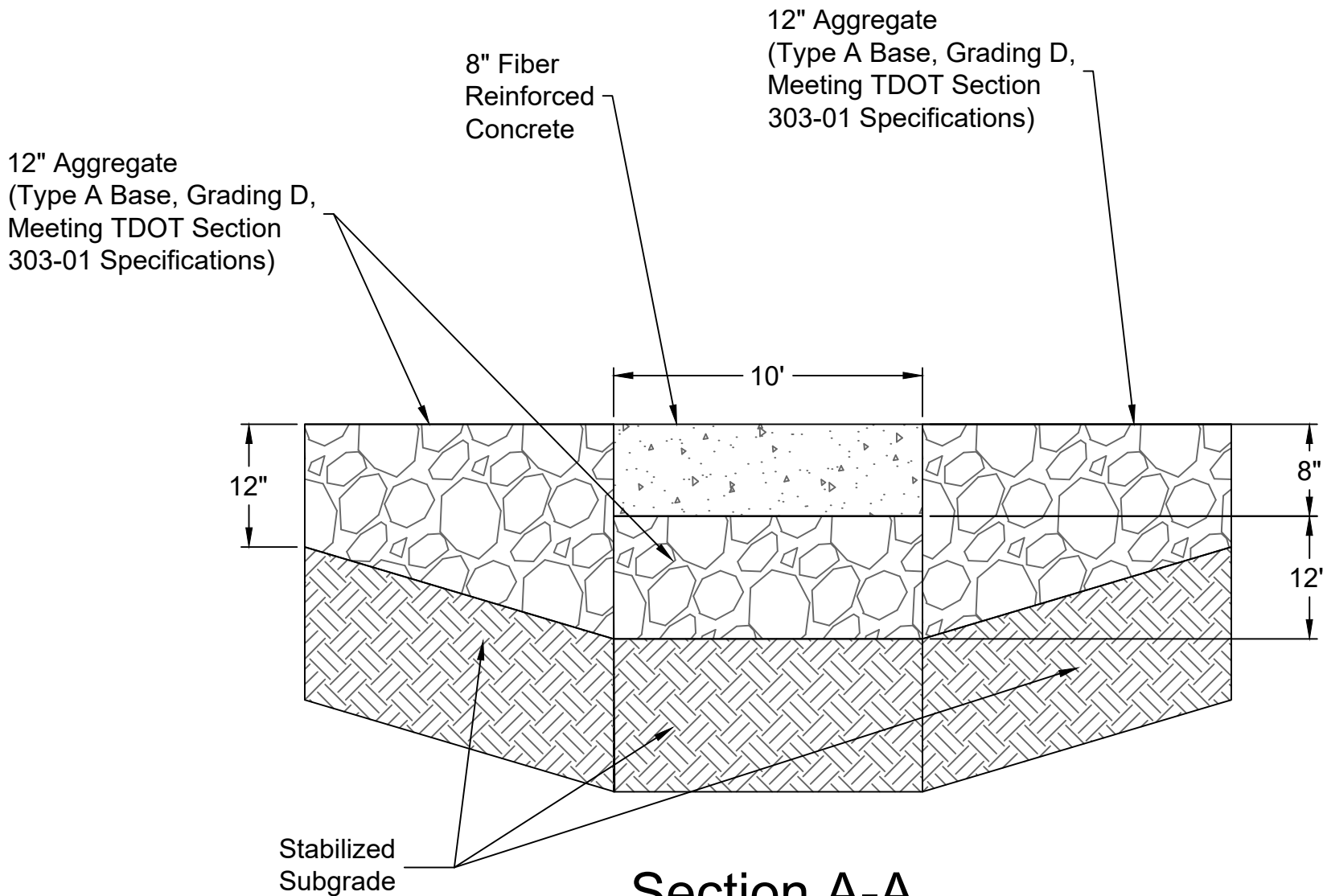


8" Fiber Reinforced Concrete



Note:
Pavement section provided is for example real section to be provided
by geo-tech engineer

Parcel ID: 02600000300
Address: 1000 S
CARTWRIGHT ST
Owner: SL6 NASHVILLE
INDUSTRIAL, LP
Zoning: I3



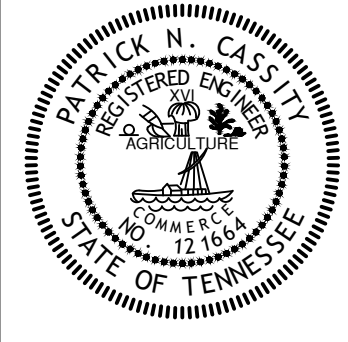
NO.	DATE	REVISION
1.	07/06/2023	Revised Surface Finish
2.	08/09/2023	Add Landscape Photographs
3.	07/06/2023	Original Submittal

DRAWN BY	CHECKED BY
JAH	PC

Renaissance Infrastructure Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630



The property owners for
101 Lorella Dr.
Goodlettsville, TN 37072
Map 143 J, Group B, Parcel 007.00

listed below also agree to the rezoning
of the property.

Mitchell D. Lewis Jr.
Mitchell D. Lewis Jr.

Debbie B. Lewis
Debbie B. Lewis

Mary L. Lewis
Mary L. Lewis

7/28/2023
Date

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Intended Zoning Classification: CPUDL, Commercial Planned Unit Development Limited

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City of Goodlettsville Comprehensive Land Use Plan Amendment

Approved January 6, 2020



