

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

October 2, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Jeff Duncan, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, and Vice-Chair Scott Trew.

Absent: Chairman Tony Espinosa and Judy Wheeler.

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

Trew called the meeting to order and McNeal offered prayer.

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

Item #2 Approval of September 11, 2023 Meeting Minutes: Parnell made a motion to approve the minutes of the September 11, 2023 meeting, Duncan seconded the motion. Motion passed.

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

Jane Birdwell – 505 Debra Drive – Item #5 Car Wash

Birdwell stated out of curiosity she sent out the agenda to see how people felt about a car wash going in the old Shoney's location. Birdwell said everyone except for one said they did not want to see a car wash going in that location, they want a restaurant.

Lori Martin – 323 Dorr Drive – Item #5 Car Wash

Martin stated several car washes are in the area and this location would be too congested. Martin stated changes in the City are not going in the right direction. Martin discussed the growth she has witnessed over the years since moving to Goodlettsville and the small-town feel is going away.

Jesse Walker – 104 Dorr Drive – Item #5-6 Car Wash

Walker speaking against the car wash facility. Walker stated he appreciates the owner looking to develop new use for the property but does not think a car wash is the best use of this property. Walker discussed this location being prime location and needs to be something drawing people into Goodlettsville. Walker stated he thinks careful consideration should be given to what goes on this property because it will be there for a long time, and we need to be proud of it. Walker stated he thinks there are other more appropriate locations in Goodlettsville for Washtopia to consider. Walker asked the members to vote against agenda item's #5 and 6.

Melissa Hopper – 142 Rose Garden Lane-Item #5 Car Wash

Hopper stated she is a long-time resident of Goodlettsville and discussed the many locations of car washes already in Goodlettsville. Hopper discussed the traffic congestion on Long Hollow Pike and the problems a car wash could create at this location with congestion. Hopper discussed the traffic on Long

Hollow Pike and how unsafe it is for the elderly due to the congested areas around businesses. Hopper stated Goodlettsville needs to have establishments for guests staying in hotels to have choices to go eat and not just fast food establishments but family oriented establishments.

Rebecca Meyer – 471 Fall Creek Circle – Item #5 Car Wash

Meyer stated she thinks it would be an eyesore to put a car wash in this location. Meyer discussed the fast-food restaurants across the street and what a nightmare it is trying to get in and out of the locations due to traffic congestion and if you put a car wash across the street it will make traffic and congestion worse. Meyer stated a nice sit-down restaurant with a variety of food would be good for this location.

Lori Morrison – 407 Janette Court – Item #5 Car Wash

Morrison stated she has been a resident of Goodlettsville for over 35 years. Morrison stated Long Hollow Pike is becoming a nightmare and adding a car wash in this location will be much worse. Morrison stated she goes to Hendersonville to buy groceries and eat.

Trew asked for additional comments and no one else requested to speak.

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

The Public Forum was closed.

AGENDA

Item #4 201 S. Main Street/Powell Nashville: Requests site approval for a building addition and parking lot on 0.19 acres on an adjacent property at 203 S. Main Street. Properties are zoned CSL, Commercial Services Limited, Town Center-Commercial Core Overlay. Properties are referenced as Davidson County Tax Map/Parcels# 02504009300 and 02504009500. Property Owner: FARR Properties, LLC (6-23)

Item Representative: Curtis Lesh, Powell

Staff Discussion:

- The project is located on two (2) properties.
- A two (2) lot combination subdivision plat will be required to be submitted for city staff review and approval prior to building permit issuance.
- The property is within the City's Commercial Core Overlay/Town Center area.
- The project driveway/parking area proposed on S. Main Street is for an accessible parking and loading area.
- The proposed driveway is based on the Main Street project design for a driveway on the property.
- The project including the existing building includes limited on-site parking.
- The proposal is based on the Commercial Core Overlay and Town Center regulations to permit off-site parking.
- The project proposal is to use the parking in the City Hall facility and a planned city leased parking lot on Main Street.
- The proposed outdoor seating front building wall is proposed to be installed at 10.4' from the front property line to be consistent with the existing adjacent building wall.
- The Commercial Core Overlay includes a fifteen (15') minimum front building setback.
- The proposal is based on the Commercial Overlay/Town Center provision that allows the Planning Commission to review alternative building setbacks.

- The project includes an alteration to the existing building facade and building addition.
- The design proposal includes reworking sections of the existing plain concrete walls to include an adhesive thin brick building base with cement fiber board siding over the concrete block.
- The revised front of the existing building (East elevation) is proposed to be altered to include additional brick materials.
- The building addition area is proposed to be installed with a consistent brick base and cement fiber board material.
- Staff will request the project designer to discuss the building alterations and total percentage of brick proposed with alteration and new construction area.
- The City's Design Guidelines require fifty (50%) percent brick (development proposal) for new construction.
- Stipulation-Final two (2) lot combination subdivision plat required prior to building permit issuance for the proposed building addition.
- Stipulation-Dumpster screen wall to be split face block painted/tinted to match building
- Stipulation-Developer to coordinate with city staff for parking lot lighting for the parking lot proposed on Memorial Drive and wall lighting for the sidewalk along Memorial Drive and the limited front parking area. The lighting to be installed with site construction.
- Stipulation-Developer to coordinate with city staff for limited landscaping in the front parking area. The landscaping is to be installed with site construction.
- Stipulation-Project engineer to submit revised plans and drainage calculations per the City Engineer consultant review comments. Revisions to be approved by city staff in coordination with consultant engineer prior to any building permit issuance.
- Stipulation-Main Street driveway design and front sidewalk to be coordinated with the City's Main Street Project Engineer prior to construction.
- Stipulation-Any revised building elevation material requirements as determined by Planning Commission in meeting to be incorporated into revised building plans.
- Motion Option-Approve revised site plan with listed staff stipulations including any additional items determined by the Planning Commission.
- Motion Option-Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
- Motion Option-Denial of revised site plan as determined by the Planning Commission.

Planning Commission Discussion:

- Lesh discussed the property owner's vision of a restaurant type use on main street.
- Lesh discussed the proposed shell building that can be used as event space until they have a restaurant tenant.
- McCormick asked what percentage of brick would be on the existing building and new addition façade?
- Lesh responded he would have to get back with him on exact, but thinks twenty percent (20%) on new and seventy-five percent (75%) on main street façade.
- Duncan commented he liked the walkable concept but has concerns about parking.
- Duncan discussed concerns with using the city parking area for commercial use.
- Freeman responded city hall property can be considered public parking and discussed future parking needs through leasing of other surrounding property.
- Duncan discussed concerns with other commercial developments along the corridor having issues with overflow parking from this establishment.
- Duncan commented he has concerns with approving something that may burden adjacent commercial

property owners with parking issues.

-Duncan discussed challenges of the Main Street project construction and how it could be devastating to the commercial businesses to stay in business.

-Parnell commented he thinks this would be an asset to the City but due to the lack of parking will not work and asked if there were any discussions with the property owner next door to share space.

-Lesh responded he thinks there have been some conversations but thinks there are issues with shared easement.

-Freeman discussed parking in the City Hall parking lot and the Main Street project.

-Parnell discussed the parking issues but has concerns with not maximizing the space between the two properties and having one access point.

-Lesh responded they were trying to make the best of what they have with a constrained lot but can update them on what the conservation is with the property owner next door.

-Tinnin asked how many parking spaces are there on the property?

-Lesh responded that there are currently eight (8) parking spaces.

-Tinnin commented he loves the project but has concerns about the parking spaces and wants to work with them to come up with additional parking space.

-Trew asked what a deferral would do to the project scheduling?

-Lesh responded they could work with a deferral and research other considerations.

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

Item #5 307 Long Hollow Pike/ Jason Van DerMark/Property Representative: Requests recommendation to the City Commission to remove the INT, Interchange Overlay from the CPUD, Commercial Planned Unit Development property zoning to permit an automated car wash facility. The 1.12-acre property is referenced as Davidson County Tax Map/Parcel# 01914001200. Property Owner: TNRPS, LLC

Item Representative: Jason VanDerMark, President/CEO Washtopia

Staff Discussion:

-The property is zoned CPUD, Commercial Planned Unit Development with the INT, Interchange Overlay.

-The INT overlay limits the property use to interstate-based businesses including restaurants, hotels, and convenience markets including gasoline sales.

-The request is to remove the INT overlay from the property to permit an automated car wash.

-The City added the automated car wash use to the convenience commercial zoning classification in the CPUD Commercial Planned Unit Development zoning district in December 9, 2021.

-The INT, Interchange Overlay was adopted on December 12, 2013 for the three (3) I-65 exit interchanges.

-The City has amended the INT, Interchange Overlay to remove certain properties at exit ninety-seven (97) and exit ninety-eight (98).

-Motion Option- Recommend approval to the City Commission including any additional requirements as determined by the Planning Commission.

-Motion Option- Recommend denial to the City Commission to not remove the INT, Interchange Overlay based on the review by the Planning Commission at the meeting.

-Motion Option- Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission

Planning Commission Discussion:

- VanDerMark discussed moving to Tennessee in 2005 living in Goodlettsville.
- VanDerMark stated as a business they had a list of five sites that would be perfect for Washtopia and this site was always at the top of the list.
- VanDerMark discussed the site location, how long it has been vacant and the sellers not having a lot of restaurants coming forward for the spot.
- VanDerMark discussed Washtopia not generating traffic but making use of the traffic already there.
- VanDerMark discussed Washtopia being the only car wash in central TN that can wash a dually truck.
- VanDerMark discussed the many ways they support the communities they serve and offer free washes for police and first responders.
- VanDerMark discussed the design and landscaping of the building.

-McNeal is excused and left the meeting.

- Duncan discussed how the City receives proposals before the board.
- Duncan discussed the Planning and Zoning process for the City.
- Duncan commented he likes the Washtopia product but not the right product for this location.
- VanDerMark responded he understands the Interchange Overlay has been removed from other locations for development and he hopes it will be removed for this location.
- Trew commented the prospect of a car wash is not what we do not want but, in his opinion, they want to protect the area for something other than a car wash.
- Parnell commented he agrees there are better locations for this car wash but wants to know what the draw is for this location.
- VanDerMark responded and gave many reasons and examples of why they would like to be in this location.
- Parnell discussed other locations in Goodlettsville that in his opinion would be a better fit for Washtopia and the zoning for this location is for a restaurant and would like to see a restaurant go in this location.
- VanDerMark responded he understands and in his opinion Washtopia would be a great asset to the community.

Motion: Motion by Parnell to deny the request to remove the Interchange Overlay, seconded by Duncan. The motion passed. McNeal not present to vote.

Item #6 Washtopia Goodlettsville/ Civil and Environmental Engineering Services, LLC: Request site plan approval for 5,904 square feet of building area on 1.12 acres at 307 Long Hollow Pike/SR 174. Property is zoned CPUD, Commercial Planned Unit Development /INT , Interchange Overlay and is referenced as Davidson County Tax Map/Parcel# 01914001200. Property Owner: TNRPS, LLC. (7-23) ***Item is subject to the Planning Commission and City Commission's approval of ITEM#5.***

Planning Commission Discussion:

- McCormick explained that agenda Item #6 could go before the Planning Commission if they wanted to defer the request.

Motion: Motion by Parnell to defer agenda item #6 indefinitely until the City Commission may or may not approve the removable of the Interchange Overlay , seconded by Duncan. The motion passed.

Item #7 Dry Creek Commons Phase Two (2)/ Vastland Eatherley McClung Development, LLC:
Community Development Staff Request Performance Bond Extension.

Item Representative: N/A

Staff Discussion:

- The developer requests to maintain the current bond (\$170,500) amount for the 2023-2024 time period due to the remaining cost improvements estimate of \$ 119,000.
- Project Status: Townhouse construction six (6) of thirty-nine (39) units completed- fifteen (15%) percent project construction
- Master Deed Recording Date: February 22, 2022
- Current Project Bond: \$170,500- performance bond- October 11, 2023 expiration
- Remaining Project Improvements: Final asphalt paving, Landscaping, Sidewalk sections with unit Construction and Playground/dog park improvements.
- Improvement Cost Estimate: \$ 112,000 estimate provided by developer
- Motion Option - Approval for one-year bond extension at current amount \$ 170,500.
- Motion Option - Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting.

Planning Commission Discussion: N/A

Motion: Motion by Duncan to approve the bond extension, seconded by Tinnin. The motion passed.

DISCUSSION ITEM

R-7 High Density Residential Attached Garage Requirement

City staff received a request for a new home construction permit on Café Street. The request is for a 1,528 square feet one-family detached dwelling (house). Staff discussed with the property owner that per the City's Zoning Ordinance an attached one car garage is required for new construction in the R7 zoning district. The proposed construction exceeds the 1,000 square feet minimum house square footage requirement. The property owner discussed receiving affordable housing funding from a Metro Nashville program. The owner discussed concern that the attached one car garage requirement including the additional cost of the home construction would impact the rent affordability. The property owner requested the City to review the attached one-car garage requirement in the R7 high density residential zoning district.

The current residential zoning designations (R7 through R40) with attached garage requirements were included in the 1989 edition of the City's Zoning Ordinance. The City has recently amended the Zoning Ordinance to define minimum dimensions of required garages including the one-car garage minimum dimension of twelve (12') feet x twenty-two (22') feet/264 square feet. The City also amended the Zoning Ordinance to require more off-street parking for new residential units with two (2) spaces required for dwellings with two (2) bedroom units and four (4) spaces required for dwellings with three (3) and more bedroom units.

Duncan discussed problems several years ago with developments with sidewalks and garages and could not park two vehicles in the driveway without parking over the sidewalk.

Duncan commented that if they do not build a garage they need to look at the set back so they can park the vehicles in the driveway.

Parnell discussed the requirements or need for a variance.

McCormick commented by State law the Board of Zoning and Appeals is very limited in their role. The Board of Zoning and Appeals is not a legislative board and they have to in order for a defensible variance a property limitation (shape/slope) to provide a basis for variance

Parnell discussed the garage requirements in the zones being justifiable.

McCormick explained and discussed the R-7 Zoning Ordinance.

Freeman discussed the Metro affordable housing program.

With no further business, the meeting adjourned at 6:32 pm.

Scott Trew, Vice-Chair

Sharon Reed, Planning Assistant