OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING COMMISSION

July 1, 2024 Goodlettsville City Hall

5:00 p.m. Massie Chambers-Auditorium

Present: Chairman Scott Trew, Jeff Duncan, Cisco Gilmore, Grady McNeal, Jeff Parnell, 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).

Scott Trew called the meeting to order and Gilmore offered prayer.

Item #1 Approval of Regular and Consent Agendas: Parnell made a motion to approve the agenda with Item #8 removed from the consent agenda, McNeal seconded the motion. The motion passed.

Item #2 Trew opened the Public Forum on Planning Related Topics.

Stuart Huffman – 209 Dry Creek Road
Huffman states as a City Commissioner he is here to voice some concern that has been sent to him from the general public regarding Item #8, Seven (7B) Brew. Main concern is the type of establishment and location of the property. Huffman states that the Seven (7B) establishment is a morning type establishment, so the concerns are with the traffic crossing over Long Hollow Pike going towards the Interstate and Conference Drive. The concerns are with the egress and ingress of this property.

Trew asked for any additional comments and no additional comments were received.
Wheeler made a motion to close the public forum, seconded by Gilmore. The motion passed unanimously.

The Public Forum was closed.

CONSENT AGENDA

Item #3 Consent Agenda Items Review (Items 4-7)

-Staff will present all the consent agenda items during the meeting under items#3 including the motion options and staff recommendations.
-Motion Option-Approval of all or certain defined consent agenda items since the request and plans meet city requirements as listed with each consent agenda item and are recommend by staff for approval.
-Motion Option-Denial of all or certain defined consent agenda items based on information provided during meeting.
-Motion Option-Deferral of all or certain defined consent agendas based on additional information needed.

Item #4 Approval of June 3, 2024 Meeting Minutes.

-Motion Option-Approved as listed
-Motion Option-Approve with minute amendments as determined by the Planning Commission

Item #5 Dry Creek LLC, Cedar Side at Dry Creek Section Two (2): Requests performance bond one-year extension and reduction.

Staff Discussion:
-The current $ 256,670 performance bond expires August 16, 2024.
-The project phase includes sixty-two (62) attached townhouse type units.
-Fourteen (14) units are completed.
-The project phase unit completion is twenty-two (22%) percent.
-The remaining project items include final street paving and striping, sidewalks, finish grading and bio retention storm water quality feature construction maintenance and finish work, storm water and sewer as-built plans, and sewer line testing.
-Motion Option- Approval for bond reduction and one-year bond extension at $ 225,000. Reduced bond amount reviewed by city staff. (Staff Recommendation)
-Motion Option-Approval for one-year bond extension and bond amount increase to $ 261,803-two (2%) percent increase.
-Motion Option-Approval for one-year bond extension at current amount of $ 256,670.
-Motion Option-Approval for one-year bond extension at 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.

Item #6 Meridian Capital Group, LLC, Dry Creek Cottages: Requests letter of credit one-year extension.

Staff Discussion:
-The current $ 224,500 performance bond expires August 23, 2024.
-The project construction has lapsed.
-The project plan includes sixteen (16) cottage style residential units set up as fourteen (14) detached one family condo style lots and a two (2)unit attached dwelling.
-The remaining project improvements include utilities, private drive and parking, sidewalks, retaining wall, storm water, landscaping, and lighting.
-The owner has discussed options to redesign the project including removal of the retaining wall design
-Staff recommends any approved bond extension be increased by two (2%) for inflation for the 2024-2025 bond period.
-Motion Option-Approval for one-year bond extension and bond amount increase to $ 228,990-two (2%) percent increase.(Staff Recommendation)
-Motion Option-Approval for one-year bond extension at current amount of $ 224,500.
-Motion Option-Approval for one-year bond extension at 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.

Item #7 Extreme Electric, Inc: Requests approval for a 5,000 sq.ft. commercial office and storage building to be installed at 1004 Louisville Hwy 31W. The 1.8-acre property is referenced as Sumner County Tax Map/Parcel# 141 05300 001 and is zoned CG, Commercial General. Property Owner: J & J Property Development LLC (11-24).

Staff Discussion:
-The request is to install an additional building behind the current building fronting Louisville Hwy 31W.
-The building would be for an electrical contractor's office and storage/warehouse.
-The owner will use the existing parking lot area and rework the existing gravel drive beside and behind the property after finishing cleaning up the property.
-The owner will be fencing a rear storage area.
-The owner discussed an additional phase will be to pave the existing front parking area and lease the front building out for retail/personal service type uses.
-Per the property owner, the darker building colors on the exterior building design plans are to be brick and the lighter color is to be cement fiber board siding. Stone is proposed for building accents.
-Staff stipulation-is for the left-side building elevation to match the right-side building elevation shown on the plan.
-Motion Option-Approval of the proposed additional building on the property since the proposed building meets the City's Design Guideline requirements including the staff stipulation for the left side building elevation to match the right-side building elevation shown on plans. (Staff Recommendation)
-Motion Option-Deny the proposed additional building on the property as determined by the Planning Commission based on information provided during meeting.
-Motion Option-Deferral of the request based on additional requested information requested by the Planning Commission.

Motion: Motion by Duncan to approve consent agenda Items #4,#5,#6, and #7 as recommend by staff, seconded by McNeal. The motion passed unanimously.

AGENDA

Item #8 Seven (7B)Brew Drive Thru Coffee/Toth & Associates: Request site plan approval for a replacement 745 square feet drive through restaurant building on 0.54 acres at 305 Long Hollow Pike. The property is referenced as Davidson County Tax Map/Parcel# 01914000500 and is zoned CPUD, Commercial Planned Unit Development/Interchange Overlay INT. Property Owner: JAG Retail Property Holdings, Inc & The Just Trust (12-24).

Item Representative: Michael Galpin

Staff Discussion:
-Per project engineer response comments explaining customer service layout and traffic flow design.
-The proposed site will reuse existing pavement infrastructure to facilitate a new drive-through operation.
-Cars will enter the south entrance and proceed counterclockwise around the building.
-The pickup will be on the north side and then they will exit through the north curb opening onto Long Hollow Pike.
-All directional signage will be pavement markings.
-Vehicle queues will begin at the "LANE #" pavement markings and continue around the building.
-Menu boards will be located at point-of-service, and ordering will be on tablets held by staff in the drive

lanes.
-Except for the limited area around the dumpster area, the site is currently impervious.
-The site development proposal includes 7,845 sq. ft. of site alteration that is under the 10,000 sq. ft. alteration limit required for storm water quality and quantity designs.
-The project includes maintaining the existing pole lights but repainting to match the building colors.
-The existing pole sign will be removed.
-Motion Option-Approve the site plan alteration since the proposed building and site design alterations meet the City's requirements. (Staff Recommendation)
-Motion Option-Deny the proposed site plan alteration since the proposed building and site design alterations based on information provided by the Planning Commission during the meeting.
-Motion Option-Deferral of the request based on additional requested information requested by the Planning Commission.

Planning Commission Discussion:
-Parnell discussed the community not being excited about this establishment and wanting a restaurant.
-Parnell also like the City Commissioner stated has concern with the traffic in the morning on Long Hollow Pike.
-Parnell discussed the site plan and would like to see landscaping and more greenery around the property.
-Parnell stated he wanted to express publicly he heard the people what they said, and they are not being ignored but it is a use that is approved by zoning.
-Duncan agrees with Parnell regarding the landscaping would like to see more landscaping and greenery would be a better curb appeal.
-Duncan discussed the traffic and is excited about the empty lot having a brand new something.
-Trew discussed having access to a road behind the Shoney's property.
-Galpin responded this plan is not proposing to close down the parallel access in the back and explained how the site plan traffic flows and discussed estimate traffic of 80 trips in morning peak hour
-Gilmore stated there are ten (10) coffee shops within a mile radius, what brought them to this location?
-Galpin responded Long Hollow Pike a corridor to retail and discussed the site size with road frontage.
-Parnell discussed NO LEFT TURN signs in the Goodlettsville area and possibly with this project
-Duncan responded he agreed with Parnell's comments, but he thinks this project should have the same opportunities the other establishments have with the same traffic concerns.
-Freeman and Ellis discussed the center turn lane access design and intention
-Staff discussed requesting TDOT to review the request for any requirements- but project design not altering the existing driveway connections of use of property could defer until TDOT review is completed.
-Commission and Ellis discussed options including a possible deferral.

Motion: Motion by Duncan to approve the request, seconded by Wheeler. The motion passed with four (4) yes votes and two (2) Gilmore and Parnell voted no.

Item #9 622 Rivergate Parkway/ DF+H Services: Requests recommendation to the City Commission to rezone 4.73 acres on Rivergate Parkway/Wade Circle from CSL, Commercial Services Limited/ INT Interchange Overlay to RC2, Regional Center Planned Unit Development and preliminary master plan approval to convert 151 existing hotel rooms to residential units and a 16,000 sq. ft. commercial center. The properties are referenced as Davidson County Tax Map/Parcels# 0261304300, 026101300, 026140400, and 026140300. Property Owners: Hari Dhawar, LLC (9-24) (***Deferred at June 3rd Meeting***).

Item Representative: Tyler Cauble, Developer

Staff Discussion:

-The proposal was deferred at the June 3rd meeting.

-The revised plans include a thirty-six (36) space parking lot in project phase one for residents and visitors.

-The revised plans define the proposed site amenities.

-The project proposal is based on the City's Comprehensive Land Use Plan for Regional Center mixed use projects.

-The proposal includes rezoning the property from CSL, Commercial Services including also removing the INT, Interchange Overlay to permit mixed-use development.

-With this proposed request if a mixed-use project development in this location should include the option for permanent residential units instead of transient residential hotel units.

-The proposal is to convert the existing hotel facility with 151 rooms to permanent residential efficiently style apartments.

-The project proposal due to the existing building design setting and converted unit square footage is to maintain the existing number of parking spaces at 156.

-The previous residential projects included a mixture of one and two (2) bedroom units.

-The proposal includes efficiency style residential units ranging from 228 to 278 square feet.

-The proposal provides one parking space per unit and thirty-six (36) parking spaces in phase one for the residents and visitors.

-The thirty-six (36) additional parking spaces would also be used for a portion of the parking for the commercial center proposed with the second project phase.

-The project includes a proposal for an adjacent commercial center development with the second phase.

-The second phase also includes thirty-four (34) additional parking spaces for the proposed commercial center.

-The building conversion design would require upgrading the fire protection system for the buildings to include fire sprinklers and a monitored alarm system.

-Motion Option-Recommend to the City Commission the property rezoning from CSL, Commercial Services Limited to RC2, Regional Center Planned Unit Development and preliminary master plan including converting the existing 151 hotel rooms into apartment units and a 16,000 square feet commercial center based on the City's Comprehensive Land Use plan. Motion option#1 would be contingent upon recommendation of Zoning Ordinance amendment listed with item#10. (Staff Recommendation)

-Motion Option-Recommend denial of the rezoning and preliminary master plan request due to the preliminary master plan not meeting the City's Residential Planned Unit Development requirements and proposed design and not meeting the intentions of the City's Comprehensive Land Use plan as determined by the Planning Commission during the meeting discussion.

-Motion Option-Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

-Cauble stated that they have expanded the parking based on comments from last month's meeting and reached out to the community for support.

-Duncan has concern for the micro apartment concept in this location and in Goodlettsville.

-Trew discussed the West Trinity Lane complex and stated what they have proposed is better than what they have now but ten years from now not sure this is what we want for the future.

-Cauble responded they have spoken with a majority of the businesses and residents around this area and states almost every single one of them are in support of this project.
-Gilmore has concerns about the property selling after ten years and what it will look like. It looks good on paper but not good for the property on Rivergate Parkway.
-Parnell discussed the proposal not being the best use for this property short term or long term for the City and they want to do what is in the best interest for the citizens in the City.

Motion: Motion by Wheeler to recommend denial of the rezoning and preliminary master plan, seconded by Duncan. The motion passed with five (5) yes votes and one (1) Trew no vote.

Item #10 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-206 (7)(b) to define a provision for permanent and transient residential uses and other defined uses for the Regional Center Planned Unit base zoning district within the INT Interchange Overlay.

Staff Discussion:
-Item #10 is connected to agenda item #9.

Motion: Motion by Duncan to remove Item #10 from the agenda, seconded by Gilmore. The motion passed unanimously.

Item #11 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-206 (6)(b) to increase the permitted ground sign square footage and height of twenty-five (25) sq.ft. and six (6) feet in height for properties along Main Street within the Commercial Core Overlay and include a reference to the signage district in the Zoning Ordinance section 14-305 (6).

Item Representative: Addam McCormick

Staff Discussion:
-Staff received a request for a seven (7') feet height/ thirty-six (36) square feet ground/monument sign for the Dollar Tree project on S. Main Street.
-The project is within the CCO, Commercial Core Overlay.
-The overlay permits full size pole and ground signs within the overlay areas along Long Hollow Pike and Rivergate Parkway but restricts ground signs along Main Street and other side street sections within the overlay to ground signs six (6') feet and twenty-five (25) square feet.
-The City's Sign Ordinance permits ground signs in all commercial zoning districts except along the section of Main Street within the overlay to a maximum seven (7') feet in height and fifty (50) square feet.
-The proposed amendment options would be to increase the permitted square footage as requested by the Dollar Tree ground/monument signage request
-The Commercial Core Overlay Main Street frontage section is from the intersections of Moncrief Ave/Myers Ave to Shevel Drive.
-Staff presented two (2) proposed amendments to Zoning Ordinance Overlay Section 14-305 (6): in the Commercial Core Overlay District and in the Sign Ordinance.
-The signage design firm that prepared the Dollar Tree signage proposal discussed not being aware of the overlay requirements since there is not a reference to the Commercial Core Overlay district in the section of the sign ordinance defining special signage district requirements.
-Motion Option-Recommend approval to the City Commission for the amendment to the Zoning

Ordinance Commercial Overlay signage and Sign Ordinance sections as presented by staff. (Staff Recommendation)
-Motion Option-Recommend denial to the City Commission for the amendment to the Zoning Ordinance Commercial Overlay signage and Sign Ordinance sections as presented by staff.
-Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:
-Duncan discussed the proposed change for the height of the signs and the Main Street Project.
-McCormick responded that six (6') to eight (8') feet is common for height.
-Duncan discussed the responsibility of businesses maintaining the signs.
-McCormick discussed issues with businesses maintaining signs and property.
-Duncan discussed sign use that are "grand-fathered" and when does the use expire.
-Freeman responded signs are "grand-fathered" to the property and not to the business and we can require them to maintain the signs.
-Parnell discussed the two (2) signs for Dollar Tree and Urgent Care on the property.
-McCormick responded for Main Street the signs are limited in size
-Parnell asked if there would be a problem with keeping it smaller?
-West responded it was a problem with Dollar Tree corporation due to a set standard for their signs.

Motion: Motion by Parnell to approve the Zoning Ordinance Commercial Overlay signage and Sign Ordinance change not to exceed seven (7') feet in height and thirty-six (36 sq.ft.) in area, seconded by Duncan.
The motion passed unanimously.

Item #12 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-306 (1) to amend the Temporary Sign requirements to reduce the permitted timeline, type, and number of temporary signs.

Item Representative: Addam McCormick

Staff Discussion:
-The Planning Commission previously discussed issues with temporary signage.
-The temporary signage section of the Sign Ordinance defines the type, location, number, and size of temporary signs.
-Temporary signs are important for businesses to advertise openings, sales, promotions, or new products.
-Temporary signs are a constant enforcement issue.
-The City has an on-line temporary sign permit process, but sign administration is typically limited to temporary sign enforcement issues with the type, location, and timelines of temporary signs.
-Staff has received complaints about the popular blade/flag type signs and the proposed Sign Ordinance amendment reduces the permitted temporary sign height from twelve (12') feet to seven (7') feet to restrict these types of temporary signs.
-Staff presented a Proposed Zoning Ordinance Amendments to Sec. 14-306. Temporary sign provisions.
-Motion Option-Recommend approval to the City Commission for the amendment to the Sign Ordinance Temporary Sign section as presented by staff.
-Motion Option-Recommend denial to the City Commission for the amendment to the Sign Ordinance

Temporary Sign section as presented by staff.
-Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:
-Freeman discussed the wording for the proposed Zoning Ordinance amendments for Temporary signs.
-McCormick responded that most new businesses have a permanent sign but they like to have a temporary sign for special advertisements or if in shopping centers to place out front to let the public know they are open and in the center since they don't have their own permanent sign by the street.
-McCormick discussed the enforcement of ninety (90) days a year for temporary signs.
-Freeman discussed advertising vs the signage of the business.
-McCormick responded this would be limited to ninety (90) days per year which is the current regulations but not more than thirty (30) days at once. The current limitation is generally consistent with other cities.
-Parnell commented that there may be a special circumstance that thirty (30) days is not long enough and could the Board of Zoning and Sign Appeals look at special requests.
-McCormick responded they can't approve something not approved but can look a special circumstance with property limitations.
-Commission and staff discussed options of the ordinance and additional review so deferral would be best at this time.

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

DISCUSSION ITEMS

Residential Lighting -Property Maintenance Code Amendment

The Planning Commission previously recommended approval of an amendment to the City's Design Guidelines regarding development building and site lighting colors. The Planning Commission also discussed defining regulations for code enforcement with lighting intensity. These proposed amendment would be to the City's Municipal Code property maintenance section. Planning Commission recommendation is not required for building and property type code adoptions or amendments. The City's Zoning Ordinance and Design Guidelines include conflicting maximum lighting intensity references.

With no further business, the meeting was adjourned at 6:28 pm.

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Scott Trew, Chairman Sharon Reed, Planning Assistant