

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

October 7, 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, Jenni Lester, (Staff) and Sharon Reed (Staff).

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

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

Item #2 Approval of September 9, 2024 Meeting Minutes: Wheeler made a motion to approve the minutes of the September 9, 2024 meeting, Gilmore seconded the motion. The motion passed unanimously.

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

Braydan Strous – 640 Fall Creek Circle

Strous owns the property located at 1049 Madison Creek Road. They bought the property with visions and ideas on what to do to make the community look better and have the property be better than what it was. Strous states with the regulations and zoning requirements they are not able to do anything on the land, so they ask the Commission to be open and help them with the request to make that property look better.

Trew asked for any additional comments and no additional comments were received.

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

The Public Forum was closed.

AGENDA

Item #4 Michael Hite, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 1.08-acre property at 608 Alta Loma Road from R25, Low Density Residential to R15, Medium Density Residential. The property is referenced as Davidson County Tax Map/Parcel# 03401000800. Property Owner: Robert Hite

Item Representative: No Representative

Staff Discussion:

- The request is to rezone the property to R15, Medium Density Residential.
- Motion Option-Defer the request to have a representative present for additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Duncan commented in his opinion the rule is to have someone present to represent the item and if no one present to represent they move on.

Motion: Motion by Wheeler to defer the request, seconded by McNeal. The motion passed unanimously.

Item #5 Goodlettsville 56/FCG Civil: Requests final master approval for **103** residential lots on 58.66 acres on Moncrief Avenue, McCoin Drive, and Barber Drive (non-improved road right of way). The properties are referenced as Davidson County Tax Map/Parcels#025013500, 02505500, and 025005600 and are zoned MDRPUD, Medium Density Residential Planned Unit Development. Property Owner: Dania McVicker (8-24)

Item Representative: Mark Hanson, CLQ-LAND

Staff Discussion:

- The MDRPUD, Medium Density Residential property zoning was approved in May 2019.
- The project preliminary master plan was approved at the June 2024 Planning Commission meeting.
- The preliminary master plan for the project included 101 subdivision lots and a three (3) acre lot to remain for the property owner.
- The final master plan includes 103 subdivision lots and the three (3) acre lot to remain for the property owner.
- The project density per the preliminary master plan was 1.74 units per acre and per the requested final master plan is 1.77 units per acre.
- The MDRPUD zoning permits three (3) units per acre.
- The two (2) additional lots does not impact the property zoning.
- The final master plan design includes 28.7 acres of open space or forty-eight (48%) percent of the total project area.
- The plan includes 650 understory tree plantings.
- The plan includes two (2) tree varieties for the understory plantings.
- The project street design includes Subdivision Regulations variances requests.
- The variances are requested due to property grades.
- The Subdivision Regulations requires the cross section of an intersections not to exceed three (3%) percent.
- The proposed intersection of the Barber Street and future street connection intersection includes a five (5%) percent intersection cross section design.
- The Subdivision Regulations defines the maximum grade of two (2%) percent for the first sixty (60') feet of a street connection at an intersection.
- The project design includes two (2) sections with requested three (3%) percent slopes.
- The requested variances are limited and are due to the property slopes and the intention to not exceed the maximum street design grades of ten (10%) percent.

- The project traffic study does not include any recommended off-site improvements.
- The applicant has discussed providing funds for the City to coordinate with the TDOT, Tennessee Department of Transportation for a S. Main Street south bound lane striping alteration to incorporate dual left turn lanes onto Long Hollow Pike/SR 174.
- The proposal includes the south bound-left side lane being changed to a dual purpose thru traffic and left turn lane.
- The additional left turn striping could improve the current intersection delay as referenced in the traffic study.
- The lane striping improvement would require coordination and approval from TDOT.
- The turn lane striping improvements would include pavement overlay, lane re-striping, and traffic signal upgrades and timing redesign.
- An engineering estimate of the cost improvements would be required to define the needed funding level.
- Staff discussed another design option would be redesigning the intersection to include dedicated dual left turn lanes onto Long Hollow Pike and the construction of an additional south bound lane along the City's property frontage.
- The alternative improvement would require revising the City's current Main Street roadway improvement project that could possibly delay the project years in order to go back through TDOT's design review, utility, and right of way phase requirements.
- The Planning Commission discussed possible Moncrief Avenue improvements at the June Planning Commission meeting.
- The traffic study does not include any recommended roadway improvement to Moncrief Avenue.
- Moncrief Avenue includes street widths ranging from twenty (20') to twenty-one (21') feet with different levels and widths of shoulders.
- The City's minimum street width requirement for a new minor roadway is twenty-two (22') feet.
- Per the applicant, the final home designs are not available yet since the project home builder has not yet been selected.
- The City's Planned Unit Development Ordinance requires on new homes a minimum fifty (50%) brick and or stone, with additional materials permitted to be cement fiber board or wood siding, EIFS, split face block, glass.
- The City's Planned Unit Development ordinance includes options for garage design and orientation including a front recessed garage.
- The front recessed garage design includes a twenty (20') x forty (40') off street parking area to meet the City's requirement for four (4) off street parking spaces outside of the interior garage spaces.
- Staff Stipulation-Applciant to provide an engineer estimate of the proposed Main Street turn lane striping improvement to determine the needed project funding.
- Staff Stipulation-Provide a notation with the traffic study that the two (2) additional lots would not impact the defined traffic improvements.
- Staff Stipulation-Provide additional types of understory plantings per landscape plan to provide a variety of understory tree plantings.
- Staff Stipulation-The street lighting plan to be submitted to City staff for review and approval prior to issuance of the land disturbance permit. The project design include underground utility service. The applicant will need to coordinate the type of lighting with NES, Nashville Electrical Service. The public street light locations are to be per the City's Street Design Specifications for future City maintenance funding. Any additional street lighting and also the lighting for the open space parking areas to have the maintenance funded by the homeowner's association.

- Staff Stipulation-The homeowner's association guidelines and private common open space covenants to be provided with the first phase project subdivision final subdivision plat review.
- Staff Stipulation-The street signage and pavement markings plan to be submitted to City staff for review and approval prior to issuance of the land disturbance permit.
- Staff Stipulation-Review and approval of exterior building plan design options to be reviewed and approved by the Planning Commission prior to building permit issuance.
- Staff Stipulation-Any outstanding engineering plan review comments to be discussed at meeting and will be required to be completed prior to land disturbance permit issuance.
- Motion Option-Approve the final master plan with the defined staff stipulations. The final master plan includes the referenced Subdivision Regulations street intersection design slope variances. (Staff Recommendation)
- Motion Option-Deny the final master plan and define the needed plan amendments based on the Planning Commission's determination during the meeting that the final master plan does not meet the City's Subdivision Regulations and Zoning Ordinance.
- Motion Option-Defer the request for the applicant to provide additional requested information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Hanson commented that this will be a quality development for the community.
- Hanson discussed the property owner Ms. McVickers is a lifelong resident of Goodlettsville and will continue to live on the property.
- Hanson discussed the traffic study and an improvement by adding a dual purpose left turn lane onto Long Hollow Pike and improved water quality.
- Hanson discussed the variance request due to the property slopes.
- Duncan commented on the traffic study's recommended improvement.
- Duncan discussed the City's minimum street width requirements.
- McCormick responded they asked the engineer to evaluate Moncrief Avenue and their engineering report shows no recommended improvements.
- McCormick discussed City improvements along the development project frontage and shoulder upgrades on Moncrief Avenue.
- Duncan discussed the need for shoulders on Moncrief Avenue.
- Gilmore commented he agrees with Duncan on the widening of Moncrief Avenue.
- Gilmore commented people have concerns about the runoff, topography and elevation.
- Hanson responded that Cole Gaumnitz, Project Design Civil Engineer can speak to that concern.
- Cole responded the stormwater will be managed by four (4) detention basins and discussed the stormwater quantity, quality, flow, and Kraken Filter systems.
- Mrs. Guy-Baker, consultant engineer, responded the detention calculations are still under review but they will be checking to make sure the drainage areas are correct, and that the Civil Engineer's are providing a pre vs post comparison equal to or less than.
- Parnell asked Hanson if he knew how much it would cost to build shoulders along Moncrief?
- Hanson responded he does not know but understands the need for shoulders along Moncrief.
- Hanson discussed an offer to provide funds for the City to coordinate with TDOT for lane striping on S. Main Street to incorporate dual left turn lanes onto Long Hollow Pike.
- Hanson discussed a State sponsored infrastructure district concept and a resolution for this project.
- Ellis discussed a deferral for this project.
- Parnell discussed three (3) lots with a stream buffer.
- McCormick responded they can ask them to revise the lots to get out of the stream buffer.
- Trew commented it seems the majority is happy with the project but there are some outstanding issues they have concerns about and may need more time to consider.

- Hanson responded perhaps they can add a stipulation that they will contribute one-hundred thousand dollars (\$100,000) towards shoulders or turn lanes or at the discretion of the Planning Commission how they want to spend the funds and approve the final master plan.
- Trew commented not sure they have the authority.
- Freeman responded he has concerns about the discretion of spending and the Board not having the ability to determine how to spend dollars but has the ability to make decisions on Planning and Zoning.
- Ellis commented the City Commission will make the decision on expenditure of funds.
- Trew asked when they get approval how soon they will be clearing or starting?
- Hanson responded the goal is April 2025 but they are anxious to get the final master plan approved due to more work to be done, form HOA, handle the stipulations, and funding of infrastructure but they cannot do any of that until the master plan is approved.
- Ellis discussed the infrastructure district concept.
- Hanson responded they will contribute one-hundred thousand dollars (\$100,000) and that can go towards the shoulders or the left turn lane onto Long Hollow Pike.
- Hanson commented they are committed to going above and beyond they are just asking for the approval of the final master plan tonight.

Motion: Motion by Duncan to defer one month, seconded by Gilmore.

- Parnell asked the board if they have any concerns about the variance requests and can they move forward with the requests.
 - Duncan commented he did not have a problem with the variance requests.
- The motion passed unanimously.

DISCUSSION ITEMS:

-798 Rivergate Parkway Commercial Property Zoning Proposed Auto Repair Tenant

The Planning Commission previously denied a requested Zoning Ordinance amendment to include auto repair uses in the CSL, Commercial Services Limited zoning district. The Planning Commission also discussed with the property representative that the request amendment was denied based on the tenant's request including the possibility of larger commercial type vehicles and outside vehicle parking and storage. The proposed discussion item is based on a different proposed auto repair type business. No one was present to speak on the issue so no further discussion.

-Subdivision Bond Regulations Amendment

The City currently permits options for development and storm water improvements bonds including either a bank issued letter of credit, insurance agency issued performance bond, or cash deposit into city account with a refund. The purpose of the development bonds is for completing public improvements in the case of bonded public right of way improvements. Letter of credit and the cash deposit and refund process are typically seen with smaller bond amounts less than \$ 250,000 since both require the owner/developer to have the funds fully available. Performance bonds are typically seen with larger project developments and bonded improvements. The performance bonds process would require notification to the bonding agency of a project violation or abandonment and would also require following the bond agency's defined process for obtaining payment. Staff would prefer only permitting letter of credits or the cash deposit refund process but not permitting performance bonds, especially on larger projects could create possible project funding issues depending on the project scale and project developer.

-Solar Panel Regulations

Staff received a request for the City to develop and adopt solar panel regulations in residential zoning districts. The City's Zoning Ordinance does not have any specific regulations for solar panels. The Zoning Ordinance contains provision for on-site structures under the accessory building section regarding the maximum size of structures. The City does permit solar roof panels under the City's adopted building and residential codes regarding structural roof support and electrical connections.

-1049 Madison Creek Road Agricultural Sales

Staff received a request to permit a farmers market type produce and seasonal market on Madison Creek Road. The 0.78-acre property is zoned R-40, Low Density Residential and is across from the Madison Creek Elementary school. The property previously contained a mobile home. The property contains a flood plain and floodway.

Duncan stated it seems to be a good spot for the use and it has parking and across the street from the school would be good for business and sounds reasonable.

McCormick stated he thinks it needs to be tied to agriculture use so it could not be a regular market or commercial use.

-Springfield Highway Interchange Overlay

The 0.45-acre property at 850 Louisville Hwy/31W is zoned CS, Commercial Services/ INT Interchange Overlay. The property contains a designated floodplain. Staff received a request for the property to be used for a retail sales/office building for a portable type shed building display and sales use. The proposal is to build a small commercial center building with a building space including a drive thru window for a possible restaurant use. The property is within the INT Overlay. The Overlay only permits restaurant, convenience market/fuel center, and hotel uses. Due to the limited property dimensions and acreage, the property would be limited to restaurant use.

Duncan discussed revisiting the Interstate Overlay.

Jeff Reed represents Old Hickory Buildings and they have an interest in this property in having a commercial store front retail sales office that would have portable buildings behind the sales office they offer for sale.

Parnell discussed the drive thru window for restaurant use.

Jeff Reed responded their preference is for retail sales office.

Parnell discussed limitations with the property and the overlay in this areas as currently defined.

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

Scott Trew, Chairman

Sharon Reed, Planning Assistant