

CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF RECOMMENDATION REPORT

Monday January 3, 2022 5:00 PM

ITEM#1 Approval of Agenda

STAFF NOTES: The agenda has been revised. Items have been withdrawn by the applicants from the previously advertised agenda.

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of December 6, 2021 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 Annual Chair and Vice-Chair Officer Election

STAFF NOTES:

The City Commission per Ordinance 21-1009 adopted at the September 23rd meeting further reduced the Planning Commission membership from eleven (11) to seven (7) members. The January meeting will be the first meeting with seven (7) members.

ITEM#4 Parkview Preserve Phase One - Insight Properties LLC: Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

STAFF NOTES:

Project Status: Thirty-seven (37) of the thirty-seven (37) single family dwellings units are completed and ninety-four (94) of ninety-four (94) single family townhouse dwelling units are completed. Total phase one (100%) percent lot construction completed.

Subdivision Plat Information: Parkview Preserve 1A Recorded April 15, 2019 and Parkview Preserve 1B Recorded July 2, 2019

Subdivision Roadways: Section of French Street, Wicklow Drive, South Downs Circle, Dartmoor Place, and Killarney Park

Subdivision Bond Information: Performance Bond \$ 420,000 February 2, 2022 expiration

Remaining Improvements:

Any needed asphalt binder layer repair on two (2) sections of private streets in the townhouse area

Asphalt surface layer on two (2) sections of private streets in the townhouse area

Sections of sidewalk and curb repair

Storm water finish grading including reestablishing detention ponds bottom grades

Roadway and parking space striping

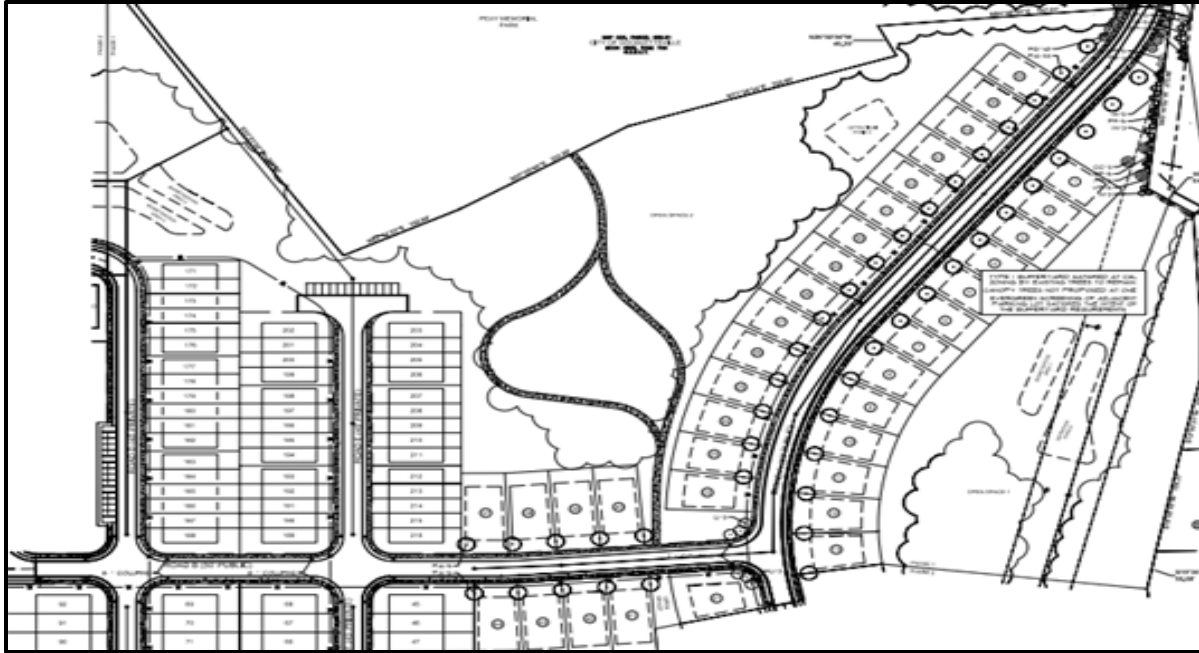
Landscaping – street tree landscaping

Remaining Improvement Cost Estimate: \$ 150,000

The developer has requested the Planning Commission to discuss the plan specified street tree plantings. The final master plan includes trees along the section of the project with single family lots including a tree behind the sidewalk between the homes. The street tree specified on the plan is a Bloodgood London Planetree. The non-native tree is a fast-growing large canopy tree with spreads of fifty (50') to seventy (70') feet and is considered a city durable type due to tolerance for compacted soils and air pollutants but also noted than can include surface roots. Due to the limited setback between the sidewalk and house and underground electric service connections and water and sewer meters in area of the specified planting, staff would recommend either changing the tree type and spacing of trees or relocating the trees to the open space areas along the walking trails.

STAFF RECOMMENDATION: Approval with stipulations

The developer is proposing acceptance of French Street (public street) by the City Commission at the January 27, 2022 meeting and approval of all other improvements including private streets, storm water, walking trail, and landscaping. The developer is planning to complete the remaining improvements for acceptance. If the remaining improvements are completed, inspected, and approved prior to the City Commission meeting then staff would recommend acceptance with a one-year \$ 60,000 maintenance bond for the public street/improvements. If the improvements are not completed, then staff would recommend a maximum one-year extension and bond reduction at \$ 200,000.



ITEM#5 Dry Creek Commons: Vastland, Eatherly. McClung Development LLC - Performance Bond Extension

STAFF NOTES:

Project Status: Thirty-nine (39) of the thirty-nine (39) units in phase one are either completed or near completion.

Subdivision Plat Information: Phase One Horizontal Property Regime Master Deed–recorded May 29, 2020

Subdivision Roadways: Dry Creek Commons Private Drive

Subdivision Bond Information: Performance Bond \$ 115,000 January 30, 2022 Expiration

Remaining Improvements:

Any applicable concrete curb and asphalt binder surface repairs due to construction

Asphalt surface and pavement striping

Landscaping

Sidewalk construction with remaining unit construction completion

Remaining Improvement Cost Estimate: \$ 60,000

STAFF RECOMMENDATION:

Approval of one-year extension of the current bond. The developer has discussed extending the bond for the phase two (2) improvements based on the improvements remaining at the time of recording of the master deed for phase two (2).



ITEM#6 AL. Neyer- Scott Martsof: Request recommendation to the City Commission to rezone 26.48 acres at 1016 A and B Louisville Hwy 31W from A, Agricultural and CG, Commercial General to IG, Industrial General. Properties referenced as Sumner County Tax Map/Parcels# 141 058.00 000, 141 058.02 000, 141 059.00 000. Property Owners: Nancy P. Neely and Karen Neely Mullins.

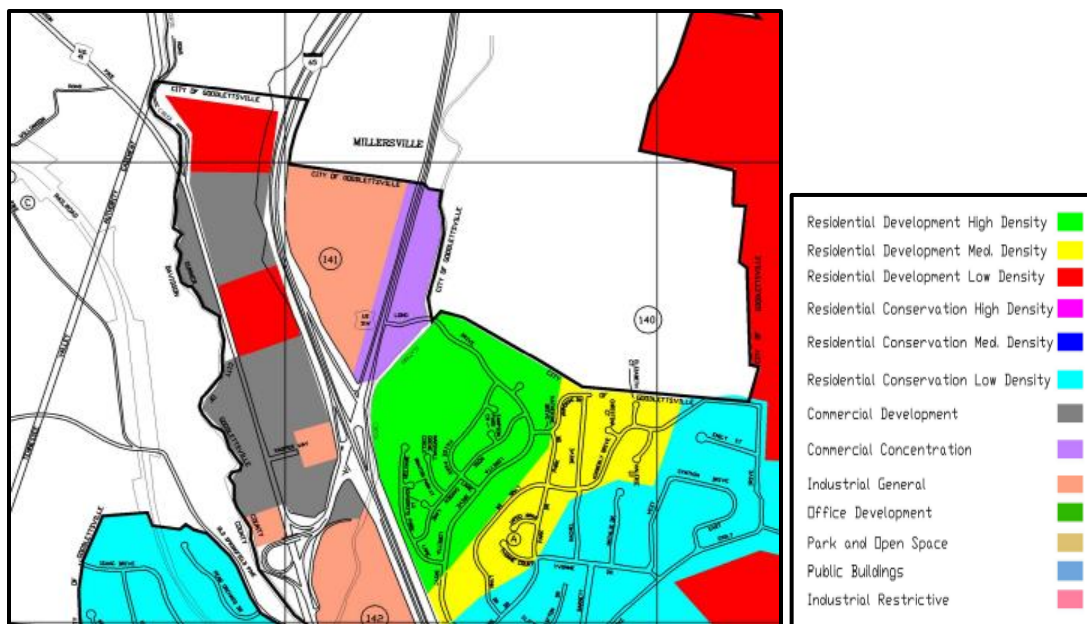
STAFF NOTES:

The request is to rezone the entire area of the listed properties from CG, Commercial General and Agricultural to IG, Industrial General. The properties contain an existing non-conforming industrial business on the back portion of the properties in the currently Agricultural zoning area. Due to the recent land use study completed by the City including a defined use and intended area of the defined use within the IG, Industrial General District, staff requests instead of zoning the properties to Industrial General per the City's Comprehensive Land Use plan to instead create a

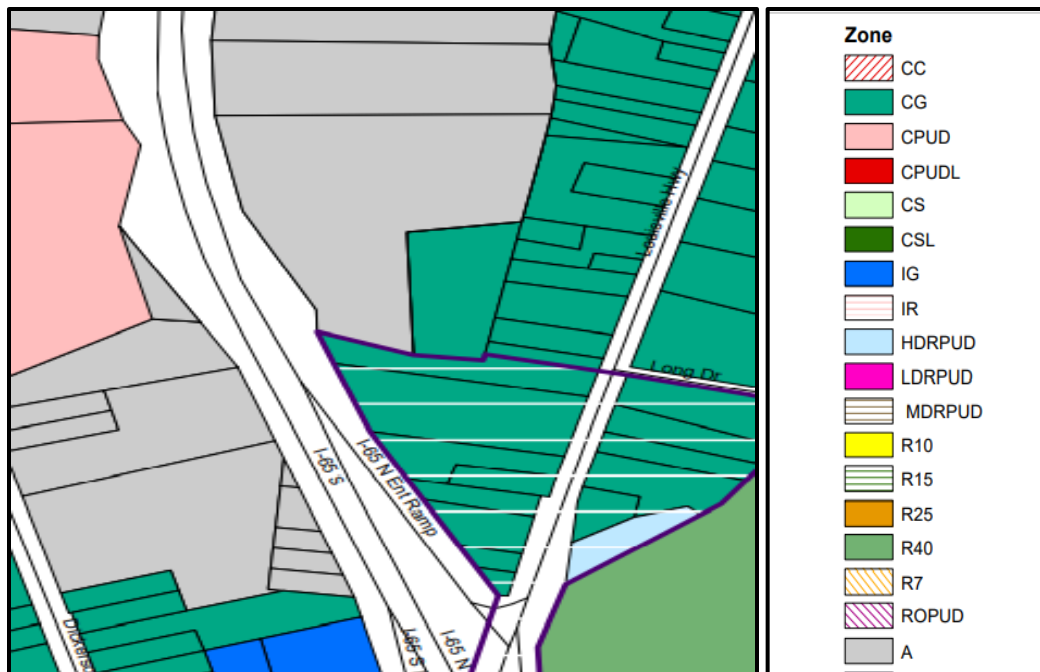
new Industrial Commercial district and rezone the properties to this new zoning classification. The applicant is not requesting the defined use referenced above as part of the development proposal. Staff has recommended with the rezoning request based on the City's Comprehensive Land Use Plan to maintain a 250' section of Commercial General zoning along Louisville Hwy 31W to provide consistent land use and commercial developments design along the streetscape frontage with the other Commercial General zoned properties. The Industrial Commercial district would include expanded commercial uses and permitted defined industrial uses. The Industrial Commercial section of the properties would still be under the industrial section of the City's Design Guidelines. Staff's recommendation is to submit to the City Commission a revised proposal to amend the Zoning Ordinance to create the Industrial Commercial zoning district and designate a majority of the properties requested (except for front 250' section) to the Industrial Commercial zoning district. The revised land use chart, minimum setbacks, and zoning district requirements included in the packet would be part of the amendments creating the Industrial Commercial zoning district.

STAFF RECOMMENDATION: Approval to recommend to the City Commission based on the City's Comprehensive Land Use plan designation to amend the Zoning Ordinance to include the Industrial Commercial zoning district and designate the property zoning to the Industrial Commercial zoning district except for the front 250' Louisville Hwy roadway frontage section of the property which is recommended to remain the zoned CG, Commercial General.

Comprehensive Land Use Plan Designation: Commercial Concentration- Louisville Hwy 31W and Industrial General



Goodlettsville Zoning Map Designation: CG, Commercial General and A, Agricultural



Zoning Ordinance Section:

8) Manufacturing activities. Manufacturing activities include the on-site production of: (a) **Limited manufacturing activities** includes the following operations:

(i) The manufacture, compounding, processing, assembling, packaging, treatment, or fabrication of the following products if all such operations are carried out within completely enclosed buildings:

- (A) Apparel and apparel accessories
- (B) Art objects
- (C) Bakery goods
- (D) Beverages (non alcoholic)
- (E) Dairy products
- (F) Instruments for medical, dental, engineering, scientific, and other professional purposes
- (G) Optical instruments and lens
- (H) Printed matter

(I) Signs

(ii) Activities and operations which includes the following:

(A) Book binding

(B) Cabinets and similar products

(C) Data processing service

(D) Photocopying

(E) Photoengraving

(F) Precision machining of dies, jigs, and fixtures

(G) Printing

(H) Publishing

(I) Record pressing

(J) Schools for instruction of industrial processes such as welding, HVAC, etc.

(K) Upholstering

(L) Welding

(b) Intermediate manufacturing activities includes the following:

(i) The manufacture, compounding, assembling, packaging, treatment or fabrication of products except for the following:

(A) Cotton seed oil

(B) Explosives

(C) Fireworks

(D) Organic fertilizers

(ii) Other activities and operations except for the following:

(A) Abrasive, asbestos, and non-metallic mineral processing

(B) Arsenals

- (C) Asphaltic cement plants
- (D) Atomic reactors
- (E) Automobile wrecking yards, scrap and waste materials
- (F) Cement and/or concrete plants
- (G) Chemical manufacturing in excess of one (1) ton per day
- (H) Cotton ginning
- (I) Fat rendering
- (J) Foundries
- (K) Grain milling
- (L) Offal processing
- (M) Ore reduction
- (N) Paper mills
- (O) Petroleum refining
- (P) Pulp manufacturing
- (Q) Radioactive materials waste handling
- (R) Rolling and finishing of ferrous materials
- (S) Slaughtering of animals
- (T) Smelting and refining of metals and alloys
- (U) Steel works (other than those listed)
- (V) Tanning
- (W) Waste disposal by compacting or incineration, as a principal use
- (c) Extensive manufacturing activities includes all of the exceptions listed above under intermediate manufacturing except for the following:
 - (i) Arsenal
 - (ii) Atomic reactors
 - (iii) Explosives manufacturing and storage

- (iv) Fireworks manufacturing
- (v) Hazardous wastes storage and/or transfer
- (vi) Radioactive waste handling
- (d) High technology manufacturing, assembly and processing.

Manufacturing, assembly and/or processing subject to the following standards:

- (i) All noise and vibration shall be limited to the interior of the structure;
- (ii) The use emits no odors, dust, gas, radiation, broadcast interference, glare, or hazard; and
- (iii) The nature of the business is such that products developed require employees with technical knowledge of the process and product

ITEM#7 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-307. Nonconforming Sign Provisions to permit multiple non-conforming signs to be altered to install one sign with a defined percentage combined sign square footage

STAFF NOTES:

Per discussion at the December meeting, staff prepared the proposed Zoning Ordinance amendment regarding alteration of multiple non-conforming signs on a property. The intention of the ordinance is to encourage reducing the number of non-conforming signs on a property to a single pole or ground type sign with a defined maximum increase of the currently permitted sign area and at a minimum less than the existing sign area square footage. The proposed amendment is limited to a signage proposal based only on the existing signs on the property. The altered sign would be required to meet the City's current minimum sign setbacks and maximum sign height. The Planning Commission discussed the possibility of a Zoning Ordinance amendment per the request received for 707 Rivergate Parkway. The property includes two (2) interstate high rise type signs at sixty (60') feet in height totaling 324 square feet in sign area. (144 and 180 sq. ft.) Based on the maximum sign square footage permitted in the Interstate Sign District based on the proposed sign location and spacing from Rivergate Parkway (228 sq. ft.), then with the proposed ordinance amendment the sign area permitted for one sign (replacing existing signs) would be 296 total sq. ft. This square footage is thirty (30%) percent above the maximum sign area permitted for a new sign on the property and less than the existing square footage of the existing two (2) signs.

STAFF RECOMMENDATION: Approval

Proposed Amendment

(2) Alterations to nonconforming signs. A nonconforming sign may be altered subject to the following conditions.

(a) The proposed alteration is not greater than fifty percent (50%) of the total sign structure or alteration costs are not greater than fifty percent (50%) of its current replacement cost. In the event the proposed alteration is greater than fifty percent (50%) of the above conditions, the sign shall be brought into compliance with current regulations.

(b) The total copy of any sign may be changed in accordance with normal business practices.

(c) The proposed alteration conforms to the provisions of this chapter.

(d) No new nonconformity is created.

(e) Multiple nonconforming signs on a property may be removed and a new sign installed on the same property the signs were removed from and shall not exceed the maximum sign height and minimum sign setback requirements of the provisions of the sign ordinance. The square footage of the combined single sign shall be less than the existing sign square footages but shall not exceed the maximum sign square footage permitted by the provisions of the sign ordinance by more than thirty (30%) percent. Signage proposals per this section that are within the Interstate Sign District are to be reviewed by the Planning Commission.

ITEM#8 Planning and Development Services Staff: Requests approval of the 2021 Planning Commission Annual Report

STAFF NOTES:

Staff request discussion of any roadway/infrastructure improvements the Planning Commission would like to identify to begin the project review and planning process for future improvement proposals to the City Commission for federal and state agencies for grant funding opportunities. Staff also requests discussion on any ordinances and regulations the Planning Commission would request staff to review for amendments.

STAFF RECOMMENDATION: Approval

DISCUSSION ITEM:

N. Main Street Mixed Use Development/Extension of Commercial Core Overlay

Staff received a request for a commercial center site development including residential second story units at the highlighted property on N. Main Street. The 1.25-acre property is zoned CS, Commercial Services. The zoning district does not permit the second level residential use. The property is south of the recently approved 619 N. Main Street/Stone Bridge Lofts project including 310 apartments and commercial frontage. The City's CCO, Commercial Core Overlay

permits the second level residential, but the overlay district stops south of the property at the N. Main Street/Moncrief/Myers intersections. The discussion item is to determine if the project is feasible which would require staff to administer the request with either a Zoning Map or Zoning Ordinance amendment.

