

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 6, 2020  
5:00 p.m.

Goodlettsville City Hall  
Massie Chambers

**Present:** Chairman Tony Espinosa, David Lynn, Scott Trew, Mayor Jeff Duncan, Jerry Garrett, Bob Whitaker, Grady McNeal, Judy Wheeler, Vice-Mayor Rusty Tinnin, and Jeff Parnell

**Absent:** Jim Hitt

**Also Present:** Addam McCormick, Russell Freeman, Rhonda Carson, Tim Ellis, Larry Diorio, Mary Laine Hucks, Commissioner Zach Young, Greg Edrington, and Jeff McCormick

Chairman Espinosa called the meeting to order and Scott Trew offered prayer

Espinosa welcomed new member Jeff Parnell and thanked Jim Galbreath for his service on the board and the help he has provided to him on the commission.

Staff stated the Echo Hills items were removed from the agenda since no plans were submitted

Garrett made a motion to approve the agenda including moving the election of officers to the first item on the agenda, McNeal seconded the motion. The motion passed unanimously 10-0.

Tinnin made a motion to approve the minutes of the December 2, 2019 meeting, Trew seconded the motion. Motion approved unanimously 10-0.

Trew made a motion to nominate Espinosa as Chair. Whitaker seconded motion by stating ceasing nominations. Motion approved unanimously 10-0.

Garret made a motion to nominate Trew as Vice-Chair. Whitaker seconded the motion by stating ceasing nominations. Tinnin made a motion to approve the nominations. Wheeler seconded. Motion approved unanimously 10-0.

**AGENDA ITEMS**

**ITEM#1**                    **Planning and Development Services Staff:** Requests an amendment of the City’s Comprehensive Land Use Plan to change an area designation from residential conservation low density to commercial use along both sides of Long Hollow Pike from the Long Hollow Pike/Loretta Drive and Long Hollow Pike/ Ellen Drive intersections to the area of the Long Hollow Pike/Grace Drive Intersection including the area of Geneva Drive.

**Staff Notes:**

Staff presented the proposal including

- December 9<sup>th</sup> public meeting
- Planning Commission 2009 review and approval but no public hearing held and minutes reference the items being revisited with a future development plan
- Expanded areas on both sides of Geneva and Grace Drives
- City’s Retail Strategy Plan included this area for expansion of commercial areas

- Amendment proposal includes provisions regarding buffers, limited access, hillside buffers
- Amendment proposal defines zoning of CPUDL, Commercial Planned Unit Development Limited and goal for project based zoning instead of piece mill zoning as discussed like the Birdland area but properties on Long Hollow Pike including lot with hillside could be reviewed different- limited by property dimensions and slope

**PUBLIC HEARING:**

-Richard Binkley -504 Geneva Drive

Concern with not taking in both sides of Geneva Drive and houses facing the back of commercial buildings – cutting property value in half not including both sides of roadways

Trew questioned and Staff confirmed proposed plan does include area on both sides of Geneva and Grace

-Mark Pazmieri-509 Geneva Drive

Concern with future commercial areas and need for noise protection for residential neighbors and future commercial development and understands that city needs funds and property taxes, eminent domain of area and property owners in the area

Duncan discussed this proposal is a land use plan only- not plan for city to take ownership and development property and city at this time is not involved in any development in the area

Trew discussed this proposal is seen as a way of greasing the wheels for future commercial development of the area and for city to be able to present this area as future area for commercial development

Multiple people signed up to speak on the sign in-sheet declined to speak when Espinosa called their names

-Faria Mae Temple-510 Geneva Drive

Asked if area goes commercial will property taxes change, increased rate versus a fixed rate

Staff discussed this is a planning level document not formal rezoning so since property zoning not changing per City Commission should not impact property tax assessment unless property rezoned and used commercial

Garrett discussed taxes will not increase to commercial as long as property used residential

-Jim Galbreath- 901 Emily Drive

Asked if with proposal if multi-family residential would be permitted and discussed the need for a traffic impact study due to existing and future traffic on Long Hollow Pike to determine impact between Long Hollow Pike Loretta and Caldwell intersections.

Requested any approval be conditional based on traffic study

Staff responded the proposal is for commercial only- not residential and multi-family development would require an additional plan amendment and that any commercial center project would require a traffic study

-Mike Dorris- 108 Grace Drive

Concerned with area being zoned and developed like Birdland area including piece meal type zoning and development.

Loves location and lifelong resident hate to move but understands city needs to expand area for revenue but would like area to stay residential

Motion to close the public hearing by Duncan, seconded by Lynn. Motion approved unanimously 10-0.

**Planning Commission Discussion:**

Duncan discussed the comprehensive plan proposal allows the city to communicate the future intentions of the area. The City at this time with this proposal is not changing any zoning on the property and the City is not discussing any development with a developer and not negotiating any city project. Clarify this comprehensive plan amendment is not rezoning any property and that proposal is not about charging more taxes and not taking property.

Espinosa discussed traffic would be a consideration by this board for any development in this area and appreciates comments.

Motion to approve the comprehensive plan amendment by Garrett, seconded by Wheeler. Motion approved unanimously 10-0.

**ITEM#2**

**HOSS Auto Sales and Mechanical Shop/Klober Engineering Services:**

Requests site plan approval for a 2,475 sq. ft. building on 0.90 acres at 867 Springfield Highway/Hwy 41. Property referenced as Sumner County Tax Map/Parcel# 141/29.00 and is zoned CG, Commercial General. Property Owner: Able Builders, INC (9.1#01-20)

**Chad Lacey, Klober Engineering, Property Representative**

**Staff Notes:**

- Hwy 41W location- TDOT access permit required. Staff requested larger thirty (30') entrance radius based on speed of roadway.
- Staff discussed issues with city proposed entrance design and TDOT standard entrance design and that TDOT might not allow City's requested design since they have final say with permitting
- Relocate understory plantings from rear buffer to along sides by adjoining houses
- Building elevations to be corrected to reflect revised design with bay doors opening to side instead of front and ensure 50% brick or stone total walls or larger percentage on front offsetting side and rear walls percentages
- Lacey agreed to staff discussed changes

Motion to approve with staff stipulations by Lynn, seconded by Trew. Motion approved unanimously 10-0.

**ITEM#3**

**Avalon Gas Station and Retail Space/Klober Engineering Services:**

Requests site plan approval for two (2) buildings with 10,710 sq. ft. and twelve (12) fuel pumps on 2.0 acres at the intersection of Dickerson Road/Hwy 41 and Robert Cartwright Drive. Property referenced as Davidson County Tax Map/Parcel# 03300030000 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Atlanta Investment Team, LLC (9.1#02-20)

**Chad Lacey, Klober Engineering, Property Representative**

**Staff Notes:**

- TDOT access required same issue with previous item due to the speed of the roadway staff requested access design with larger radius – area has clear visibility on Hwy 41
- Staff review of site design including access drive locations and design based on previous preliminary layout with master plan amendment process approved by Planning Commission and City Commission
- Staff discussed proposal with gas station, 2 fast food restaurants and anticipated traffic will require a traffic study to ensure access design is sufficient and no additional improvements required
- Staff discussed applicant has requested to receive preliminary approval to allow to proceed with State and City land disturbance and grading permits and follow up with revised site plan back to Planning Commission to address remaining items
- Staff discussed drainage design and need for utility easement since site design includes continuation of a 48” drainage pipe through the property
- Staff discussed plans include right-of-way dedication for new sidewalk to be within right-of-way and would require coordination with TDOT
- Plan includes off-site grading and tree removal so to meet replacement planting requirements will include funds to be placed in tree bank
- Robert Cartwright Drive-improvements included on plans for asphalt surface and striping for length of project due to history of property development bonds and property acquisition at auction.
- Staff discussed plans will need to be revised regarding building elevations meeting 50% brick or stone on all walls or offset percentages for increase percentages on front walls and gas canopy column design and colors
- Staff recommendation ok to proceed with preliminary approval with stipulation that these remaining items will need to be resolved and submitted to Planning Commission

**Planning Commission Discussion:**

- Lacey would like to move forward with grading permit process and discussed the risk the owner would be without full site plan approval with starting grading before but site design includes a large amount of fill work due to grades
- Wheeler asked about ADA design requirements being met

- Staff discussed the connection between the buildings with offset access across main aisle is based on some elevation issue but does not think ADA intention met with design
- Lynn asked about drainage from site and concerned with off-site area
- Staff and applicant discussed pre and post calculations and storm water detention design meets city requirements for storm water created from the site development
- Duncan asked what if traffic study shows design unacceptable
- Staff discussed then the plans would need to be revised to reflect the improvements per the study
- Trew discussed why openings between the buildings and amount of traffic
- Lacey stated drive thru lanes and traffic design
- McNeal asked about dumpster access design leaves no room for error
- Lacey discussed the site design include turn radius design meets truck design and dumpster pad includes concrete to support loading and unloading of dumpsters
- Espinosa discussed the voting process and moving forward and possible denying request
- Staff discussed the master plan amendment in 2018 set the project approval in process since the master plan included the preliminary design

***Bob Whitaker left the meeting at 6 pm during Item#3***

Motion to defer until traffic study completed but with understanding for city staff to permit recreational grading by Duncan, seconded by McNeal. Motion approved unanimously 9-0.

**ITEM#4      JP Morgan Trace/RTMA Architectural and Planning: Requests** alternative setback approval for a 70 sq. ft. ATM installation at 123 North Creek Boulevard (front of gas canopy) on a portion of 13.86 acres. Property referenced as Davidson County Tax Map/Parcel# 01914001400 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: TOPVALCO, INC (9.1#03-20)

No property representative in attendance

Motion to defer due to lack of a representative being in attendance by Garrett, seconded by Wheeler. Motion approved unanimously 9-0.

**ITEM#5      Dominique’s First Steps/Priscilla Rutledge, Property Owner:** Requests approval for a home day care center at 323 Whitham Court. Property referenced as Davidson County Tax Map/Parcel 02603001000 and is zoned HDRPUD, High Density Residential Planned Unit Development. {Deferred Item}

Priscilla Rutledge, Property Representative

**Staff Notes:**

- Staff discussed the property zoning permits a home day care center

- Staff discussed the other residential zoning districts a conditional use approval process required but not in high density residential zoning district and the Planning Commission serves the role as the Appeals Board in the Planned Unit Development zoning districts
- Staff discussed sending letters to adjoining property owners for the December meeting and no one showed or called
- Staff discussed a homeowner's representative called saying the proposal is a violation of the covenants and restrictions regarding home occupations
- Staff discussed the property is within the flood plain and asked the applicant about experience with 2010 flood and plan for evacuating kids – area in floodplain would be with sustained rain events due to height and distance above drainage area
- Staff discussed inspection process and first step is zoning approval for use

**Planning Commission Discussion:**

- Espinosa requested clarification regarding why this request is before the Planning Commission and staff process for transparency
- Staff discussed the intent is for a formal approval process
- Duncan questioned if the zoning ordinance permits this why is the Commission involved more of an administration issue
- Rutledge discussed her proposal and has lived in area for over twenty (20) years and the process she has used for reviewing flooding in the area
- Ellis asked about the fire code items
- Staff and Diorio discussed city and state inspection process

Motion to approve by Wheeler, seconded by McNeal. Motion approved unanimously 9-0.

**ITEM#6**

**Debar Land Company, LLC/ H&H Land Surveying:** Requests extension of the final subdivision plat approval of Copper Creek Section 1-Phase 2B approval for fifteen (15) lots on Hillview Drive. Property is zoned LDRPUD, Low Density Residential Planned Unit Development. Property is referenced as Sumner County Map 143, Parcel 22. Property contains 10.41 acres. (9.1#31-05 / 9/1#41-07). Section 1-2A final subdivision plat recorded 11-20-2018

Matthew Martin, Project Representative

**Staff Notes:**

- Staff discussed the Planning Commission in 2017 extended original approvals
  - Staff discussed phase divided into section 1A and 1B- 1A plat recorded and houses are under construction so vested rights for phase of development still in place
  - Staff discussed the drainage culvert installation that was original issue and requirements still apply
  - Staff discussed no houses are permitted to be finally approved in section 1A until drainage work is completed and no construction work in 1B
  - Staff discussed one-year time extension
- Martin- discussed agreeing with the extension and timeline and plan for drainage work regarding culvert relocation to start within a few weeks

Motion to approve by Lynn, seconded by Duncan. Motion approved unanimously 9-0.

**ITEM#7      Planning and Development Services Staff: Requests approval of the 2019  
Planning Commission Annual Report**

**Staff Notes:**

- Staff presented the purpose and contents of the report intention not only to define what the Commission approved during year but also setting up work plan for next year and submit to City Commission infrastructure project proposals
- Ellis discussed the Long Hollow Pike and Cartwright Street project and discussion with Tyson representatives about alleviating traffic issues.
- Ellis discussed the traffic signalization project will help but large number of employees leaving at a short-time line
- Ellis discussed working with Tyson for a connection out Old Stone Bridge Road

Motion to approve by Garrett, seconded by Wheeler. Motion approved unanimously 9-0.

**Public Forum on Planning Related Topics**

No one present to speak

Trew discussed that the Jackson Crossings Center is one of best looking properties in Goodlettsville and that the property used to be an eyesore

Tinnin made a motion made to close the public forum, seconded by Lynn. All in favor to close the public forum. Motion approved unanimously 10-0.

With no further business, the meeting adjourned at 6:33 pm.r

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Tony Espinosa, Chairman

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Addam McCormick, Planning Director

