

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 2, 2016 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Chairman Jim Galbreath, Vice Chairman Jim Driver, Commissioner Jeff Duncan, Mayor John Coombs, Scott Trew, Jerry Garrett, Grady McNeal, David Lynn, Tony Espinosa, and Bob Whittaker

Absent: Jim Hitt

Also Present: Addam McCormick, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Rhonda Carson, and others

Chairman Jim Galbreath called the meeting to order and Jim Driver offered prayer.

The Goodlettsville Planning and Zoning Commission voted to rearrange the agenda and begin the meeting with item #3. Mr. Jerry Garrett made the motion to rearrange the agenda and Jim Driver seconded the motion. The motion passed unanimously, 10-0.

Minutes of the April 4, 2016 Planning Commission meeting stand approved as written.

Item#3 Goodlettsville Assisted Living Facility/Moore Design Services

Requests site plan approval for a 75, 136 sq. ft.-75 unit Assisted Living and Memory Care Facility on 2.87 acres on North Creek Boulevard. Property is referenced as Davidson County Map/Parcel # 02600017200 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: A.P. Development Properties, Inc. **(9.1 08-16)**

Staff reviewed. Addam McCormick reviewed with the Planning Commission Members that this request is for site plan approval of a 75 unit Assisted Living and Memory Care Facility. Staff recommended approval with a few stipulations. He discussed the shared parking between the development and the adjacent Marriott facility. He pointed out the access easement between the two properties. He suggested an agreement in writing by the property owner allowing shared parking. Mr. McCormick also discussed the sidewalks, stating the existing sidewalks will be removed due to sections of it being in conflict with retaining walls and that the existing sidewalk is on private property. Staff requested the sidewalk replacement be on public right-of-way section. Mr. Bagwell represented this request. Mr. Bagwell discussed with Staff and Members the location of the replacement sidewalks.

Addam McCormick stated the City's Fire Marshal reviewed the front traffic circle design and has requested the front drive be increased from 24' to 26' width to allow the ladder truck access to the four story building. Mr. McCormick then reviewed storm water capacity of the facility. He explained the storm water design for the Northcreek Development was to include culverts sized to accommodate lot development and not include individual on site storm water detention ponds due to the location of the development in the Mansker Creek drainage basin. Chairman

Galbreath asked if the City's Engineer had reviewed the storm water design. Mr. McCormick stated the consulting engineering group Ragan-Smith had reviewed and had also designed the original Northcreek area storm water design for the City.

Mr. McCormick then pointed out landscaping and lighting plans for the site and needed revisions of both.

Mr. Bagwell addressed the Members and said he agreed with all Staff comments. Commissioner Jeff Duncan discussed the storm water plan and suggested the City's consulting engineer explain the original design for the Northcreek area. Chairman Galbreath pointed out the height of the retaining wall and 3.5 ft. fence showing on the plans. Mr. Bagwell discussed the need for the wall and fence and stated landscaping would be going in place to help with the look of the wall. After discussion, David Lynn made a motion for conditional approval of the site plan with the following conditions:

1. Provide agreement for shared parking
2. Ensure replacement sidewalk along Northcreek is in public right-of way
3. Revised landscape plan to screen ground utility boxes and retaining wall
4. Widen the front drive circle to 26' for ladder fire truck access
5. Install shields on post site lighting

Also, with a note of correction, the document sent shows detention which is not included and has been removed due to basin design provisions.

Jim Driver seconded the motion. The motion passed unanimously 10-0.

Item#1 Northcreek Business Park Parcel 10, Lot 21/Clint T. Elliott, Surveyor
Requests minor final subdivision plat approval for a 2.11 acre and 4.50 acre property on Business Park Circle. Property is referenced as Sumner County 143J Group F, Parcel 10 and is zoned GOPUD, General Office Planned Unit Development. Property Owner:
Northcreek LLC. **(9.1 06-16)**

Staff reviewed. Addam McCormick explained that the request is for minor subdivision plat approval to create a 2.11 acre lot out of the existing 6.65 acres. This property is referenced as Sumner County Map 143J, Group F, Parcel 10.0. He explained that The North Creek Business Park Subdivision was originally platted including the roadways and a few lots and the land was generally left as larger lots. As properties have developed subdivision plats have been approved creating the lots for the developments. Staff recommended approval based on it meeting Subdivision Regulation requirements. Jay Fulmer represented this request and had no comments or questions for Staff or Planning Commission Members. Based on Staff recommendations and discussion, Mr. Jerry Garrett made a motion to approve the request. Mr. Grady McNeal seconded the motion. The motion passed unanimously 10-0.

Item#2 Goodlettsville Pediatrics/Fulmer Engineering LLC:
Requests site plan approval for a 17,000 sq. ft. office building on 2.11 acres on Business Park Circle. Property is referenced as Sumner County 143J Group F, Parcel 10 and is zoned GOPUD, General Office Planned Unit Development. Property Owner: Northcreek LLC.
(9.1-07-16)

Staff reviewed. Addam McCormick reviewed the site plan for the proposed Goodlettsville

Pediatrics building. He explained the City's design guidelines for sidewalks and noted that an existing sidewalk is not in place at this location and suggested input from the Planning Commission Members if they should be included. Jerry Garrett suggested all new development coming into the city be required sidewalks. Mr. McCormick explained some needed landscape and lighting revisions. Mr. McCormick explained storm water and drainage design for the project. He said consulting engineer, Ragan-Smith asked for revised drainage calculations of the storm water culverts including roadways. They will review once received. Jay Fulmer with Fulmer Engineering LLC represented this request and discussed the sidewalk addition. Mayor Coombs and Commissioner Duncan both stated that sidewalks are a key component for this development. Staff and Members agreed the sidewalks should be a requirement and discussed where they should be located. Mr. Fulmer agreed to the installation of the sidewalk.

Based on Staff recommendations, discussion, and input from the developer, Mr. Tony Espinosa made a motion for conditional approval based on the following:

1. Sidewalk along property on Business Park Circle
2. Additional landscaping to screen above ground utility boxes
3. Lighting revision to include lighting complete foot-candle intensity on north west property line to make sure foot-candle intensity does not exceed 1.0 at this property line. Shield fixtures if needed.

Mayor Coombs seconded the motion. The motion passed unanimously, 10-0.

Discussion Items:

1060 Madison Creek Road-Accessory Building Maximum Square Footage

Staff reviewed and explained how property owner Joshua Barnes is requesting additional square footage of a proposed accessory building on his lot zoned R-40.

Staff reviewed the City's current zoning ordinance. Staff also prepared calculations to show how the Zoning Ordinance conflicts regarding the maximum lot coverage provisions and the maximum accessory building square footage increases based on specific property zoning classification and size. Mr. Joshua Barnes discussed his request with the Planning Commission Members. Mayor Coombs suggested that Staff seek the advice of the City Attorney regarding the Planning Board looking at these unique situations on a per case basis. Mayor Coombs also suggested revisiting the calculation data chart and formula used for accessory structures. Jerry Garrett and Commissioner Duncan also noted they would like to see these situations equitable for all. Mr. McCormick stated Staff will bring suggestions back to the Planning Commission next month for review.

French Street Conceptual Development Proposal

Staff reviewed and explained how a development group had proposed to submit plans to develop the 72 acres on French Street. Mr. McCormick stated Staff never received the concept plans for review for the Commission meeting this evening but the property is key for the future of the Main Street area and the existing agricultural zoning and low density land use plan designation is not appropriate in the area with the need for increased density.

Donation Bin Ordinance

Staff discussed with Planning Commission members a draft ordinance amendment for donation bins. Staff is consulting with the City Attorney and will bring back to the Planning Commission for review. Staff discussed federal cases regarding first amendment violations and how donations are seen as an expression of the person who decides to donate the material to certain organizations.

Community Garden Ordinance

Addam McCormick stated a request had been received for a community garden facility at 124 Glancy Street to provide vegetables for a local food bank. He discussed the State of Tennessee Community Garden Act and Metro's ordinance concerning community gardens. He discussed with the Planning Commission members to determine if the community garden is a use that the City should incorporate into the zoning ordinance. Members decided they would like to move forward with Staff creating an ordinance and/or amendment for the June meeting.

Copper Creek Subdivision/Allen Road

Addam McCormick discussed the developments at Allen Road including a barricade that was installed per the Sumner County Highway Department. Staff has been in contact with the Sumner County Highway Commissioner. The City is proposing to discuss with Sumner County either annexation of Allen Road or an agreement regarding the future maintenance of Allen Road from Long Hollow to the development entrance.

Addam McCormick reminded Planning Commission members about the Middle Tennessee Transit Alliance meeting in Gallatin May 19th.

The meeting adjourned at 6:15 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant