

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 8, 2018
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice Chairman Jim Galbreath, Mayor John Coombs, David Lynn, Grady McNeal, Scott Trew, Jerry Garrett, Judy Wheeler, Jim Hitt, Bob Whittaker

Absent: Vice Mayor Jeff Duncan

Also Present: Addam McCormick, Tim Ellis, Commissioner Zach Young, Jeff McCormick, Greg Edrington, Rhonda Carson, Mary Laine Hucks, Amy Mitchell

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

With no changes or additions to the agenda, Jim Hitt made a motion to adopt the agenda. David Lynn seconded the motion. Motion passed unanimously.

Motion made by Mayor Coombs to approve the minutes of the December 4, 2017 Planning and Zoning Commission meeting. Judy Wheeler seconded the motion. Motion passed unanimously. Minutes stand approved as written.

Election of Officers for 2018

Jerry Garrett made a motion to nominate Tony Espinosa for Chairman of the Goodlettsville Planning and Zoning Commission. Scott Trew seconded the motion. The motion passed unanimously 10-0.

Jerry Garrett made a motion to nominate Jim Galbreath for Vice Chairman. Jim Hitt seconded the motion. The motion passed unanimously 10-0.

Chairman Espinosa and Vice Chairman Galbreath thanked the Commission and accepted the positions.

Item #1 North Creek Commons Lots 23/SEC, Inc. Site Engineering Consultants:

Requests site plan approval for a 10,010 sq. ft. office/professional building on 1.28 acres at Conference Drive and Windsor Green Court. Portion of property referenced as Davidson County Map/Parcel #02600010600 and is zoned GOPUD, General Office Planned Unit Development. Property Owner: Armed Services Mutual Benefits Association.

(9.1 # 21-17)

Staff reviewed. This request is for Northcreek commons lot 23 site plan approval for a new 10,010 square foot office professional building, on 1.2 acres of land on Conference Drive, at Windsor Green Court. Jeremy Moody with Site Engineering of Murfreesboro represented this request. Addam McCormick stated that this lot is the first lot on the right, as you enter Windsor Green Court. Staff advised that the site will have four different water quality collection sites, and then the storm water will go to a previously approved development detention pond. The building exterior will have a two tone brick covering that meets the City of Goodlettsville design

standards. Mr. Moody stated that about two-thirds (2/3) of the building will be dedicated to medical use, and the remaining third is available for lease. Vice Chairman Galbreath questioned Staff about the roof drainage discharging onto the parking lot pavement. Mr. Moody stated that the water had to be treated on site before going to the detention pond. They will be transferring the water through trench drains under the sidewalk, to the surface pavement, and then to the bio retention area to meet the required water quality standards.

Mayor Coombs asked about the sidewalks and Staff advised that they are in place along Conference Drive, and will be placed along Windsor Green Court. Staff advised that the site will have a sidewalk that ties into the public sidewalk. Mayor Coombs asked if the project would address any sidewalks that were currently damaged. Staff advised they would be responsible for any sidewalks they damage, but the City would be responsible for the existing sidewalks. Staff advised that they will walk the project when they do the pre-construction meeting, and photograph and document any existing sidewalk damage.

Based on Staff recommendations, and discussion had at this meeting, Jim Hitt made a motion to approve the site plan request. David Lynn seconded the motion. The motion passed unanimously, 10-0.

Item #2 North Creek Commons Apartments/Ragan Smith Associates, Inc.: Request recommendation to the Goodlettsville City Commission for rezoning from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 130 apartment units on 8.90 acres on Northcreek Boulevard. Property is referenced as Davidson County Tax Map/Parcel #10914001800. Property Owner: J. Core Properties, LLC (9.1 #20-17)

Staff reviewed. This request is from Ragan Smith Associates concerning the proposed Northcreek Commons Apartments development. They are requesting a recommendation be sent to the Goodlettsville City Commission to rezone the Commercial Planned Unit Development to a High Density Planned Unit Development (HDPUD) designation, as well as a preliminary master plan approval for 130 apartment units on 8.90 acres on Northcreek Blvd.

Alan Ramsey with Ragan Smith Associates represented this request. Staff advised that the property owners have received their approval from FEMA, removing a portion of this property from the flood zone, into an unregulated Zone X designation. Staff advised they will still have to place some stream bank buffers in place, but are now in a less regulated flood zone that will not require the need for flood insurance. They are proposing two “L” shaped buildings with parking in the back, side and around the perimeter. Staff advised that the primary access to the site will be via the access road near the Kroger fuel pumps.

As this area between the project and the new Holiday Inn Express hotel is developed, there will be other private access roads to this site. Access to the site can also be gained from the rear of Kroger that currently has an opening onto Long Hollow Pike. Staff advised that this site will have pedestrian access to both the greenway on the creek side of the property, as well as the other commercial businesses in the area. Staff stated there is no direct access to the property from Northcreek Boulevard due to different property ownership, but they do have access

easements in place to get to the site. Staff feels that the intention for this mixed use location will limit traffic and provide areas for people to connect to the area business, and would be favorable for this location. Staff advised that this development would create about nine hundred eleven (911) vehicle trips daily, which as shown by the traffic study is not anticipated to create any major concerns in the adjacent intersections. Staff advised that under the current commercial zoning designation, the amount of vehicle trips that would be created if this were solely a commercial development, is about two thousand four hundred thirty-one (2,431) daily vehicle trips. Mr. Ramsey advised that the proposed change to high density development, would be a significant decrease in traffic for the area. Discussion was held regarding access to the property from behind Kroger, as well as from the driveway at the Holiday Inn Express. Mr. Ramsey noted that the main access to the project will be from the drive that is located by the gas pumps at Kroger, which is currently in place. Mayor Coombs expressed concern with the access point to the property from behind Kroger. This access point will be used by emergency services to gain access to the project, and the concern was addressed about the increased traffic behind the store. Staff stated that none of the drives in this commercial complex were city streets. Mr. Ramsey advised that there was an access easement in place behind Kroger, though it was not a public street. Staff advised they would inquire if this entrance to the project could become an emergency gated access point to the project. Mr. Ramsey stated that it was not the intent of the project to have two-way traffic behind Kroger, and he would continue to work with Staff to address this concern, either with additional signage or access gates in this area. Staff advised these concerns would be addressed on the site plan/final master plan approval phase. Based on Staff recommendations and discussion had at this meeting, Jerry Garrett made a motion to send the change from Commercial Planned Unit Development (CPUD), to a High Density Planned Unit Development (HDPUD) designation, as well as the preliminary master plan for the 130 apartment units on 8.9 acres of land on Northcreek Boulevard to the Goodlettsville City Commission for approval. Grady McNeal seconded the motion. Motion passed 9-1, with Vice Chairman Galbreath voting no.

Item # 3 City of Goodlettsville Parks and Recreation Department/Jerry W. Reynolds Architect: Requests site plan approval for the City of Goodlettsville Peay Park splash pad facilities at 111 Memorial Drive. Property is referenced as Davidson County Tax Map/Parcel # 02500005801 and is zoned as R-15, Medium Density Residential.

(9.1 # 23-17)

Staff reviewed. Addam McCormick reviewed drawings of the proposed property for the Goodlettsville Peay Park splash pad facility. He showed the existing building (restroom facility) and discussed the proposed alterations to the building. The site would include updated handicap accessible parking and ramps. The splash pad will have a six (6) ft. black chain-link fence around the entire project and pedestrian connections. He showed where the underground lines and tanks would be located, and noted that there would be no more increased drainage and run-off from this project. Staff added that lighting will be needed for the facility and the City will determine this issue.

Architect Jerry Reynolds and Parks Director, Amy Mitchell represented this request. Amy Mitchell explained that a splash park is a water playground with water features that spray up

from the ground and above for children and adults to play in. The water park has no standing water, and the floor of the splash pad will be brushed concrete. The splash pad is on City property with the City funding this project. Amy Mitchell verified for Grady McNeal that drinking fountains did not show on this drawing, but they will be added and installed at the site. Commissioner Zach Young asked if the facility will be gated and controlled access for particular hours. Mrs. Mitchell stated the splash pad site will be gated except for operational hours, but the restroom building will have access for the entire park. Mayor Coombs stated he understood limited landscaping is probably ideal, but asked if the site would contain some landscaping. She stated that Mayor Coombs was correct, regarding not wanting a lot of vegetation around the splash pad, but they will have some decorative landscaping near the entrance. She noted the landscaping would not be added immediately, but plans are to add in the future, along with seating (benches) and shaded area. Judy Wheeler questioned how the water purification is regulated. Mrs. Mitchell explained that it will be regulated through the Metro (Davidson County) Department of Health in the same standard as the City pool. Based on Staff recommendations and discussion had at this meeting, Judy Wheeler made a motion to approve the request for site plan approval. Scott Trew seconded the motion. The motion passed unanimously 10-0.

Item # 4 Scott Leist requests a variance from the Subdivision Regulations Section 1-112.109 regarding the minimum width of an access easement to provide access for a proposed additional residential lot at 307 Alta Loma Drive. Property is referenced as Davidson County Tax Map/Parcel # 03405000600 and is zoned R-25, Low Density Residential and contains 1.56 acres. Property Owner: Gary Barrington

A representative for this item was not present. Mayor Coombs made a motion to defer this item until representation was available. Jerry Garrett seconded the motion. The motion passed 10-0.

Public Forum on Planning Related Topics

No one present to speak at this meeting.

Discussion

Staff reminded Planning Commission members to fill out and return Statement of Interest forms with the Tennessee Ethics Commission (Due by January 31, 2018).

Scott Trew and other Board members discussed the future closing of K-Mart (Long Hollow Pike) and ideas for keeping retail a priority in that area. City Manager, Tim Ellis stated the site is already drawing a lot of interest. They discussed current zoning and options for future business for the location.

Meeting adjourned at 5:56

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant