



Board of Commissioners

November 11, 2021

6:30 PM

City Hall - Massie Chambers

Minutes:

Present: Jimmy D. Anderson, Stuart Huffman, Rusty Tinnin, and Zach Young.

Absent: Jennnifer Duncan.

Also Present: Russell Freeman, Tim Ellis, Allison Baker, Ken Reeves, Addam McCormick, Gary Goodwin, and Julie High.

Mayor Rusty Tinnin called the meeting to order. Toby Swager offered prayer and Mayor Tinnin led the chambers in the pledge of allegiance.

City Recorder Allison Baker called the roll: Mayor Rusty Tinnin present, Vice Mayor Duncan absent, Commissioner Anderson present, Commissioner Huffman present, Commissioner Young present.

Consider the minutes of the October 28, 2021 regular meeting of the Board of Commissioners. Commissioner Young made a motion to consider the minutes as written. Commissioner Huffman seconded the motion and motion passed 4-0.

City Manager Tim Ellis apologized for the mess in the auditorium as there is painting going on that should be finished next week. He announced the Tree Lighting taking place at City Hall on December 3rd as well as the opening of Candy Cane Village around City Hall. On December 4th, the Christmas Parade will be at 4:00pm and from 5:00pm-8:00pm Yulefest will take place at Mansker's Station.

Commissioner Young wanted to acknowledge our veterans on this Veteran's Day and thanked them for their service.

Mayor Tinnin stated Vice Mayor Duncan was involved in a car accident tonight and asked everyone to keep her in their thoughts and prayers.

Consider Old Business.

Consider Ordinance 20-974, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change properties on Dickerson Road/Hwy 41/SR 11 from Agricultural to High Density Residential Planned Unit Development, second reading and public hearing. City Manager Ellis stated there is a recommendation from the Planning Commission that was approved by a 5-3 vote and would be an amendment to the originally approved ordinance. Commissioner Young made a motion to consider Ordinance 20-974. Commissioner

Huffman seconded the motion. Planning Director Addam McCormick stated the City Commission approved an ordinance last year to rezone this property. It was not accompanied by a preliminary master plan so it was approved with a stipulation that before second reading it would have to come back through the process. It went through the Planning Commission with a set of guidelines and those are included on the second page. This has been going on several months and the Planning Commission had a special study session for this project in October and they approved the master plan and there were some changes to the original guidelines and that is the amendment. The amendment includes a reference to the preliminary master plan, it incorporates an additional 1.2 acres on Dickerson Road, limited the commercial use at the front of the property, reduced the density by one, includes all two story units now, and an increase in the dimensions to the garages. The public hearing was opened. George Grundler, the applicant and developer with the proposed project, addressed the Board. He stated they have worked diligently with the community and Planning Commission to come up with a revised plan that would help meet the needs of the community. Glen Garrett of 107 Roanoke Drive stated there are a total of eight properties that border the northern side and the jump to this high of a density is too high. He stated they have expected this property to be developed but do not feel this is the best development for this property. Craig Martin is concerned about one of the original drawings that had a water retention requirement that has been removed in the new design and the impact this would have with water runoff. He stated the number of units going into that area is inappropriate. Ruth Seeley stated her property is at the very end of the back of this development and the 50 foot easement would be helpful if it went all the way to the back. The public hearing was then declared closed.

Commissioner Young asked if these would all be public streets going through the development. Mr. Grundler answered that is how they have been presently designed. The landscaping and other improvements inside the community would be maintained by the homeowners association. Commissioner Young asked if we would take the parking spots on as public right-of-way. Planning Director McCormick stated they are within the public right-of-way. He stated that was one of the Planning Commission's stipulations if it was going to be public right-of-way, it would have to be 50 feet and meet our full standards. The developer stated they could make them private streets if the Commission wished so. There was discussion. Commissioner Young stated when this was passed on first reading we set those guidelines in the first draft of this ordinance and gave the property owner some guidelines to work within. At that point, we opened the door saying this was a density we are comfortable with and the property owner went out and marketed the property in that way and found a developer to fit a project within the guidelines the board set forth. He stated this seemed on par with similar developments that have been approved in the city over the last few years. He said he does have questions about the 50 foot wide conservation easement. He asked if the sale is done and the easement recorded. Mr. Grundler stated it was his understanding that it was already recorded. There was discussion. Commissioner Young said it would be more fair if the easement were to be extended to the end of the property line and asked if we could extend that easement. City Attorney Russell Freeman stated it was his understanding that the conservation easement was a permanent easement within the deed but creating a buffer could be added to the master plan. Commissioner Young asked if he could verbally amend to

include the setback be 50 feet. Mr. McCormick stated the board could do an amendment. Mr. Grundler stated they could move two buildings to the south to accommodate the 50 feet.

Commissioner Huffman asked if there was a possibility to shift this down to medium density. He stated the units on the southside have small driveways. Mr. Grundler stated the garages are on the rear of the home. There was discussion. Mr. McCormick stated the board has the ability to reduce the number based on some feature of the site. Mayor Tinnin stated this was discussed a lot in the Planning Commission about lowering the density since they were all crammed in there. There was discussion.

There was discussion regarding design parameters and sidewalks. Commissioner Young stated the homes on this plan look varied and asked how much they are varied. Mr. Grundler stated there is a two foot offset from front to back. There was additional discussion. Commissioner Young asked how many times this has been before the Planning Commission. Mr. McCormick stated about 3-4 meetings in addition to the special study session. City Manager Ellis stated the amendment before them is what came out of the Planning Commission.

Commissioner Young made a motion to amend as to what was presented to them tonight. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 2-2 vote with Commissioner's Young and Huffman voting for the amendment and Mayor Tinnin and Commissioner Anderson voting against the amendment. The motion dies and the original ordinance is to be considered.

Commissioner Young stated the ordinance without the amendment does not include the site plan and does not include the original restrictions and asked if there is intent to move forward with a different version of this then should it be deferred so a different plan could come before them. Commissioner Huffman asked if they could defer until December 9th. He stated Vice Mayor Duncan probably has some questions and comments and feels it is appropriate to make a motion to defer to December 9th. Commissioner Young seconded the motion. Vote was then taken which resulted in a 4-0 vote to defer until December 9th. City Manager Ellis stated with not adopting the amendment, this goes back to the Planning Commission for consideration. Mr. McCormick stated this board can operate independently and they can make the determination. City Manager Ellis stated something has to come back before the board as an amendment and asked what does that need to be. There was discussion.

City Manager Ellis recommended each City Commissioner send an email as to what they feel needs to be amended to this plan so they can be submitted to Addam McCormick to submit to the developer to see if it is something that is attainable. Mayor Tinnin stated this gives us time to share with Addam to make the amendments at the final reading.

Consider New Business.

Consider Ordinance 21-1018, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a property on North Creek Boulevard from CPUD,

Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval, first reading. City Manager Ellis stated this is for expansion for the apartment complex next to Kroger. Commissioner Huffman made a motion to consider Ordinance 21-1018. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 21-1018.

Consider Ordinance 21-1019, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville to include an automated car wash use in the convenience commercial classification in the CPUD, Commercial Planned Unit Development District, first reading. Commissioner Anderson made a motion to consider Ordinance 21-1019. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 21-1019.

Consider Ordinance 21-1020, an ordinance of Goodlettsville, Tennessee, for the purpose of amending the Goodlettsville Zoning Ordinance regulating development within the corporate limits of Goodlettsville, Tennessee, to minimize danger to life and property due to flooding, and to maintain eligibility for participation in the National Flood Insurance Program, by adopting the new FEMA Flood Insurance Rate Map, first reading. City Manager Ellis stated this is for the Davidson County side of the city. Commissioner Huffman made a motion to consider Ordinance 21-1020. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 21-1020.

Consider Ordinance 21-1021, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to include revised standards for temporary uses, first reading. Commissioner Anderson made a motion to consider Ordinance 21-1021. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 21-1021.

Consider Ordinance 21-1022, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by extending the R10 Medium Density Residential Zoning Boundary on Hollywood Street, first reading. Commissioner Huffman made a motion to consider Ordinance 21-1022. Commissioner Anderson seconded the motion. There was discussion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 21-1022.

Consider Resolution 21-1018, a resolution ratifying proposed amendments to the Sumner County Comprehensive Growth Plan, and forwarding the same to the Local Government Planning Advisory Committee. City Manager Ellis stated the City of Goodlettsville will expand their boundary to Center Point Road. Commissioner Huffman made a motion to consider Resolution 21-1018. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 21-1018. City Manager Ellis thanked Addam McCormick for serving on the board and representing us.

Consider Resolution 21-1019, a resolution to amend Resolution 17-746 and the City of Goodlettsville Personnel Policies and Procedures Manual, by amending the section entitled Employee Education Incentive. This amendment includes a Masters Degree. Commissioner Huffman made a motion to consider Resolution 21-1019. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 21-1019.

Consider Resolution 21-1020, a resolution to abandon a sewer easement across property identified within Davidson County Tax Map and Parcel Number 02500006000, 0250021900, 0250021800, and 02500006200 on South Dickerson Road, as well as, require the dedication of a new sewer easement. City Manager Ellis stated this would have been a requirement to go with the first ordinance considered tonight and recommended deferral. Commissioner Young made a motion to defer Resolution 21-1020 to the December 9th meeting. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 4-0 vote to defer Resolution 21-1020.

Commissioner Young made a motion to cancel the November 25, 2021 meeting that will fall on Thanksgiving. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 4-0 vote to cancel the November 25, 2021 meeting.

With no further business, Commissioner Young made a motion to adjourn. Commissioner Anderson seconded the motion. The meeting was adjourned at approximately 7:39pm with a 4-0 vote.