

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 6, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Vice-Chair Scott Trew, Jeff Duncan, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler

Absent: Chairman Tony Espinosa

Also Present: Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Sharon Reed (Staff) and Alex West (Staff).

Trew called the meeting to order and McNeal offered prayer.

Item #1 Approval of Agenda: Parnell made a motion to approve the agenda, Wheeler seconded the motion. The motion passed.

Item #2 Approval of February 6, 2023 Meeting Minutes: Wheeler made a motion to approve the minutes of the February 6, 2023 meeting, McNeal seconded the motion. The motion passed.

Item #3 Trew opened the Public Forum on Planning Related Topics.

No one requested to speak at the meeting.

Parnell made a motion to close the public forum, seconded by Duncan. The motion passed.

The Public Forum was closed.

AGENDA

Item #4 Dry Creek Townhomes Phase Two (2) / Ragan Smith Associates Inc: Request final subdivision plat approval for fifty-two (52) town home lots and public right of way dedication on 13.01 acres on Dry Creek Road. Property referenced as a portion Davidson County Tax Map/Parcel# 03300004200 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Dry Creek, LLC (#1-23)

Item Representative: George Welch, Ragan Smith Associates Inc.

Staff Discussion:

- The final subdivision plat is consistent with the Cedar Side at Dry Creek project final master plan.
- The phase one subdivision plat was recently approved.
- The project is currently in the site construction phase.
- The project engineering estimates including improvement line items will be used to determine the project bond amount at the time of final plat recording.
- Staff will use the line-item estimates including allowing a credit percentage for improvements completed and inspected at the time of the requested plat recording.
- Motion Option - Approve the final subdivision plat which meets the City's Zoning Ordinance and Subdivision Regulation requirements.
- Motion Option - Deferral to include any additional requirements or information as determined by the Planning Commission.

Planning Commission Discussion:

- Welch did not have anything to add, asked for approval of the plat.
- Parnell stated he did not have any issues with the request.

Motion: Motion by Parnell to approve the request, seconded by Wheeler. The motion passed unanimously.

Item #5 806 Meadowlark Drive Property Rezoning: Joseph Hall, First Wise Capital Group: Requests recommendation to the City Commission to rezone the 0.84-acre property from CSL, Commercial Services Limited to R2, Regional Center Planned Unit Development Low Intensity. Property referenced as Davidson County Tax Map/Parcel# 03401004200. Property Owner: Pamela and William Neiman

Item Representative: Joseph Hall, First Wise Capital Group & Mario Beddingfield, Beddingfield Consulting, LLC

Staff Discussion:

- The proposal changed from the initial request to rezone to HDRPUD, High Density Residential Planned Unit Development for multi-family residential units.
- The request has changed to a rezoning to RC2, Regional Center Planned Unit Development rezoning and preliminary master plan for a commercial based mixed used project including commercial spaces and twelve (12) short term residential rental uses.
- The City defines short term rentals as a commercial transient residential use.
- The preliminary master plan is a basic design plan used to define the property zoning per the approved master plan including defined uses.
- The Planning Commission could determine the short-term residential use section to be permitted either as a short term or permanent rental to provide flexibility with the future use of the property.
- The commercial uses would be open to any permitted use in the RC2 zoning district including retail, food service, personal services, office, medical, etc.
- The rezoning proposal is consistent with the City's 2020 Comprehensive Land Use plan amendment that defined the Regional Center area.
- Preliminary master plan review comments include: Provide scaled/dimensioned plan including proposed building setbacks; Provide sidewalk per Regional Center Planned Unit Ordinance-along Meadowlark Drive and how buildings will connect to the sidewalk; Provide general description and location of storm water facilities; Provide general description and location of landscaping; Provide general location of dumpster/loading areas; Provide water and sewer service letters; Provide notation that buildings to meet the City's Design Standards with a minimum 50% brick/stone or combination and remainder can be cement fiber board, split face block, or EIFS.
- Motion Option - Approve City Commission recommendation to amend the zoning map and preliminary master plan subject to the seven (7) defined plan review comments listed above and any additional information determined by the Planning Commission. Staff would confirm the plan items are completed prior to submittal to City Commission for review.
- Motion Option - Deny City Commission recommendation and maintain the CSL, Commercial Services zoning designation.
- Motion Option - Defer request to include revised master plan including the seven (7) defined plan review comments and any additional information as determined by Planning Commission.

Planning Commission Discussion:

- Hall stated they wanted to add the properties at 808 and 810 Meadowlark to the proposal.
- Beddingfield stated they are closing on 808 and 810 Meadowlark adjacent properties and will need to adjust the master plan.
- McCormick asked if the proposal will be to connect the properties and change the master plan?
- Beddingfield responded yes, it would be three (3) consecutive lots connected.
- Trew asked if the applicant approved of the seven (7) comments presented by McCormick?
- Hall responded yes.
- Parnell commented this will be good for our City and the area and recommends they defer the project for more information and looks forward to seeing the project.
- Duncan confirmed in the R2 zoning short term rentals are allowed and discussed the ownership of the property.
- McCormick responded yes to short term rentals and he did receive a letter from the property owner acknowledging the zoning request.
- Duncan stated he would like to see the overall package and recommends deferral.
- Freeman discussed reclassification and short-term rentals
- McCormick discussed the CSL zoning requirements and the goal is to get a mixture of long-term and short-term in the R2 zoning district.
- Trew asked what the vision was for short term rental one night or one month?
- Hall responded nightly rental and ever how long they want to stay.
- Trew asked what is the design of the rental a hotel room or suite?
- Beddingfield responded one (1) and two(2) bedroom rental set up like residential properties.
- Parnell recommends for the next meeting bringing more information and a finalized product for the board to consider.

Motion: Motion by Parnell to defer the request, seconded by Tinnin . The motion passed unanimously.

Item #6 Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 (1)(c) to define the maximum number of accessory buildings permitted and minimum material requirements. *Deferred at December 2022 Planning Commission Meeting*

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The Planning Commission discussed the amendment at the December 2022 meeting.
- The Commission discussed increasing the accessory building square footage threshold that would be exempt from the requirement to match the primary building/house on residential properties.
- The discussion also included limiting the construction to one new building not meeting these requirements.
- Staff prepared two (2) amendment options.
- The first option is based on staff's proposal presented at the December meeting and the second option includes an increased accessory building square footage and reduction to one permitted building not meeting these material consistency requirements.
- The Planning Commission discussed increased accessory building square footage ranging from 400 to 700 square feet.

- Staff requests discussion on carport construction since staff receives many questions about carport requirements and matching the house with the open carport design.
- The City adopted in 2015 a maximum threshold of 375 square feet for when accessory buildings are not required to match the primary building materials of the residential property house exterior materials.
- The City's Zoning Ordinance permits accessory building(s) total square footage at seventy (70%) percent of the house on the property and total lot coverage of all buildings per the property residential zoning district requirements.
- Staff has experienced issues with a building permit issued for an accessory building less than 375 square feet then an additional permit requirement for an additional accessory building also less than 375 square feet but together totaling more than 375 square feet.
- The proposed amendment is to address a limit on the number and size of multiple accessory buildings on a property permitted without being required to meet house material consistency requirement.
- Staff presented ordinance amendment options.
- Motion Option - Approve City Commission recommendation to amend the Zoning Ordinance amendment option#1 units as proposed by staff at the December 2022 meeting with any additional ordinance requirements as determined by the Planning Commission at the March meeting.
- Motion Option - Approve City Commission recommendation to amend the Zoning Ordinance amendment option#2 units per December 2022 Planning Commission discussion with any additional ordinance requirements as determined by the Planning Commission at the March meeting.
- Motion Option - Deny City Commission recommendation to amend the accessory building requirements-either amendment option
- Motion Option - Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Trew asked if an open carport with all sides open considered an accessory building?
- McCormick responded yes.
- Tinnin discussed a standard size of an accessory building is 504 square feet.
- Parnell discussed attached carports, detached carports, and accessory buildings.
- Trew discussed the request of 500 or 510 square feet plus one (1) additional building.
- McCormick responded and discussed what is permitted and if it goes over 500 square feet and the intention of the Zoning Ordinance.
- Parnell asked what the procedure would be if they keep the Zoning Ordinance at 375 square feet and someone wants to add a 504 square feet accessory building.
- McCormick responded and explained the options and procedures for the scenario.
- Duncan discussed the minimum, maximum coverage for a lot size and the percentage of coverage for the lot size.
- McCormick explained with a half-acre lot how large you could go under roof on the lot.
- Trew recommends having an ordinance that is simple, fair, and easily understood.
- Duncan responded he does not have a problem with 504 square feet, but he has concerns with multiple buildings.
- Duncan discussed option #2 with 504 square feet.
- McCormick responded the 504 square feet is what you can build and not match the standard.
- Duncan recommends the board make a decision and send to the Board of Commissioners meeting for discussion.
- Tinnin discussed properties with accessory buildings already on the properties and concern with more

than two (2) buildings on a lot.

-Parnell asked if the Board limits the ordinance to one (1) and someone with an accessory building wants to add an additional building what would be the process?

-McCormick responded and explained if it is material design of the building it will be Planning Commission if it is square footage, it will be Board of Zoning and Appeals.

-Freeman discussed the issue of permanency for accessory buildings.

-Ellis discussed a complaint neighbors have with a property that has three (3) out buildings on the lot and adding more to the property.

-Parnell discussed moving the agenda item forward to the City Commission.

-Freeman discussed the staff recommendation to the Planning Commission.

-Duncan discussed the motion and people still being able to do something outside of the motion because his motion is to move forward with Option # 2 as recommend with 504 square feet instead of 500 square feet single unit

-Tinnin asked if someone could go before the Board of Zoning and Appeals for an additional building as a hardship?

-McCormick responded they would have to have basis and limitations for the Board of Zoning and Appeals.

Motion: Motion by Duncan to approve the recommendation of Option #2 and changing 500 square feet to 504 square feet, seconded by Wheeler. The motion passed unanimously.

With no further business, the meeting adjourned at 5:55 pm.

Scott Trew, Vice-Chair

Sharon Reed, Planning Assistant