

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 3, 2021

Goodlettsville City Hall

5:00 p.m.

Massie Chambers

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

Absent:

Also Present: Addam McCormick (Staff), Russell Freeman, Mary Laine Hucks, Rhonda Carson, and Tim Ellis

Espinosa called the meeting to order and Trew offered prayer.

Staff confirmed no changes to the agenda. McNeal made a motion to approve the agenda, Duncan seconded the motion. The motion passed 11-0.

Hitt made a motion to approve the minutes of the April 5, 2021 meeting, Trew seconded the motion. Motion passed 11-0.

DISCUSSION ITEMS

-805 Dickerson Road- Mixed Use Development Proposal- 1.2 Acres

Item Representative: N/A

-Staff discussed a potential property owner requesting a possible mixed use development on the property with commercial along the front and small scale four (4) to five (5) residential units behind it

-Staff discussed the current zoning is CPUD, Commercial Planned Unit Development- options to include a mixed use zoning under city zoning regulations and process

-Staff discussed the adjacent nineteen (19) acres are being reviewed for a residential townhouse development

-Duncan discussed small acreage property for what is being proposed but a small scale mixed use development could be reviewed but would want to see plans and Espinosa agreed

-Parnell discussed being listing agent for adjacent properties and developers of the nineteen (19) acre adjacent property will include this property

-820 Dickerson Road- Commercial Proposal -3.69 Acres

Item Representative: N/A

-Staff discussed the property owner requesting to rezone the property to commercial for a real-estate office

-Staff discussed the residential zoning on east side of Dickerson between Dry Creek and Shevel intersections and rezoning would be required to be reviewed with a comprehensive plan since currently designated as residential along eastern side of Dickerson and commercial zoning across Dickerson at intersection

- Duncan discussed concern with commercial zoning in area since Dry Creek Farms recently dealt with issue with commercial zoning being requested to be changed since no interest in years for commercial in area
- Garrett discussed would be a spot zoning issue
- Staff discussed spot zoning is court review issue and agrees that any zoning would need to be supported by the City's Comprehensive Plan
- Parnell discussed when reviewing the best and highest use- the low density residential zoning and plan designation is going to limit any development of the area and the Comprehensive Plan needs to be reviewed for the entire area

-Zoning Ordinance Amendment Regional Center Draft

- Staff discussed Comprehensive Plan amended to include the Regional Center area and next step would be to set up zoning ordinance to facilitate future rezoning requests
- Staff discussed options for preliminary master plan with rezoning process by both Planning Commission and City Commission or master plan just by Planning Commission following rezoning
- Staff discussed the zoning is going to be only for a developer wanting to develop to the standards for mixed use center street scape based design
- Espinosa discussed the approval process scenario options by staff and asked for pros and cons
- Staff discussed first option master plan for both Planning Commission and City Commission and risk would be less flexibility since zoning would be tied to a preliminary master plan
- Staff discussed the second option would not include City Commission with master plan at the Planning Commission stage only which would mean quicker rezoning process which developers prefer and would be easier for owner to sell property since preliminary master plan not required at rezoning
- Staff discussed the second option would not be an upfront master plan tied to zoning but regulations are defined to only permit a certain type of development supported by Comprehensive Plan
- Staff discussed the low and high intensity sections defined with the Comprehensive Plan process
- Parnell questioned the minimum three (3) story requirement
- Garrett asked if an existing building on Wren is tore down then a three (3) story building would have to be built back and asked about parking for these smaller lots
- Staff discussed the minimum height would only apply if rezoned and the smaller properties would include a more limited foot print but could be developed the best scenario would be multiple lots being combined
- Staff discussed the minimum building height is to provide the intended streetscape appearance with the Regional Center that is also why this district will work for someone interested developing to these standards
- Staff discussed parking designs with possibility of shared lots but all residential on-site needs dedicated parking also on-site and Commission could review changing minimum building height requirements at time of amendment
- Parnell asked if the regulations are based on Metro requirements and minimum lot sizes listed
- Staff discussed the minimum lot sizes are in case of subdivision proposal but don't expect that to be a big issue with already smaller property areas

- Parnell discussed the minimum lot sizes and 15,000 sq. ft. lots could be limited scale three (3) story townhouse type development but would be limited
- Staff discussed the amendments are based on existing zoning provisions and research of other areas and intended building and site designs

-Residential Parking/Sidewalks- Garage Orientation

- Staff discussed a City Commissioner has requested review of residential planned unit development standards like discussed last year in a training session
- Staff discussed issue in Parkview Preserve with cars parking on driveway hanging over sidewalk which is a common issue everywhere with smaller lots and more and larger vehicles
- Staff discussed design issues to deal with parking issues- side loaded court yard type or recessed front loaded garages, larger parking areas on each lot, increased front setbacks, dedicated on-street parking, rear loaded alley way type garages or separate walking trail system instead of street side sidewalks
- Staff discussed these design issues increase development and maintenance costs
- Trew discussed this being a home owner's association enforcement type issue and some residents might not be aware they are causing an issue
- Parnell discussed the garage size is an issue in Parkview should be twenty feet (20') feet minimum dimensions instead of nineteen (19') feet garage dimensions- homeowners thought they could park two (2) cars but can only parking one
- Espinosa discussed city ordinance on parking over sidewalk
- Staff discussed the city ordinance would be enforced like other similar violations by police but they don't have time and not popular going into residential neighborhoods for enforcement issues like this
- Garrett discussed the need for minimum dimension for garages
- Duncan discussed alley way maintenance either public or private these type of developments more cost to build and city maintenance more but looks nice but same issue that cars could block alleys
- Espinosa discussed the design of Durham Farms and different aesthetic appearance and accessing home is different especially for visitors

-Design Standards Prohibited Materials- New State Law

- Staff discussed new state law and appears per wording that if building code allows the materials then discriminating against materials could be an issue
- Staff discussed several area city regulations like Goodlettsville prohibit certain materials like vinyl siding and exterior metal panels in commercial and new planned unit developments including residential but existing state law does not permit design standards for single family residential in base type zoning districts – no master plan based zoning
- Staff discussed the waiver process defined by the new law and defined approval process similar to previous state laws dealing with cities and counties requiring residential fire sprinklers per adopted code to override state law exemption fire sprinklers
- Duncan discussed the City's ability to opt out of law like fire sprinkler example

- Staff discussed will do more research on intent of new law and that tricky thing with new law is that it references per provisions of building code which addresses fire prevention issues which has been used in the past to prohibit vinyl siding with residential construction
- Staff discussed design standards are different that minimum code construction and some cities have issues with taking the design issues to far which is why the law came about
- Garrett asked if in Bell Meade if city could regulate vinyl siding
- Staff discussed private restrictions could always apply in addition to city standards but per state law if property is not in a master plan type zoning district then cities per law are not supposed to enforce design issues on single family residences
- Garrett discussed how City lobbyist let this law go through

- Ellis discussed the give and take on both sides during the bill amendment process and cities do have some level of control and trying to understand impact of this law and that bill was supported by the Tennessee Home Builder's Association
- Staff discussed this was a caption bill in that general heading was over increasing the appeal time between local codes on state regulated projects- which has nothing to do with what the bill turned into
- Trew asked if accessory buildings would apply
- Staff discussed the city requires consistency between house and accessory buildings so whatever is permitted on house would also apply to accessory buildings but state law does not address accessory buildings design
- Duncan asked about mobile homes and staff discussed per Goodlettsville regulations they are not permitted in residential planned unit developments anyways which is only place the City requires residential design issues regarding materials
- Trew discussed the impact of the law on the city's regulations
- Staff discussed researching with other planners in Sumner County to understand the impact of the law so still some review needed but wanted to get this to the Planning Commission to know about the law and the law does include a time line so want to make sure this is handled quickly

DISCUSSION ITEMS

Public Forum on Planning Related Topics

No one present to speak at public forum. Duncan made a motion to close the public forum, seconded by McNeal. Motion passed 11-0.

With no further business, the meeting adjourned at 5:54 pm.

Chairman Tony Espinosa

Addam McCormick, Planning Director

