

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 3, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Jeff Duncan, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, Scott Trew, and Judy Wheeler

Absent: N/A

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

Espinosa called the meeting to order, and Wheeler offered prayer.

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

Item #2 Approval of March 6, 2023 Meeting Minutes: Duncan made a motion to approve the minutes of the March 6, 2023 meeting, Parnell seconded the motion. Espinosa abstained since he was absent from the meeting. The motion passed.

Item #3 Espinosa 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 PUBLIC HEARING Community Development Services Staff: Request approval of amendment to the Subdivision Regulations Section 1-109 regarding land dedication and fees associated with development improvements per recent Tennessee Code Annotated Section 13-4-303 (d)(1)-(3).

Espinosa opened the Public Hearing for Item #4.

No one requested to speak on Item #4.

Trew made a motion to close the Public Hearing, seconded by Wheeler. The motion passed.

The Public Hearing was closed.

Staff Discussion:

- The Planning Commission is the board responsible for adopting and amending the City's Subdivision Regulations.
- The City is required to hold a public hearing with a thirty (30) day notice process with the review of all amendments to the Subdivision Regulations.
- The Tennessee Legislature recently adopted a law defining the review criteria for any required property dedications, associated development fees, and the law would also apply to off-site infrastructure requirements with new developments.

- The amendment is to incorporate the state law section into the City's Subdivision Regulations.
- The application of the regulation section will require review and definition during the development approval process with any of the items required with a development approval.
- The process will be to ensure the developer's responsibility is limited to alleviating the defined impact the development creates.
- Engineered drainage, traffic, and utility studies required with new larger scale developments are key for determining the impact created by a development.
- Staff presented the Referenced Tennessee Code Annotated Section 13-4-303 (d)(1)-(3) and the Proposed Subdivision Regulations Section 1-109.
- Motion Option - Approve Subdivision Regulations amendment per state law section.
- Motion Option -Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Parnell asked Freeman for comments on the amendment.
- Freeman responded and explained the Legislature recommended the changes.

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

Item #5 806-810 Meadowlark Drive Properties Rezoning: Joseph Hall, First Wise Capital Group: Requests recommendation to the City Commission to rezone the 2.25 acre properties from CSL, Commercial Services Limited to R2, Regional Center Planned Unit Development Low Intensity. Properties referenced as Davidson County Tax Map/Parcels# 03401004200, 03401004300, 03401004400. Property Owners: Pamela and William Neiman, David and Gayla Storment and Dodd, and Eaves Revokable Living Trust.

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

Staff Discussion:

- The Planning Commission at the March meeting deferred the request to rezone the property at 806 Meadowlark Drive including a preliminary master plan for twelve (12) short term rental residential units with commercial ground floor uses.
- The revised plans include the additional properties at 808 and 810 Meadowlark Drive to the project.
- The project is four (4) buildings, thirty-six (36) short term rental units.
- The units average is one-thousand fifty (1,050) square feet on the short-term rental units.
- Eight (8) commercial units for a total of five thousand nine hundred (5,900) square feet.
- One hundred one (101) parking spaces, eighty-nine (89) off street, twelve (12) on street.
- April 3, 2023 Meadowlark Submittal Review Comments.
 1. Provide scaled/dimensioned plan including proposed building setbacks
 2. Provide sidewalk connections between buildings and sites.
 3. Provide general description and location of storm water quality/quantity facilities.
 4. Provide water and sewer service letters
 5. 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.
 6. Total commercial proposed is 5,900 square feet (shopping center required parking – 1 space per 200 square feet) 30 spaces with a handicap space at each facility. 2 parking space per each rental unit will be required – 76 spaces. Additional parking will be required to meet minimum

requirements and the City will require approval of proposed on-street parking. If approved for on-street parking all roadway alterations will be the developer's responsibility. Project may require public right-of-way dedication for wider sidewalk along Meadowlark Drive and include on-street parking in the right-of-way.

7. Is intention for lots and buildings to be single ownership? If not, will need to review site maintenance agreements and a subdivision plat will be required to designate access, drainage, and utility easements.

-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 and any additional information as determined by the Planning Commission.

Planning Commission Discussion:

-Duncan commented on the regional center zoning for this type of use and this project is perfect for this zoning.

-Trew discussed on-street parking.

-McCormick responded and explained what they would need to add to the width of the streets for on-street parking.

-Trew discussed the number of parking spaces per unit.

-McCormick responded and explained the criteria for the short-term rental units and commercial mixed use units.

-Espinosa discussed the two (2) motion options and the seven (7) stipulations.

-McCormick responded and discussed the sewer service in the area.

-Espinosa asked Mr. Ellis for comments on the sewer service.

-Ellis responded and discussed the Rivergate basin and Dry Creek basin maximum flow issue.

-Espinosa discussed moving forward with a revised master plan and the seven (7) stipulations.

-McCormick responded before going to the City Commission they need to know about the sewer and storm water facilities.

-Parnell discussed the Land Use, Zoning Plan for the area and concerns with future sewer capacity.

-Ellis responded and discussed the contract with Metro Nashville for sewer flow capacity.

-Parnell commented on a storm water treatment facility on the property, parallel parking and green space.

-McCormick discussed the flood plain on the property and how it will drain.

-Espinosa discussed the seven (7) stipulations and the master plan revision before going to the City Commission.

-McCormick responded and discussed the seven (7) stipulations.

-Ellis asked if they had inquired about water?

-Beddingfield responded they have reached out to Steve Diviney but have not received a response back and to Madison Suburban and have not received a response.

-Ellis recommended they give them more information on how much water and sewer is needed.

-Ellis commented no issue with wastewater but would not recommend going to the City Commission without the seven (7) stipulations being answered.

- Duncan commented on the seven (7) stipulations not going to the City Commission before the seven (7) conditions are met.
- Parnell discussed stipulation six (6) number of parking spaces.
- McCormick responded and explained the requirements for commercial parking and short-term rental unit parking.

Motion: Motion by Duncan to approve the request with the stipulations and stipulation #6 (six) being 101 parking spaces as proposed in the meeting, seconded by Trew. The motion passed unanimously.

Item #6 Zoning Ordinance Amendment Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-201(3), 14-205 (3)(b), 14-210(4)(d) and 14-213 (9)(h) to include a conditional use in residential zoning districts for a limited scale event facilities on larger acreage properties. **(City resident/property owner submitted request)**

Item Representative: Addam McCormick, Staff

Staff Discussion:

- Staff received a request from the property owner of the 4.7-acre property at 815 Long Hollow Pike.
- The applicant is reviewing rebuilding the existing barn building near Long Hollow Pike.
- The owner has requested the new barn building to be available to be used for a limited scale event center for small events.
- A Zoning Ordinance amendment would be required to permit a limited commercial use of the property.
- The request for a limited scale event center would not fall under the home occupation section of Zoning Ordinance since multiple clients or customers will be served with the proposed event center use.
- The Zoning Ordinance amendment proposal is based on the property owner's request.
- The amendment would define a limited scale use in the residential zoning districts on larger size properties and located on roadways supporting the increased traffic from the use.
- The amendment includes a conditional use process including review by the City's Board of Zoning and Sign Appeals for the base residential zoning districts and Planning Commission for the planned unit development zoning districts.
- A public hearing would be required with the conditional use request.
- The amendment includes regulations to limit the scale of the event center operation and activities and impact onto adjacent residential areas.
- Staff requests Planning Commission's input on the maximum size of event (number of people) and hours of operation limitation listed with the ordinance amendment proposal.
- Staff presented Zoning Ordinance Amendment Proposal: (9) Conditional Use Permits, (h) Specific Standards for Residential Activities, (iv) Limited Scale Event Center
- A limited scale event center on larger acre properties in residential zoning district provides the opportunity for small scale commercial use events in a rural residential setting.
- The conditional use application and event center shall meet the following requirements:
 1. The intention is for the event facility to not cause undue traffic congestion or draw significant amounts of traffic through minor residential streets. The use shall be located on property accessed by either main local or state roadways that would support the anticipated increased traffic from operating events
 2. All parking for the event, including for the property owner and residents during the event shall be off the roadway and be available on the property.

3. The event facility to be located on property including a minimum of three (3) acres
4. The event facility to be owned and operated by the property owner residing on the property
5. No single event shall exceed occupancy for more than fifty (50) people
6. Events shall be limited to operating from 9 am to 9 pm and shall not include overnight stay
7. Accessory buildings used for the events shall meet the provisions of the Zoning Ordinance regarding maximum square footage, materials, building heights, and the designated parking and the building shall be designed to be accessible.
8. Event facility to include permanent on-site bathroom accessible bathroom facilities
9. Signage for the event center to be limited to a ground sign on the property not exceeding seven (7') feet in height and 25 square feet in area.
10. All necessary steps shall be taken to minimize any adverse effects of the event venue on the immediate vicinity through building design, site design, landscaping, and screening. Any lighting to be used for the event shall be limited in height and location not to create glare onto adjacent properties zoned or used as residential.

-Applicants requesting a conditional use shall submit a written request and plans of the property and building.

-The plans shall include enough detail to certify that the requirements listed above will be met.

-The conditional use review may include limiting the location of the event on the property to limit the impact of the event facility use on the immediate vicinity and reducing the operation of the events to defined days of the week.

-Motion Option - Approve City Commission recommendation to amend the Zoning Ordinance to create a conditional use residential zoning district event facility as presented with any additional ordinance requirements as determined by the Planning Commission

-Motion Option - Deny City Commission recommendation to amend the Zoning Ordinance to create a conditional use residential zoning district event facility use

-Motion Option - Defer request to include additional information as determined by the Planning Commission

Planning Commission Discussion:

-Duncan discussed the Winery on Long Hollow Pike requesting a similar event facility in the back.

-McCormick responded that location is zoned commercial and different from this request.

-Ellis discussed issues with the Winery location as a music venue and parking problems.

-Duncan discussed concerns with parking, noise and the size of the property for the proposed event location.

-Duncan discussed the Zoning Ordinance Amendment Proposal as a policy and the property size would need to be at least five (5) acres.

-McCormick responded with examples of rural areas in the City with five (5) acres, Hitt Lane, Patton Branch, Madison Creek and Happy Hollow with plenty of parking.

-Parnell discussed a Church being an example of an event center in the area and how this 4.7 acres could be used for an event facility.

-McCormick responded in the building codes if you go over fifty (50) people it becomes assembly use and the requirements change.

-Duncan discussed concerns with the number of commercial activities that could be scheduled for the proposed location.

-Trew commented he has concerns of commercial activities, location of sign and property area.

-Ellis discussed the limited usable area of the 4.7 acres.

-Tinnin discussed concerns with the number of events parking in the grass on the property and flooding.

-Espinosa thanked McCormick and his team for the work they put into researching proposals and zoning

requests from citizens.

Motion: Motion by Trew to deny the request, seconded by Wheeler. Parnell voted no. The motion passed 6-1.

DISCUSSION ITEM

N. Main Street Parking Lot

The attached plan includes a parking lot addition for sixteen (16) parking spaces in the vacant lot in front of the business at 605 N. Main Street. The applicant agreed to install parking lot lighting and landscaping. The project is under the square footage threshold requirement (10,000s sq. ft.) of the City's Storm Water Ordinance water quality and quantity requirements. No alteration to N. Main Street is proposed since the existing adjacent driveway will be used.

824 Wren Road

The attached plan includes thirteen (13) parking spaces and a 1,005 square footage building addition. Staff meet with the applicant to discuss parking lot lighting and the use of an existing security light, landscaping, and erosion control. The project is under the square footage threshold requirement (10,000 sq. ft.) of the City's Storm Water Ordinance water quality and quantity requirements. The project is outside of the designated FEMA flood zones on the property. No alteration to Wren Road is proposed since the existing driveway will be used.

With no further business, the meeting adjourned at 6:10 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant