

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 4, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Jeff Duncan, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, Vice-Chair 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 Trew offered prayer.

Espinosa announced he is resigning from the Planning and Zoning Commission, and this would be his last meeting.

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

Item #2 Approval of November 6, 2023 Meeting Minutes: Tinnin made a motion to approve the minutes of the November 6, 2023 meeting, Duncan seconded the motion. The motion passed unanimously.

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

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

The Public Forum was closed.

AGENDA

Item #4 Community Development Staff: Requests approval of the 2024 Planning Commission Meeting and Development Plan Submittal Calendar

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The January and September meeting dates will be altered due to holidays.
- Motion Option-Approve proposed 2024 meeting and submittal calendar
- Motion Option-Approve to include any different dates as determined by the Planning Commission.

Planning Commission Discussion: N/A

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

Item #5 Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 (1)(o) to reduce the permitted timeline for temporary uses.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- Staff has received complaints about temporary uses being permitted sixty (60) days a year and that temporary food tents are creating unfair competition issues with area restaurants.
- The City's Zoning Ordinance Temporary Use section including regulations for outdoor displays, sales of foods or merchandise defines a maximum permitted timeline line of sixty (60) days a year.
- The ordinance section does not include a limitation for the temporary use timeline to be on consecutive days.
- Staff has received questions about the difference between food services operating under a temporary use permit versus being regulated under the City's Food Truck requirement.
- The City permits food trucks west of Interstate I-65 within defined situations and locations under an annual operating permit with no defined limitation on the number of operating days per year.
- Any proposed food trucks under the current ordinance requirements east of Interstate I-65 would be regulated by the sixty (60) days per year regulation.
- The interstate location reference was defined due to the number of permanent restaurants operating east of I-65.
- The proposed amendment is to reduce the number of permitted temporary sale dates from sixty (60) days to fourteen (14) days a year.
- Motion Option- Recommend approval to the City Commission to reduce the outdoor displays, sales of foods or merchandise temporary uses in commercial and industrial zoning districts from sixty (60) to fourteen (14) days maximum per year.
- Motion Option-Recommend approval to the City Commission to reduce the outdoor displays, sales of foods or merchandise temporary uses in commercial and industrial zoning districts to another timeline or other amendment as determined by the Planning Commission.
- Motion Option-Recommend denial to the City Commission to not amend the Zoning Ordinance and maintain the sixty (60) days outdoor displays, sales of foods or merchandise temporary uses in commercial and industrial zoning districts.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.
- McCormick presented recommendation to approve the amendment

Planning Commission Discussion:

- Duncan asked for clarification on the sixty (60) days per location or vendor.
- McCormick responded per vendor and location
- Trew expressed his opinion that he thinks it is unfair for other facilities having to pay utilities, taxes and other expenses while tent vendors do not.
- Freeman discussed the definition of a year.
- Parnell asked for clarification/effect on reducing the number of days for temporary uses.
- Ellis responded the request for reducing the number of days is based on the number of complaints the City is receiving from the pop-up vendors going up around the City.

- Espinosa commented he thinks the fourteen (14) days is generous.
- Parnell discussed the purpose of a temporary use permit.
- McCormick responded and clarified the language change in the ordinance.
- Trew asked if this would affect special events such as festivals in the park?
- McCormick responded City events would not be regulated under the ordinance.
- McCormick discussed fire works tents around the city are already non-conforming uses and will continue as non-conforming uses
- Ellis discussed food truck regulations permit and specific event permits.
- Espinosa discussed the fourteen (14) day timeline for temporary use.

Motion: Motion by Duncan to approve the request with the one (1) stipulation referenced in meeting about definition of the one-year period, seconded by Wheeler. The motion passed unanimously.

Item #6 Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (4)(g) to remove the minimum attached garage requirement in the base residential zoning districts (*Deferred at November 6th meeting*)

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The Planning Commission discussed the amendment and staff discussed a possible amendment in the R7 High Density District to remove the garage requirement due to high density type developments and maintain the garage requirement in the medium and low-density residential districts.
- A City Commissioner requested the Planning Commission to review the garage requirement in all the base residential zoning districts.
- The City recently amended the parking requirement to require a minimum number of off-street parking spaces based on the number of bedroom units.
- The City does not have a requirement for property owners or residents to park their cars in the required garage on the property.
- The Planning Commission discussed the possibility of the garage requirement also being based on the type of permitted residential uses and the typical lot size in the residential zoning districts.
- The property owner requested the City to review the attached one-car garage requirement in the R7 high density residential zoning district.
- The current residential zoning designations (R7 through R40) with attached garage requirements were included in the 1989 edition of the City's Zoning Ordinance.
- The City has recently amended the Zoning Ordinance to define minimum dimensions of required garages including a one-car garage minimum dimension of twelve (12') feet x twenty-two (22') feet/264 square feet and a two-car garage minimum dimension of twenty-two (22') feet x twenty-two (22') feet/ 484 square feet.
- The City also amended the Zoning Ordinance to require more off-street parking for new residential units with two (2) spaces required for dwellings with two (2) bedroom units and four (4) spaces required for dwellings with three (3) and more bedroom units.
- Motion Option-Recommend approval to the City Commission for minimum attached garage removal in all the base residential zoning districts.
- Motion Option-Recommend approval to the City Commission for garage removal in the R7 High Density Residential zoning district.
- Motion Option-Recommend denial to the City Commission to not amend the Zoning Ordinance to

- remove the minimum attached garage requirement in the base residential zoning districts.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.
 - McCormick presented recommendation to approve the request since the garage requirement in an aesthetic design requirement since parking in garages is not required and the city requires off-street parking. Staff discussed recommendation based on state design regulation law section not including one and two (2) family dwelling.

Planning Commission Discussion:

- Espinosa discussed staff's recommendations
- Duncan restated from last months meeting minutes in his opinion it would be a mistake to remove the attached garage zoning requirement from everything.
- Duncan discussed the zoning requirements being a standard they have established over the years.
- Tinnin discussed problems with parking if they do not have a minimum and maximum for parking in the new developments.
- Parnell asked what happened to the R-7 request?
- McCormick responded there is a permit application submitted.
- Parnell asked if the applicant could request a variance.
- McCormick responded a variance would be a Zoning and Appeals request but property does not include any limitations based on property size and dimensions
- Parnell discussed issues with design standards.
- McCormick discussed the ordinance and his interpretation of the state law and what his recommendation would be in the base districts.
- Freeman discussed the request based on an affordable housing funding from a Metro Nashville Program.
- Ellis recommended the board to consider making a change only to the R-7 zoning district at this time.

Motion: Motion by Parnell to recommend approval to the City Commission for garage removal in the R-7 High Density Residential zoning district, seconded by Duncan. Roll call vote Duncan-Yes, Wheeler-No, Trew-No, Tinnin-No, McNeal-Yes, Parnell-Yes. 3-Yes and 4-No. The motion failed.

DISCUSSION ITEM

-Rivergate Parkway/ Wade Circle- Hotel to Apartment Conversion Proposal

A developer is requesting discussion on a proposal to rezone 4.73 acres including properties at 622 Rivergate Parkway (America's Best Value Inn), 611, 645, and 677 Wade Circle from CSL, Commercial Services Limited/ INT, Interchange Overlay to RC1, Regional Center Planned Unit Development Low Intensity. The proposal is to convert the existing hotel rooms to apartment units. The properties are included in the City's Comprehensive Land Use Plan as Regional Center Low Intensity. Staff discussed with the developer that the design of the remodel/unit alterations and required commercial component required with the Regional Center Planned Unit Development zoning will be important with the project design and review. The commercial component could be phased in and located on an adjacent commercial lot due to the existing hotel design as determined by the Planning Commission with the preliminary master plan and rezoning review process. The minimum commercial component would be

8,300 square feet based on fifty-one (51%) percent of the existing 16,300 square feet of the Rivergate Parkway frontage ground floor building square footage.

Trew asked if these would be long term leases?

Tyler Cauble responded the plan is to do nothing less than thirty (30) days.

Trew asked the approximate monthly rate?

Tyler Cauble responded from \$900 to \$1200 a month inclusive with utilities.

Duncan asked for clarification on the apartment design unit with short term rentals.

Tyler Cauble responded no term shorter than thirty (30) days.

Parnell asked what was happening with the three (3) residential lots.

Tyler Cauble responded two (2) of the lots commercial space.

Ellis discussed the hotel's current zoning classification with interchange overlay

Espinosa discussed concerns as a resident he has with this type of housing in this area.

Tyler Cauble discussed the positive outcomes from a similar project located on West Trinity Lane in East Nashville.

Duncan discussed concerns with the zoning and approving this project for this location.

Parnell discussed the best use/options for the City and property.

McCormick discussed the property location with access offset from the property creates a limitation which would make difficult for fuel service and restaurant and that a hotel is a good use of the property with the overlay zoning.

-Public Development Improvements Requirements Utilities, Storm Water, Roadways

McCormick discussed after the November meeting, the three (3) area water utility providers were contacted and briefly discussed their review process and their concerns with the city defining minimum requirements about water service provided by Utility District separate from the city. The representative presented staff information based on their experience with both public and private/public water systems and property owners' associations. Staff would recommend setting up a study session to discuss the city concerns for residents being responsible for water quality and maintenance with individual private/public designs with Metro Water, White House Utility District, and Madison Suburban Utility District representatives. The study session would be to determine the need for city regulations or a revised development review and approval process under the current regulations.

Duncan supports the recommendation.

With no further business, the meeting was adjourned at 6:20 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant