



February 5, 2024 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of February 5, 2024 Agenda

Approval of Meeting Minutes

2. Approval of January 8, 2024 Meeting Minutes

Individual Review of Regular Agenda Items

3. Public Forum on Planning Related Topics
4. Sumer Yates, 615 Events/Property Representative: Requests recommendation to the City Commission to remove the INT, Interchange Overlay from the CSL, Commercial Services Limited property zoning to permit an entertainment and amusement use at 458 Moss Trail/Rivergate Parkway. The 0.67-acre property is referenced as Davidson County Tax Map/Parcel# 02609003800. Property Owner: Jessy Y James
5. Mark and Kelly Morris, Property Owners: Requests approval to replace a non-conforming one family detached dwelling unit at 409 Bass Street. The 0.16-acre property referenced as Davidson County Tax Map/Parcel# 01913000500 is zoned CG, General Commercial. Request is per Tennessee Code Annotated Section 13-3-501 Movement of Single-Family Residences
6. Chad A. Combs , Property Owner: Requests approval for alternative building materials for a proposed accessory building at 136 Hogans Branch Road. The 1.3-acre property referenced as Sumner County Tax Map/Parcel# 121 10520 is zoned R-40, Low Density Residential. Request is per Zoning Ordinance Section 14-208 (1)(c).

DISCUSSION ITEM:

For more information regarding this agenda, please contact the city recorder by email at:

amccormick@goodlettsville.gov

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212

www.goodlettsville.gov

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday February 5, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of February 5, 2024 Agenda

ITEM#2 Approval of January 8, 2024 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 Sumer Yates, 615 Events/Property Representative: Requests recommendation to the City Commission to remove the INT, Interchange Overlay from the CSL, Commercial Services Limited property zoning to permit an entertainment and amusement use at 458 Moss Trail/Rivergate Parkway. The 0.67-acre property is referenced as Davidson County Tax Map/Parcel# 02609003800. Property Owner: Jessy Y James

ITEM#5 Mark and Kelly Morris, Property Owners: Requests approval to replace a non-conforming one family detached dwelling unit at 409 Bass Street. The 0.16-acre property referenced as Davidson County Tax Map/Parcel# 01913000500 is zoned CSL, Commercial Services Limited. Request is per Tennessee Code Annotated Section 13-3-501 Movement of Single-Family Residences

ITEM#6 Chad A. Combs , Property Owner: Requests approval for alternative building materials for a proposed accessory building at 136 Hogans Branch Road. The 1.3-acre property referenced as Sumner County Tax Map/Parcel# 121 10520 is zoned R-40, Low Density Residential. Request is per Zoning Ordinance Section 14-208 (1)(c).

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF REPORT

Monday February 5, 2024 5:00 PM

ITEM#1 Approval of February 5, 2024 Agenda

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with agenda amendments as determined by the Planning Commission

ITEM#2 Approval of January 8, 2024 Meeting Minutes

MOTION OPTIONS:

1. Approve as listed
2. Approve with minute amendments as determined by the Planning Commission

ITEM#3 Public Forum on Planning Related Topics

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#4 Sumer Yates, 615 Events/Property Representative: Requests recommendation to the City Commission to remove the INT, Interchange Overlay from the CSL, Commercial Services Limited property zoning to permit an entertainment and amusement use at 458 Moss Trail/Rivergate Parkway. The 0.67-acre property is referenced as Davidson County Tax Map/Parcel# 02609003800. Property Owner: Jessy Y James

STAFF NOTES:

The request is to remove the INT Interchange Overlay on the property based on initial and current use request for an entertainment and amusement (event space) use per the applicant's request information. The referenced property is zoned CSL, Commercial Services Limited and is within the INT, Interchange Overlay. The entertainment and amusement use is permitted by conditional use by the City's Board of Zoning and Signs Appeals. The INT overlay overrides the base zoning permitted use and limits the permitted uses to the INT overlay to include restaurants, vehicle fuel and service, and hotels. The last use of the property was an exercise gym that is a legal non-conforming use. If the INT overlay is approved to be removed by the Planning Commission and City Commission, the applicant would be required to go before the City's Board of Zoning and Sign Appeals for conditional use review. Maintaining the INT overlay

limits the uses on the property to continuation of the non-conforming exercise gym, restaurant, or a vehicle fuel/service center. Due to the property size, a hotel meeting the City's ninety (90) room minimum requirement would not be possible. The Planning Commission could also review an option to include the proposed use within the INT overlay.

Per Applicant's Request

We wish to change the usage of the building from the current gym to an event space. This space would be available for rent to host events such as bridal showers, baby showers, birthday's and other events. It would provide a sophisticated space for the local city of Goodlettsville as well as the surrounding cities.

Goodlettsville Zoning Ordinance Referenced Section:

Interchange Overlay District

This district is intended to provide for uses which are compatible only with highway travel and the accommodation of all-night and rest-stop services.(a)Application. The use provisions of the interchange overlay district shall be applied to those parcels and lots within the commercial base zoning and PUD districts as indicated as being within the INT on the official zoning map and shall control the use of property within the interchange overlay district.(b)Use provisions.

Within the interchange overlay district, only the following uses shall be permitted:(i)Fuel and service stations.(ii)Hotels and motels.(iii)Restaurants and drive-in restaurants.(iv)Wireless communications facilities.

Goodlettsville Zoning Map

Solid Purple Line- INT Overlay

Dotted Purple Line-Proposed INT Overlay removing property (yellow star)



MOTION OPTIONS:

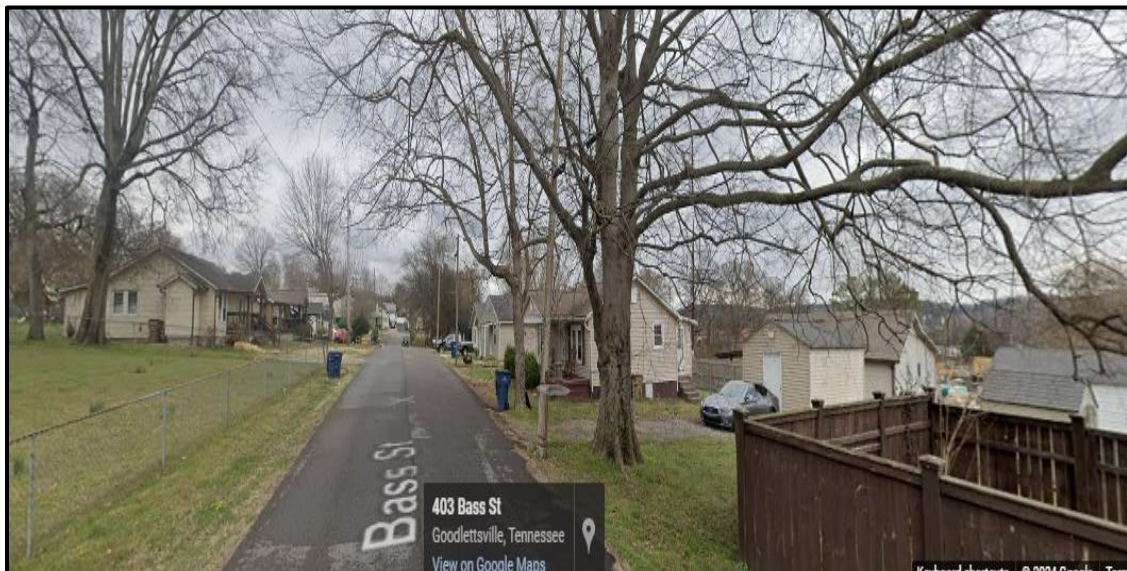
1. Recommend approval to the City Commission to remove the INT, Interchange Overlay from the property
2. Recommend denial to the City Commission to remove the INT, Interchange Overlay from the property and maintain the overlay on the property
3. Deferral to include any additional information determined by the Planning Commission during the meeting discussion

ITEM#5 Mark and Kelly Morris, Property Owners: Requests approval to replace a non-conforming one family detached dwelling unit at 409 Bass Street. The 0.16-acre property referenced as Davidson County Tax Map/Parcel# 01913000500 is zoned **CSL, Commercial Services Limited**. Request is per Tennessee Code Annotated Section 13-3-501 Movement of Single-Family Residences

STAFF NOTES:

The property contained a non-conforming one family dwelling unit/house on the property that is zoned CSL, Commercial Services Limited. The dwelling was demolished in March 2023. Per the City's Zoning Ordinance non-conforming ordinance section, a one family dwelling can be

replaced within one year or by March 2024. The Tennessee Code Annotated does include a section about review and approval process to move in an existing residential dwelling/ house in a residential area. The state law section does not define or exclude residential units being non-conforming due to being within a commercial or industrial zoning like in this situation. The Planning Commission approval is to ensure consistency (age, size, and value) with the proposed moved in residential dwelling. The Planning Commission approval is required in this situation since there is not a property owners association on the properties in the adjacent area.



Adjacent Residential Dwelling Unit Property Information (Age/Sq.ft/Building Improvement Value). Properties zoned CSL, Commercial Services Limited. Information per Davidson County on-line property viewer website.

114 Linderberg Avenue:	1940	1,637 sq. ft.	\$ 154,500
116 Lindberg Avenue:	1926	1,500 sq. ft.	\$ 140,200
117 Lingberg Avenue:	1935	1,148 sq. ft.	\$ 106,000
118 Lingberg Avenue:	1930	1,306 sq. ft.	\$ 187,600
119 Lingberg Avenue:	1918	1,008 sq. ft.	\$ 109,700
411 Bass Street:	1910	927 sq. ft.	\$ 93,100
408 Bass Street:	1928	1,130 sq. ft.	\$ 103,000
407 Bass Street:	1915	1,097 sq. ft.	\$ 105,200
406 Bass Street:	1928	876 sq. ft.	\$ 101,900
405 Bass Street:	1935	1,484 sq. ft.	\$ 96, 200
404 Bass Street:	1928	794 sq. ft.	\$ 89,400
403 Bass Street:	1920	966 sq. ft.	\$ 108,400
110 Depot Street	1956	1,020 sq.ft.	\$ 101,000
116 Depot Street	1920	1, 850 sq. ft.	\$ 161,300
118 Deport Street	1920	941 sq. ft.	\$ 102,100
120 Depot Street	1932	1,024 sq.ft.	\$ 97,600
404 Church Street	1930	988 sq. ft.	\$ 133,700
Averages	1928	1,159 sq.ft.	\$ 117,112

The existing dwelling/house proposed to be relocated is owned by the McFerrin Baptist Church on Old Hickory Boulevard in Madison. Staff was not able to locate a current separate assessed building improvement value for the dwelling proposed to be relocated on Bass Street. The 2015 assessed building improvement value was \$ 92,600. The adjacent house (1957- 1,556 sq.ft.) similar design- one story brick ranch style house that is also owned by the church that is on a separate property has a building improvement value of \$ 216,500. The proposed house per the applicant to be moved into the property at 209 Bass Street would exceed the average age, square

footage, and building value. *The referenced building value is based on a similar adjacent dwelling unit/house in Madison.*

Per Applicant's Request

I am a licensed contractor who is seeking approval from Goodlettsville Planning Commission to move a house on the lot at 409 Bass Street. It is a 1960 home approximate size is 29 x 60. My goal is to make it match the other homes in the area. Currently,

my wife and I own 403 Bass Street, 404 Bass Street, 406 Bass Street and 407 Bass Street. We also own 307 Church Street and 404 Church Street.

My company also moved the home at 404 Church Street on that lot after the GPC approved in 2017. I want to thank the GPC for always working with me on these projects. We own several other properties in the area and always strive to keep them nice and maintained for the community.

MOTION OPTIONS:

1. Approval to permit the proposed one family dwelling unit to be moved onto the property since the proposal meets the provisions of the referenced Tennessee Code Annotated section
2. Denial to not permit the proposed one family dwelling unit to be moved on the property as determined by the Planning Commission during the meeting discussion
3. Deferral to include any additional information determined by the Planning Commission during the meeting discussion

Goodlettsville Zoning Ordinance Referenced Section:

Damage or destruction. Any commercial, industrial, **or single-family residential use** subject to the provisions of this section shall be allowed to reconstruct new facilities necessary to the conduct of such operation, provided that no destruction or rebuilding;

(i) Shall result in a change of one nonconforming use to another nonconforming use which increases the degree of nonconformity;

(ii) Shall infringe upon, or increase the extent of any infringement existing at the time of this ordinance, upon any open space, bulk and lot requirements established by this ordinance.

(iii) Shall take place only upon the zone lot(s) on which said use was operating as of the effective date of this ordinance, and shall be reconstructed within one (1) year.

Tennessee Code Annotated Referenced Sections:

13-3-502. Requirements for moving single family residence from one foundation to another.

(a) No single family residence shall be moved from an existing foundation to another foundation located within a developed area of single family residences unless:

(1) The residence to be moved is consistent with the age, value, size and appearance of existing residences within the developed area of single family residences to which the single family residence is to be moved; provided, that the value of the house may be greater than that of the existing residences and the size of the house may be larger than that of the existing residences; and

(2) Approval for the movement of the single family residence to a foundation within a developed area of single family residences has been given by:

(A) The home owners' association of the development where the residence is to be moved, if a home owners' association is in existence;

(B) A neighborhood association where the residence is to be moved that has been in existence for more than one (1) year prior to the date the residence is to be moved, if a neighborhood association is in existence in the area;

(C) The regional planning commission, if a regional planning commission is in existence in the area where the residence is to be moved, and subdivision (a)(2)(A) or (a)(2)(B) does not apply;

(D) The municipal planning commission, if a municipal planning commission is in existence in the municipality where the residence is to be moved and subdivision (a)(2)(A), (a)(2)(B) or (a)(2)(C) does not apply; or

13-3-503. Consistency of residence with age, value, size and appearance of existing residences.

The residence is consistent with:

(1) The age of existing residences within the developed area of single family residences, if the residence to be moved is within ten (10) years of the average age of the existing structures within the developed area;

(2)

(A) The value of existing residences within the developed area of single family residences, if the valuation of the residence being moved appraised, prior to being moved, at a value that is at least equal to the average appraisal of the existing structures within the developed area; provided, that nothing in this subdivision (2) shall be construed to prevent the residence from exceeding the value of the existing structures. In establishing the value of existing structures, the value of modular homes located in the developed area shall not be used in arriving at the average appraisal of the existing structures;

(B) If the value of the residence, prior to being moved, appraised at a value that is at least equal to the average appraisal of the existing structures within the developed area, then it shall be presumed that the residence shall appraise at least at the same or greater value once it is moved;

(C) In obtaining approval from a governing body identified in § 13-3-502, as proof that the value of the residence or appearance of the residence is consistent with the value or appearance of the existing residences, evidence may be presented that includes photographs of the inside and outside of the residence to be moved as well as the appraised value of the residence as determined by the assessor of property, or the fair market value of the residence as determined by an independent appraiser. The proof shall be a rebuttable presumption that the value and

appearance of the residence is at least equal to the value and appearance of the existing structures within the developed area. Additional documents showing intended improvements may also be presented;

(3) The size of existing residences within the developed area of single family residences, if the size of the residence being moved is at least within one hundred square feet (100 sq. ft.) of the average size of the existing structures within the developed area; provided, that nothing in this subdivision (3) shall be construed to prevent the residence from exceeding the average square footage. In establishing the average size of existing structures, the square footage of modular homes shall not be used in making the calculations; and

(4) The appearance of existing residences within the developed area of single family residences as determined by the body giving its approval for the single family residence to be moved to the developed area.

ITEM#6 Chad A. Combs , Property Owner: Requests approval for alternative building materials for a proposed accessory building at 136 Hogans Branch Road. The 1.3-acre property referenced as Sumner County Tax Map/Parcel# 121 10520 is zoned R-40, Low Density Residential. Request is per Zoning Ordinance Section 14-208 (1)(c).

STAFF NOTES:

The request is for alternative building materials for a proposed accessory building at the back of the property. The primary dwelling/house includes limited brick and majority vinyl siding with asphalt shingles. The applicant's request is for a metal siding/ roof building with similar colors. Staff has discussed with applicant that the City previously revised the maximum building roof height to include the distance measured at one half of the sloped/pitched roof height instead of roof peak height.

Per Applicant's Request:

I am requesting approval to do a post frame building with grey D rib metal siding, black D rib metal roof to match the color of my house and current garage. My house and garage has grey vinyl siding and black shingles. With the architecture of the house and height of the house from the street which is a lot taller than where the new structure to be built to allow a proper 4/12 or 6/12 pitch roof in turn will be higher than the city code of 18" from slab to ridge. Installing a lower pitch roof with the width of the building to meet city code is not the best practice because I would have to lower it to a 3/12 pitch

Per Applicant's Request



 Search inside image

RH Pole Barns [Visit >](#)

Images may be subject to copyright. [Learn More](#)

 Share



 CHA Pole Barns
Custom Pole Barn Building...



 Hansen Pole Buildings
Project# 05-0601 - Hansen...

General proposed accessory building location. The applicant is currently working with the Goodlettsville Public Works Department to review a revised public utility easement location for the proposed building location. The property is not currently on sewer so the accessory building location is also determined by the property septic area.



Goodlettsville Zoning Ordinance Referenced Section:

One accessory building or structure is permitted less than the 504 square footage requirements not meeting the primary building material consistency requirements of this section. Accessory buildings or structures permitted or installed per city requirements prior to the adoption of the material consistency requirement per Ordinance 15-844 would not be used in calculating the

square footage permitted less than the 504 square footage permitted per property. On primary roof and exterior wall materials of the principal large acreage agricultural and R-40 zoned properties consisting of five or more acres, accessory building(s) or structure are not required to be constructed of consistent materials of the primary building if the accessory building(s) or structure is constructed entirely behind and separate from the primary building and is constructed per the building setbacks of the zoning district. **The primary exterior wall and roof materials of the principal building shall be extended on all sides of the exterior walls and roof of additions or accessory buildings or structures. In the case of principal buildings or structures with multiple exterior wall materials, the addition and accessory building or structure may be constructed of materials at the same ratio of the principal building or structure. Alternative designs for large acreage properties as referenced above and alternative designs that exceed the purpose and intention of the items referenced above with single family and duplex residential building and structures may be approved by planning and development services staff. Staff's decision on alternative designs may be appealed to the planning commission for review.**

MOTION OPTIONS:

1. Approval to permit the alternative accessory building materials due to existing primary building design and materials
2. Denial to not permit the alternative accessory building materials and require primary material to be vinyl siding and asphalt single roof
3. Deferral to include any additional information determined by the Planning Commission during the meeting discussion







OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 8, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Jeff Duncan, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler.

Absent: Scott Trew

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

Jeff Duncan (temporary chairman) called the meeting to order, and Duncan offered prayer.

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

Annual Chair and Vice-Chair Officer Election

Parnell made a motion to nominate Scott Trew for Chairman. Wheeler seconded the motion. The motion passed. Members voted unanimously to approve Scott Trew Chairman of the Goodlettsville Planning and Zoning Commission.

Duncan made a motion to nominate Mayor Rusty Tinnin for Vice-Chairman. Mayor Rusty Tinnin made a motion to nominate Jeff Parnell for Vice-Chairman. Wheeler seconded the motion for Mayor Rusty Tinnin. McNeal seconded the motion for Jeff Parnell. Mayor Rusty Tinnin declined the nomination for Vice-Chairman. Jeff Parnell accepted the nomination for Vice-Chairman. The motion passed. Members voted unanimously to approve Jeff Parnell for Vice-Chairman of the Goodlettsville Planning and Zoning Commission.

Item #2 Approval of December 4, 2023 Meeting Minutes: Tinnin made a motion to approve the minutes of the December 4, 2023 meeting, McNeal seconded the motion. The motion passed unanimously.

Item #3 Duncan 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 Tinnin. The motion passed unanimously.

The Public Forum was closed.

AGENDA

Item #4 Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2B

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The developer requests to maintain the current bond (\$246,242) amount for the 2023-2024 time period due to the remaining cost improvements.
- Project Status: Seven (7) of fifteen (15) lots under construction. No completed lots.
- Subdivision Plat Recording Date: March 24, 2023
- Current Project Bond: \$ 246,242- performance bond- January 13, 2024 Expiration
- Remaining Project Improvements: Final asphalt paving, Landscaping, Street lighting, Site finish grading/stabilization and Sidewalk sections with unit/lot construction
- Improvement Cost Estimate: \$ 185,000 based on original cost estimates
- Motion Option- Approval for one-year bond extension at current amount \$ 246,242
- Motion Option- Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting.

Planning Commission Discussion: N/A

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

Item #5 Community Development Staff: (per request of property owner at 128 Two Mile Pike)

Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (3)(ii)(E) to permit chickens and coops in additional residential zoning districts.

Item Representative: Addam McCormick, Staff**Staff Discussion:**

- A Zoning Ordinance violation was sent on October 24, 2023 regarding a chicken at 128 Two Mile Road. -
- The property owner representative has requested the City to amend the Zoning Ordinance to permit a pet rooster on the property.
- The violation enforcement has been on hold to allow the Planning Commission to review the proposed amendment.
- If the Planning Commission recommends approval of the amendment to the City Commission, then the violation enforcement will continue to be on hold until the determination by the City Commission.
- If the Planning Commission does not recommend approval to the City Commission, staff will continue the violation enforcement including the issuance of a City Court citation if the chicken remains at the property.
- A proposed amendment was prepared by staff per the request of the property owner representative.
- Staff based the amendment on other local regulations except the proposed section permitting a single rooster. This section was included since the property owner representative has requested to keep a single rooster.
- The Zoning Ordinance only permits chickens within the Agricultural and R-40, Low Density Residential zoning districts.
- The City's Zoning Ordinance also requires conditional use review and approval by the City's Board of Zoning and Sign Appeals for keeping farm animals, including but not limited to chickens, in the R-40, Low Density Residential for properties including five (5+) or more acres.
- The amendment is to include a limited provision for personal-use hobby chickens in all residential zoning districts.
- Staff presented the proposed amendment for Zoning Ordinance Section 14-205 (3)(ii)(E).

- Motion Option-Recommend approval to the City Commission to permit hobby chickens/domestic hen per the proposed amendment.
- Motion Option-Recommend approval to the City Commission to permit hobby chickens/domestic hen with amendments to the proposed amendment as determined by the Planning Commission.
- Motion Option-Recommend denial to the City Commission to not amend the Zoning Ordinance and maintain the current requirement.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.
- Staff would recommend approval to the City Commission to permit hobby chickens/domestic hens per the proposed amendment.

Planning Commission Discussion:

- Parnell discussed the current zoning in Agricultural and R-40 zoning districts and the proposed amendment is to include all residential zoning districts.
- Duncan shared his experience as a City official in previous City meetings regarding this subject matter and the number of complaint calls he received on the matter. He could not support this request.
- Parnell asked if the Planning Commission denies the request can it go to the City Commission anyways?
- Duncan responded if they do not recommend then a City Commissioner would have to bring forward.
- Tinnin discussed the staff recommendation and appreciates all the research on the subject matter.
- McCormick responded in the proposed amendment he included all the residential zoning districts including planned unit developments.
- McCormick discussed amending the proposed amendment taking out some districts and including minimum lot sizes.
- Tinnin asked for clarification on a crow collar for roosters.
- McCormick responded that a rooster collar based on information provided to him doesn't necessarily stop the rooster from physically crowing, but it reduces the sound.
- Freeman responded he did not have chickens but gave his opinion on when you have chickens you will have predators and they do not have boundaries when they are loose.
- Freeman discussed the rooster concept of the amendment and in his opinion should be looked at separately.
- Tinnin asked in the ordinance will the rooster to be in a cage or can they walk around freely?
- McCormick responded they are to be kept in a predator-proof coop with a run and cannot be open.
- Freeman discussed other types of fowl being included in the ordinance.
- Tinnin asked if the owners can be violated if they get a complaint?
- McCormick responded yes, if they did not keep the animals right and we get complaints we will have a violation notice.
- Ellis discussed the history of the 2012 request for chicken/rooster with the City Commission.
- Ellis discussed a chicken/rooster request in 2016 that was denied by the City Commission.
- Parnell asked what the least negative answer would be the Planning Commission could provide and will this be a permit use that the staff would review the request and permit based on the situation rather than a blanket yes, or no?
- McCormick responded and gave an example like fences, typically they do not require a permit for a fence unless there are certain criteria they fall under.
- Parnell discussed a permit process being site specific and request specific before approval.
- Duncan discussed the 2012 request and why he did not support the request.
- Duncan discussed the issue and, in his opinion, why they will never be able to make everybody happy.

- Ellis stated because of the rooster crowing they received complaints from the neighbors.
- McNeal discussed a problem with predators around the area and not only would they attack chickens but they could attack people.
- Wheeler stated she appreciated McCormick's research and work on this issue however, based on the lack of a crowd on this issue including the requestor, my motion will be to maintain the current Zoning Ordinance and not make a recommendation for a change.
- Duncan asked for additional discussion and hearing no further discussion, and asked Wheeler for a formal motion.

Motion: Motion by Wheeler to deny the request to amend the Zoning Ordinance and maintain the current requirement, seconded by McNeal. Tinnin abstained. The motion passed.

Item #6 Community Development Staff: Requests approval of the 2023 Planning Commission Annual Report

Item Representative: Addam McCormick, Staff

Staff Discussion:

-Staff requests the Planning Commission discuss any requested ordinances or policies to include in the 2024 proposed work plan section and any roadway or pedestrian improvements to include in the recommended proposed infrastructure improvements for review by the City Commission.

Planning Commission Discussion: N/A

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

DISCUSSION ITEM

-Public Development Improvements Requirements Utilities, Storm Water, Roadways

Staff has contacted White House Utility District, Metro Water Department, and Madison Suburban Utility District representatives about the public versus private water service design issue discussed by the Planning Commission at the November and December meetings. Staff will coordinate meetings with the Utility Districts and report back to the Planning Commission. A district representative discussed their concern with public versus private streets and access issues for their equipment with some narrower private streets.

With no further business, the meeting was adjourned at 5:43 pm.

Jeff Duncan (Temporary Chairman)

Sharon Reed, Planning Assistant

Goodlettsville Planning Commission

Goodlettsville TN 37072

Attention : Adam McCormick

From Mark Morris dba Mark D. Morris Construction Inc (License #40220)

Property: 409 Bass Street

Goodlettsville TN 37072

I am a licensed contractor who is seeking approval from Goodlettsville Planning Commission to move a house on the lot at 409 Bass Street. It is a 1960 home approximate size is 29 x 60. My goal is to make it match the other homes in the area. Currently, my wife and I own 403 Bass Street, 404 Bass Street, 406 Bass Street and 407 Bass Street. We also own 307 Church Street and 404 Church Street.

My company also moved the home at 404 Church Street on that lot after the GPC approved in 2017. I want to thank the GPC for always working with me on these projects.

We own several other properties in the area and always strive to keep them nice and maintained for the community.

Sincerely,

Mark D. Morris





January 4, 2024

City of Goodlettsville Planning Commission,

I am requesting approval to do a post frame building with grey D rib metal siding, black D rib metal roof to match the color of my house and current garage. My house and garage has grey vinyl siding and black shingles. With the architecture of the house and height of the house from the street which is a lot taller than where the new structure to be built to allow a proper 4/12 or 6/12 pitch roof in turn will be higher than the city code of 18" from slab to ridge. Installing a lower pitch roof with the width of the building to meet city code is not the best practice because I would have to lower it to a 3/12 pitch

--

Chad A. Combs
C&R Group General Contractors LLC.
136 Hogans Branch Rd
Goodlettsville, TN 37072