

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 5, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

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

Scott Trew called the meeting to order, and Duncan offered prayer.

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

Item #2 Approval of January 8, 2024 Meeting Minutes: Wheeler made a motion to approve the minutes of the January 8, 2024 meeting, Duncan seconded the motion. Trew abstained since he was absent from the meeting. The motion passed.

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

Amy Smith – 412 Moss Trail

Smith stated she was advocating to keep her three (3) chickens on 0.9 acres.

Smith stated she received a violation notice regarding the chickens.

Smith discussed that she read the ordinance before getting the chickens and must have misread the ordinance.

Smith stated that she does not have a commercial coop and she does not sell eggs.

Smith stated the chickens are hobby chickens.

-Trew asked the status of the Zoning Ordinance from last month's meeting.

-McCormick responded the Planning Commission denied the request.

-Trew stated they would move this discussion to the end of the meeting agenda.

Trew asked for any additional comments and no additional comments were received.

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

The Public Forum was closed.

AGENDA

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 Representative: Sumer and Ronnie Yates, Co-Owner 615 Event Center

Staff Discussion:

- 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.
- Motion Option- Recommend approval to the City Commission to remove the INT, Interchange Overlay from the property. **(Staff recommendation presented)**
- Motion Option- Recommend denial to the City Commission to remove the INT, Interchange Overlay from the property and maintain the overlay on the property.
- Motion Option- Deferral to include any additional information determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Yates discussed her and her husband's background and experience in event planning services and interior design.
- Yates explained they have all the utilities turned on hoping the overlay will be removed and they can move forward with the process and be ready to open within six (6) to eight (8) weeks.
- Duncan expressed his concern with the parking and ask if they are keeping the existing footprint or expanding?
- Yates responded they are planning to expand the building.
- Duncan discussed parking and the limitations of the space with the odd size of the lot.
- Tinnin confirmed staff's recommendation to move forward with the project.
- McCormick responded he did not reference the parking but due to the shape and location of the property is limited by the interchange overlay.
- Tinnin discussed landscaping for the property.
- Parnell discussed part of the property belonging to TDOT.
- Parnell discussed problems with the parking area and overflow parking.

- Yates discussed the kind of events they hope to accommodate.
- McNeal asked if they have spoken to a civil engineer regarding the drainage and location of the building?
- Yates responded they have not spoken to a civil engineer.
- Trew clarified with McCormick the option to include the proposed use within the Interchange Overlay.
- McCormick responded this type of use would be allowed in all the Interchange Overlay.
- Parnell confirmed the Interchange Overlay is areas around Goodlettsville Interstate exits 96, 97, and 98.
- McCormick responded yes.
- Parnell discussed the parking problems with the property.
- Yates responded they would have a cap on space based on the allotted number for parking.
- Duncan asked McCormick if there would be a parking requirement for this type of use?
- McCormick responded it is determined based on the occupancy and allotted number of spaces.
- Wheeler asked McCormick for clarification on the definition of entertainment and amusement space.
- McCormick responded entertainment and amusement services it lists art galleries, batting, and golf range, bowling alley, arcade, exhibition halls, motion picture theater and skating rink.

Motion: Motion by Parnell to recommend approval to the City Commission to remove the INT, Interchange Overlay from the property, seconded by Duncan. The motion passed unanimously.

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 Representative: Mark and Kelly Morris, Property Owner

Staff Discussion:

- 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.
- 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 to the one proposed to be moved in (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.*
- Motion Option-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. (Staff recommendation presented)
- Motion Option-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.
- Motion Option-Deferral to include any additional information determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Morris stated that he and his wife own several homes on Bass Street and Church Street and take pride in the neighborhood.
- Morris stated they want the house to match the other homes on the street and would like to keep it residential.
- Trew commented he was impressed with how neat the houses look on Bass Street.
- Ellis commented on how the Morris's have bought homes in the past and made them nice stately homes in the community.

Motion: Motion by Tinnin for approval to permit and move the unit onto the property, seconded by McNeal. The motion passed unanimously.

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).

Item Representative: Chad Combs, Property Owner

Staff Discussion:

- 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.
- 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.
- Motion Option- Approval to permit the alternative accessory building materials due to existing primary building design and materials (Staff recommendation presented)
- Motion Option- Denial to not permit the alternative accessory building materials and require primary material to be vinyl siding and asphalt single roof.
- Motion Option- Deferral to include any additional information determined by the Planning Commission

during the meeting discussion.

Planning Commission Discussion:

- Combs stated that the metal would be going to the ground and will complement the vinyl siding.
- Trew commented he noticed construction equipment in the back yard and asked if this will house the construction equipment.
- Combs responded that the proposed building is to house all the trailers.

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

DISCUSSION ITEM

Amy Smith, 412 Moss Trail, requests to amend the Zoning Ordinance to permit chickens and coops in additional residential zoning districts.

Trew responded and explained what the board could discuss in this meeting.

Trew explained the request could be placed on an agenda for a future meeting.

Duncan mentioned Item#5 on last month's meeting minutes regarding chickens.

Wheeler mentioned at last month's meeting there was no one at the meeting to speak for or against the request.

Trew recommends the request for discussion be added to the next available agenda.

McCormick responded he will prepare the request for the April agenda.

With no further business, the meeting was adjourned at 6:11 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant