

CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday April 1, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of April 1, 2024 Agenda

ITEM#2 Approval of March 4, 2024 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 Long Hollow Pike Rezone/ Green LID Design: Requests recommendation to the City Commission to amend the Zoning Map from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for twenty-four (24) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property Owners: Lindsey and Johnathan Runion (5-24) **(Deferred at March 4, 2024 Meeting)**

ITEM#5 Deborah Corbitt, Property Owner: Request recommendation to the City Commission to amend the Zoning Map from R-25, Low Density Residential to R-15, Medium Density Residential for a 1.2-acre property at the corner of Page Drive and Caldwell Lane. Property referenced as Sumner County Tax Map 143O, Group B, Parcel 012.00. Property Owner: William and Deborah Corbitt

ITEM# 6 Athena Engineering/Environmental: Request designation of a proposed engineering and environmental consulting and testing firm including equipment storage as a general business and communication services use in the GOPUD, General Office Planned Unit Development district. The proposal is for property is on Business Park Circle referenced as Sumner County Tax Map/Parcel# 143J F 00903000.

ITEM#7 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Sections 14-206 (5) (E), 14-210 (5)(E), 14-210 (6)(D), and Appendix A, Table 1 to increase the minimum hotel room count to 120 rooms

ITEM#8 Community Development Services Staff: 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#9 Community Development Services Staff: Request Planning Commission By-Law amendment approval to include signage and adjacent property owner letters for rezoning and annexation reviews to notify about Planning Commission public forum review process

DISCUSSION ITEM:

Graves Drive Multi-Family Development Concept and R7, High Density Residential Zoning District

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

REVISED MEETING AGENDA

Monday April 1, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of April 1, 2024 Agenda

ITEM#2 Approval of March 4, 2024 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 Long Hollow Pike Rezone/ Green LID Design: Requests recommendation to the City Commission to amend the Zoning Map from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for twenty-four (24) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property Owners: Lindsey and Johnathan Runion (5-24) **(Deferred at March 4, 2024 Meeting)**

ITEM#5 Deborah Corbitt, Property Owner: Request recommendation to the City Commission to amend the Zoning Map from R-25, Low Density Residential to R-15, Medium Density Residential for a 1.2-acre property at the corner of Page Drive and Caldwell Lane. Property referenced as Sumner County Tax Map 143O, Group B, Parcel 012.00. Property Owner: William and Deborah Corbitt

ITEM# 6 Athena Engineering/Environmental: Request designation of a proposed engineering and environmental consulting and testing firm including equipment storage as a general business and communication services use in the GOPUD, General Office Planned Unit Development district. The proposal is for property is on Business Park Circle referenced as Sumner County Tax Map/Parcel# 143J F 00903000.

ITEM#7 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Sections 14-206 (5) (E), 14-210 (5)(E), 14-210 (6)(D), and Appendix A, Table 1 to increase the minimum hotel room count to 120 rooms

ITEM#8 Community Development Services Staff: 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#9 Community Development Services Staff: Request Planning Commission By-Law amendment approval to include signage and adjacent property owner letters for rezoning and annexation reviews to notify about Planning Commission public forum review process

DISCUSSION ITEM:

Graves Drive Multi-Family Development Concept and R7, High Density Residential Zoning District

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 AGENDA REPORT

Monday April 1, 2024 5:00 PM

ITEM#1 Approval of April 1, 2024 Agenda:

STAFF NOTES:

No plans or information were submitted for the 213 S. Main Street project that was deferred at the March 4, 2024 meeting. The item was removed from the agenda.

MOTION OPTIONS:

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

ITEM#2 Approval of March 4, 2024 Meeting Minutes:

MOTION OPTIONS:

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

ITEM#3 Public Forum on Planning Related Topics:

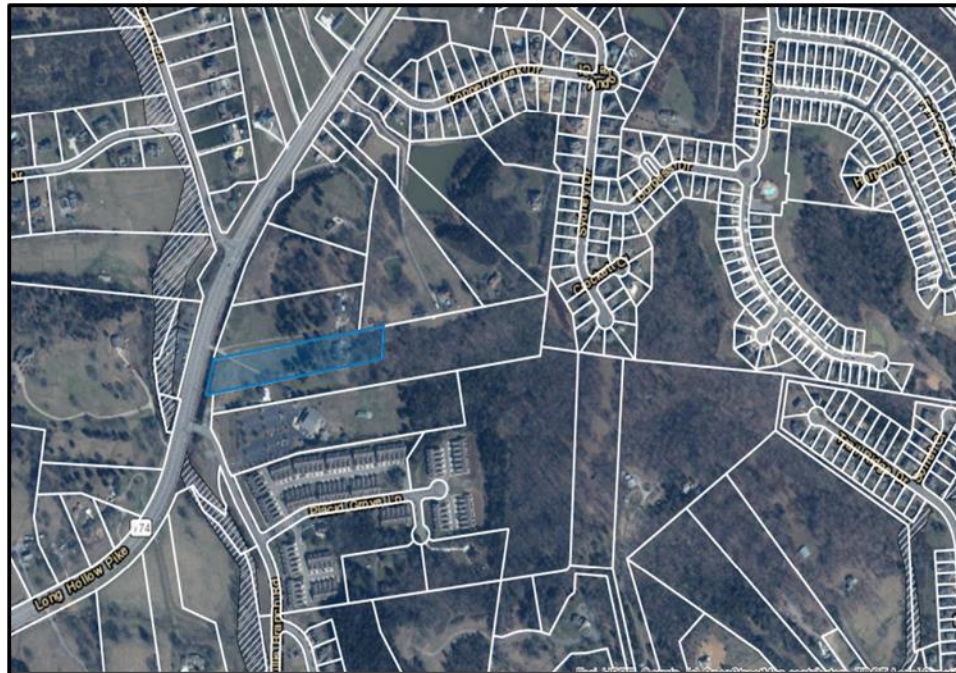
MOTION OPTIONS: N/A

ITEM#4 Long Hollow Pike Rezone/ Green LID Design: Requests recommendation to the City Commission to amend the Zoning Map from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for twenty-four (24) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property Owners: Lindsey and Johnathan Runion (5-24) **(Deferred at March 4, 2024 Meeting)**

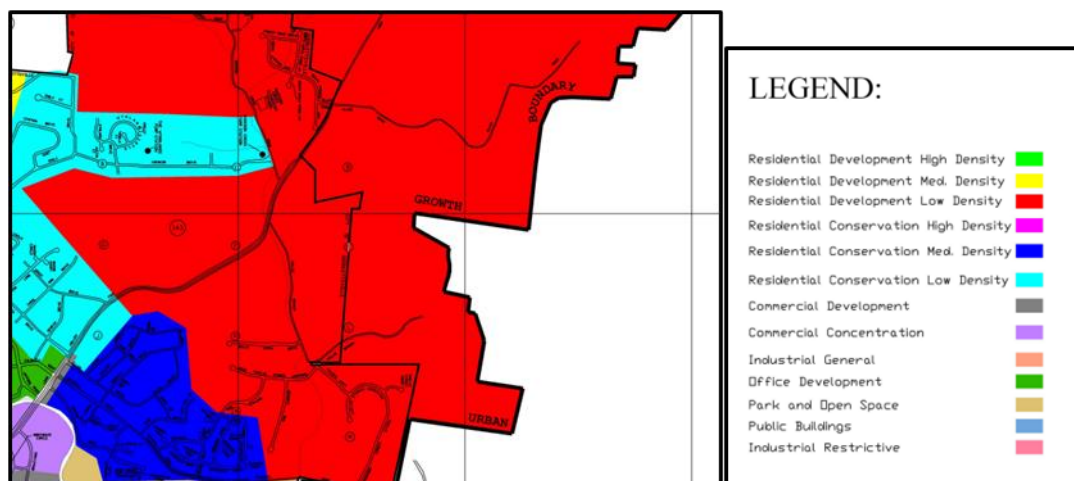
STAFF NOTES:

The proposal is for twenty-four (24) one bedroom attached residential units in four (4) buildings and the existing one family detached dwelling at the back of the property for a total of 6.4 dwellings units per acre. The proposal is for a smaller scale version of the Cottage Grove development on Willis Branch Road. The Cottage Grove development includes 101 attached units and two (2) detached one family dwellings with a total of three (3) dwelling units per acre. The revised proposed preliminary master plan includes fifty (50') feet building setbacks along the north and south property lines and the revised plans shifts the parking and drives to the perimeter of the site. The revised design will need to include sufficient area to provide parking and project perimeter landscaping screening. The proposed primary project drive to Willis Branch Road that is within the TDOT SR 174/Long Hollow Pike right of way will also require TDOT review and approval. The revised design includes an emergency connection through the existing driveway connection on Long Hollow Pike. The Planning Commission discussed at the March meeting the intent for the Long Hollow Pike connection to include more traffic due to the limited dimension that

the Willis Branch Drive connection is from the intersection at Long Hollow Pike/SR 174. This section of drive within the right of way will be a public street section and will be required to be built as a street section. The project drive (outside of public right of way section) design includes private street and parking areas. No additional building design information has been provided. The owner is intending to submit additional design information for review at the meeting.



City's Comprehensive Land Use Plan- Residential Development Low Density



Goodlettsville Zoning Map- R-40, Low Density Residential

Adjacent Zoning Districts:

Bright Green- LDRPUD, Low Density Residential Planned Unit Development

Light Green- R-40, Low Density Residential

Light Blue- MDRPUD, Medium Density Residential Planned Unit Development (Second Phase of Copper Creek Project included 1.7 units per acre)

Light Brown- HDRPUD, High Density Residential Planned Unit Development (church property)



Zoning Ordinance Section 14-213 (10)(d)

Review and recommendations by the Goodlettsville Municipal/Regional Planning Commission. The Goodlettsville Municipal/Regional Planning Commission shall review and make recommendations to the board of commissioners on all proposed amendments to this title. ***The review and recommendations of the Goodlettsville Municipal/Regional Planning Commission shall be based upon the land use or general plan for the area as adopted and such other considerations as the Goodlettsville Municipal/Regional Planning Commission finds to be applicable to the case.***

STAFF STIPULATIONS

1. Provide water and sewer utility service commitment letters
2. Define minimum building materials- per building photo examples provided by applicant appears to include a minimum eighty-five (85) percent brick or stone with remaining

materials including EIFS or cement fiber board siding. Planning Commission to review and define minimum requirements.

3. Provide on plans landscape screen along parking and project perimeter
4. Review of the Planning Commission's requested revised building design plans that coordinate with proposed site design

MOTION OPTIONS:

1. Recommend approval to the City Commission to rezone the property to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion
2. Recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential
3. Deferral to include any additional information or possible other zoning classifications as determined by the Planning Commission during the meeting discussion

Building Design Examples Provided by Applicant:

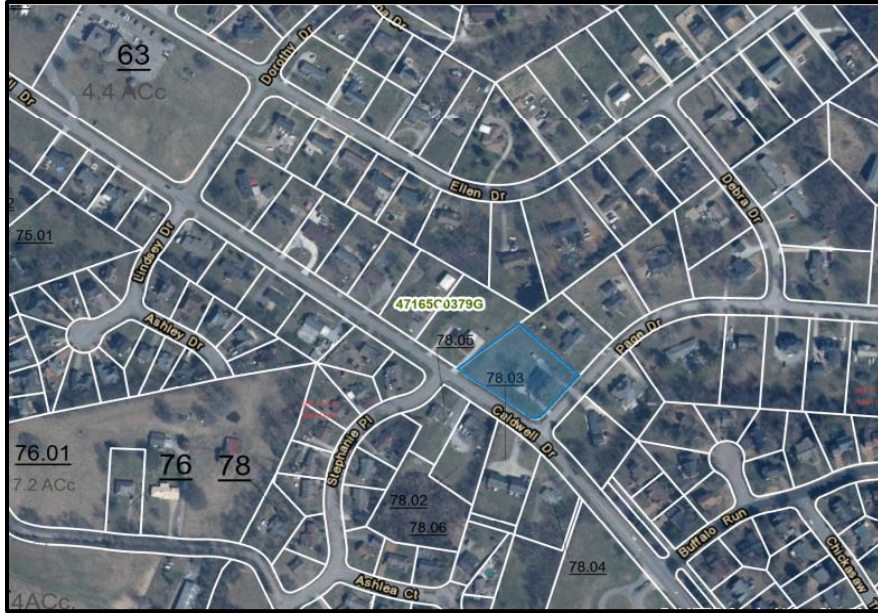




ITEM#5 Deborah Corbitt, Property Owner: Request recommendation to the City Commission to amend the Zoning Map from R-25, Low Density Residential to R-15, Medium Density Residential for a 1.2-acre property at the corner of Page Drive and Caldwell Lane. Property referenced as Sumner County Tax Map 1430, Group B, Parcel 012.00. Property Owner: William and Deborah Corbitt

STAFF NOTES:

The Planning Commission previously denied a similar rezoning request at the August 7, 2017 meeting. The property is zoned R-25, Low Density which per the Zoning Ordinance permits one single family dwelling unit per 25,000 sq. ft. of lot area. The lot is 1.2 acres or 52,272 sq. ft. The property contains an existing non-conforming duplex (two dwelling units). The property owner has requested to rezone the property to R-15, Medium Density which per the Zoning Ordinance permits a dwelling unit per 15,000 sq. ft. of lot area. Per the applicant, the rezoning request is to permit the property to be subdivided meeting the lot size and setback requirements of the City's Zoning Ordinance and Subdivision Regulations and maintain the existing duplex (two dwelling unit) on a roughly 35,000 sq. ft. lot which will leave a land area of roughly 17,200 sq. ft. for a new lot for the construction of a one-family dwelling unit. The property is included in the City's Comprehensive Land Use plan as medium density residential conservation. The property is included as lot 155 of the Page Heights Section Four (4) subdivision plat recorded in 1967. The key with this rezoning request is the adjacent zoning districts and if the request for an additional one family detached dwelling would fit in with the neighborhood character along Caldwell Drive at this location. The area contains existing roadway and utility infrastructure for the proposed limited infill development of an additional one family dwelling unit.



Goodlettsville Zoning Map

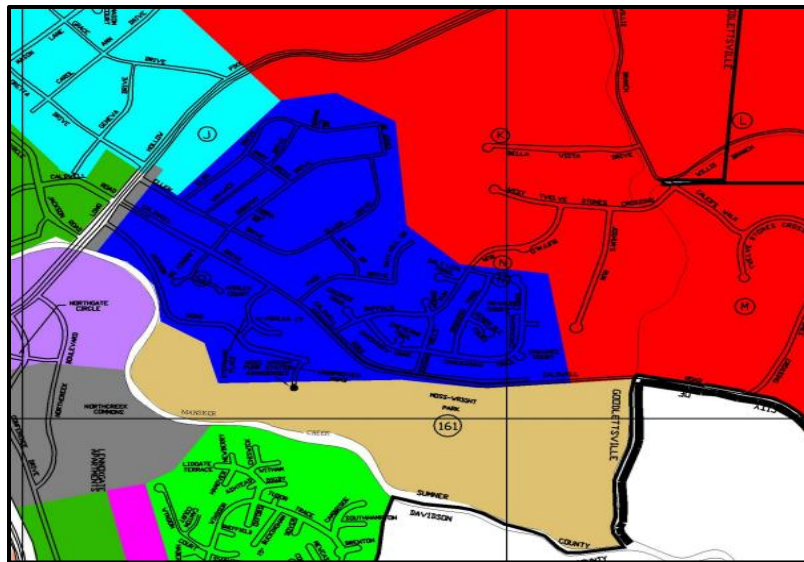


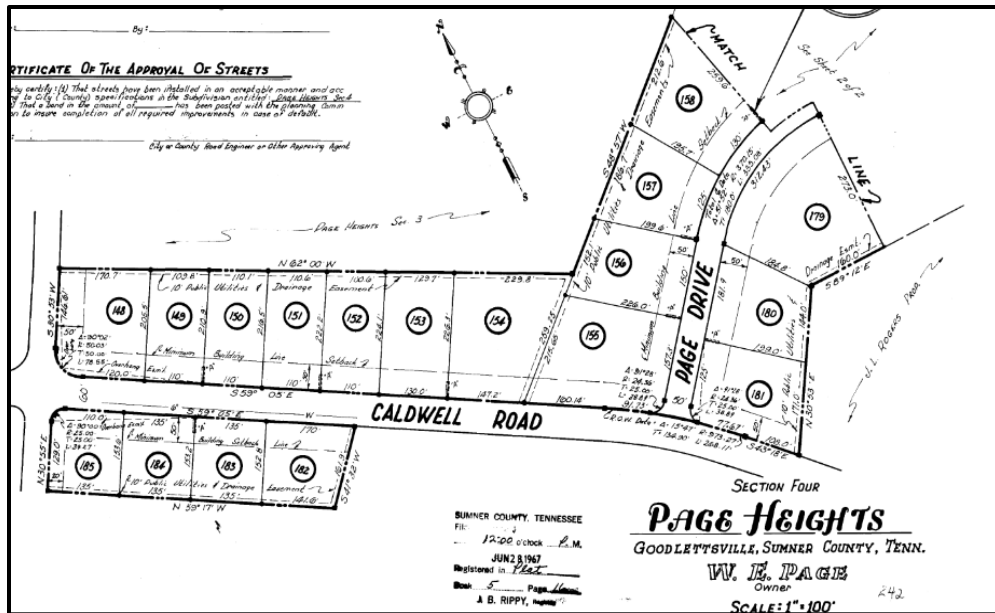
- R-15, Medium Density Residential – Purple
- R-10, Medium Density Residential- Light Green (South of Caldwell Drive)
- LDRPUD, Low Density Residential Planned Unit Development- Dark Green
- R-25, Low Density Residential –Red
- Agricultural- Moss Wright Park (Green)

Residential Conservation Medium Density

Zoning Ordinance Section 14-213 (10)(d)

Comprehensive Land Use Plan





August 7, 2017 Planning Commission Meeting Minutes

Item #1 William and Deborah Corbitt/400 Page Drive: Request recommendation to the City Commission to amend the Zoning Map from R-25, Low Density Residential to R-15, Medium Density Residential for a 1.2 acre property at Page Drive and Caldwell Lane. Property referenced as Sumner County Tax Map 143O, Group B, and Parcel 012.00. Property Owners: William and Deborah Corbitt

Staff reviewed. Addam McCormick stated this request is to rezone the property located at 400 Page Drive/corner of Caldwell and Page. Currently the property is zoned R-25, Low Density Residential, and some of the surrounding area is zoned R-15, Medium Density Residential. He showed the surrounding properties and the different zoning classifications. The zoning of R-25, Low Density per the zoning ordinance permits one single family dwelling unit per 25,000 sq. ft. of lot area. The lot is 1.2 acres/52,272 sq. ft. The property currently contains an existing non-conforming duplex (2 unit dwelling). Property owners are requesting to rezone the property to R-15, Medium Density, which per the zoning ordinance permits a dwelling unit per 15,000 sq. ft. in lot area. He explained that the applicant is requesting rezoning the property to be able to subdivide the property meeting the requirements of the City's Zoning Ordinance and Subdivision

Regulations and maintain the existing duplex on approximately 35,000 sq. ft. lot which will leave a land area of approximately 17,200 sq. ft. lot for one - single family dwelling unit. Mr. McCormick clarified for Scott Trew that the new proposed dwelling would be a single-family dwelling unit only and would not be an additional duplex (2 unit dwelling). He explained that due to the lot area, it could only be one additional single family unit.

Property owners, William and Deborah Corbitt represented this request. Mrs. Corbitt stated they have owned and maintained the property for over 20 years. She stated their intention when they bought the property was to subdivide, but were told years ago that zoning would not allow it to be subdivided. She stated a prospective buyer would like to buy the vacant lot to build a house on it. She stated, upon reviewing and discussing the options with Mr. McCormick and the Planning Department, they are requesting to rezone the property, and if it is approved, will have it surveyed and platted to make sure it meets all setbacks.

Chairman Espinosa asked the Planning Commission members if they would allow moving the public forum (from end of agenda) for citizens to speak on behalf of this item. A vote was taken, and allowing a public forum at this time was passed unanimously 11-0.

Vicky Denson at 511 Ellen Drive came forward to speak. She questioned a city easement and asked if the easement continued all the way to Caldwell and could that hamper the building of this new proposed house. She also asked if developing of this property could affect water runoff to surrounding properties. Ms. Denson stated neighbors were concerned about the proposal of another house on the property, but understood now that it could only be one unit and not a duplex. Mr. McCormick clarified that the lot area would only allow a one unit dwelling, but the house could be multiple stories. He also stated, he would verify the easement, and typically they are on lot lines.

Commissioner Duncan stated he personally didn't have a concern changing the zoning because it is already adjacent to the requested zoning of R-15. He did have concerns with it being a buildable lot with the rear setback off the structure and the easement. He said that could be determined when the property is surveyed. Commissioner Duncan addressed the drainage issue. He stated that it will have to be designed through the process of designing the home to maintain the drainage flow to go through there, and a licensed engineer will need to review and verify that it drains as it is supposed to.

Mayor Coombs stated that the City has always worked very hard in developing a Master Plan for zoning, and the Master Plan gives a defined dimension of where those zoning classifications should be. He stated this case would not spot zoning due to the surrounding adjacent properties R-15, but it still changes the logical sequence of events as to why this is zoned R-25. He felt to take this zoning classification out of this (change to R-15) to accommodate another building takes away the continuity and sensibility of why it was originally zoned R-25. Mayor Coombs stated although it could be done, he didn't feel it should be done.

Barbara Garrett at 401 Page Drive came forward to speak. She addressed concerns regarding drainage issues and wanted the Commission to know of the concerns.

Based upon discussion had at this meeting, Mayor Coombs made a motion to deny the request to rezone the property located at 400 Page Drive from R-25, Low Density to R-

15, Medium Density. Grady McNeal seconded the motion. Motion passed 9-2 to deny the request, with Commissioner Duncan and Vice Chairman Galbreath voting against the denial.

ITEM#6 Athena Engineering/Environmental: Request designation of a proposed engineering and environmental consulting and testing firm including equipment storage as a general business and communication services use in the GOPUD, General Office Planned Unit Development district. The proposal is for property is on Business Park Circle referenced as Sumner County Tax Map/Parcel# 143J F 00903000.

STAFF NOTES:

The property is zoned GOPUD, General Office Planned Unit Development district. The proposal is for approval of the proposed engineering and testing services use including parking/storage of soil testing vehicle equipment on the property. If the request is approved, the next step would be site plan review for the project design by the Planning Commission. The GOPUD zoning permits financial, consultative and administrative services including engineering design and general business and communication services including commercial testing laboratories. The GOPUD zoning does not permit construction sales and services. The proposed business is not a commercial construction contractor but the use would include the parking of testing equipment on the property. The testing equipment would be used and operated on off-site projects. The proposal is for the testing equipment to be parked and stored behind the proposed commercial office building and screened with fencing, landscaping, and the use of the existing property grades.. The screening proposal includes using the property grades to screen the testing equipment storage area. The applicant is bringing to the meeting details on the vehicle/equipment proposed to be stored at the back of the property. The testing equipment would be similar to the photo example below. The size and scale of the proposed testing equipment will be presented at the meeting by the applicant



Zoning Ordinance Sections 14-202(6) (g, j, m)

g. Construction sales and services includes the offices, buildings, and shops of various types of contractors as well as incidental **on-site** construction and **storage**.

- (i) Builder's hardware.
- (ii) Carpentering contractors.
- (iii) Concrete contractors.
- (iv) Excavation contractors.
- (v) General building contractors.
- (vi) Glazing contractors.
- (vii) Highway and street construction contractors.
- (viii) Masonry, stonework, tile setting and plastering contractors.
- (ix) Painting and paper hanging.
- (x) Plumbing, heating and electrical contractors.
- (xi) Roofing and sheet metal contractors.

(j) Financial, consultative and administrative services includes the provision of financial, insurance, real estate brokerage and general business offices, as well as advice, **designs, information or consultations** of a professional nature (other than those classified as community facility activities, medical service, or business and communication services).

- (i) Accounting, auditing, and bookkeeping services.
- (ii) Agricultural credit institution.
- (iii) Artists' studios (excluding commercial artists).
- (iv) Attorneys and law offices.
- (v) Banking and bank-related functions.
- (vi) Consulting scientists.**
- (vii) Credit unions.

(viii) Educational and scientific research services.

(ix) Engineering, architectural, and planning services.

- (x) Holding and investment organizations.
- (xi) Insurance carriers, agents, brokers, and service.
- (xii) Money management and investment offices.
- (xiii) Real estate brokers, managers and appraisers.

(xiv)Rediscount and financing institutions for credit agencies other than banks.(xv)Savings and loan associations.

(xvi)Securities commodities, brokers, dealers, and exchanges.(xvii)Songwriters, music arrangers, writers and lecturers.

(xviii)Title offices.

(m)General business and communication services includes the provision of services of a clerical, goods brokerage, and communications of a minor processing nature, copying and blueprinting services, custom printing (except books) but exclude the sale and/or storage of goods and chattel unless otherwise permitted by this title.

(i)Advertising agencies and services.

(ii)Commercial cleaning services.

(iii)Commercial testing laboratories.

(iv)Communications services.

(v)Radio and television broadcasting studios.

(vi)Telegraph offices and message centers.

(vii)Telephone exchanges and relay towers.

(viii)Television and recording production studios.

(ix)Computer and data processing services.

(x)Credit reporting, adjustment, and collection agencies.

(xi)Detective agencies and protective services.

(xii)Drafting services.(xiii)Employment, personnel, and temporary help services

(xiv)Exterminating services.

(xv)Interior decorator and consulting services.

(xvi)Mailing, reproduction, and commercial art services.(xvii)Management, consulting, and public relations services.

(xviii)Membership organizations.

(xix)Automobile clubs.

(xx)Better business bureaus.

(xxi)Chamber of commerce.(xxii)Labor unions.

(xxiii)Political organizations.

(xxiv)Professional associations.

(xxv)News syndicates.

(xxvi)Photo-finishing services.

(xxvii)Research and development laboratories.

(xxviii)Trading stamp services.

MOTION OPTIONS:

1. Approve the proposed use with the vehicle testing equipment storage including any stipulations determined during the meeting discussion. If approved, the next step would be site plan review by the Planning Commission
2. Deny the proposed use including vehicle testing equipment storage
3. Defer request to include additional information as determined by the Planning Commission



ITEM#7 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Sections 14-206 (5) (E), 14-210 (5)(E), 14-210 (6)(D), and Appendix A, Table 1 to increase the minimum hotel room count to 120 rooms.

STAFF NOTES:

The City in 1999 adopted the requirement for hotels to include a minimum of 120 rooms. The City amended the requirement in 2015 to reduce the minimum to 90 rooms. Multiple hotel rooms have been built since the 2015 ordinance amendment. There are two (2) hotel developments currently under construction on Conference Drive and Rivergate Parkway and an additional hotel proposal currently being reviewed on N. Cartwright Street. The proposal to increase the minimum number of hotel rooms back to 120 rooms is to increase the scale of new proposed hotels.

MOTION OPTIONS:

1. Recommend approval to the City Commission to increase the minimum number of hotel rooms from ninety (90) to 120 rooms for new hotels
2. Recommend denial to the City Commission and maintain the minimum requirement for ninety (90) rooms.
3. Defer request to include additional information as determined by the Planning Commission

Proposed Amendments

14-206 (5)(e) Base Commercial Zones (CSL, CS, CG, CC)

(e)Special regulations applying to transient habitation.(i)**Hotels shall have a minimum of ~~90~~ 120 rooms** and shall provide all of the services and amenities as defined. Rooms shall not be rented to the same person(s) for periods of time exceeding one month.(ii)Motels shall have a minimum of 150 rooms and shall provide all of the services and amenities as defined. Rooms shall not be rented to the same person(s) for periods of time exceeding one month.(iii)All existing SROs are classified as non-conforming uses and are subject to the non-conforming use provisions contained in section 14-212. Any conversion of an existing motel or hotel to an SRO shall be prohibited.(iv)Short term rental property (STRP) shall have no more than five (sleeping rooms) and shall only be permitted within the following zoning classifications: Commercial services limited (CSL), commercial core overlay (CCO), commercial services (CS), commercial general (CG) and core commercial (CC).

14-210 (5)(e) Commercial Planned Unit Development

Permitted activities. The activities listed in table I in appendix A may be permitted as a part of PUD only when such activities are approved as a part of the final master plan and deemed appropriate by the Goodlettsville Municipal/Regional Planning Commission. A change in use may be granted by the codes director only when the change is to a similar use or activity. Activities not listed are prohibited. ***Hotels/motels are included under limitations as defined in Section 14-206 (5) (e).***

14-210 (6) (d) Regional Center Planned Unit Developments

Permitted activities. The activities listed in table I in appendix A may be permitted as a part of planned unit development only when such activities are approved as a part of the master plans and deemed appropriate by the Goodlettsville Municipal Planning Commission. A change in use may be granted by the codes director only when the change is to a similar use or activity. Activities not listed are prohibited. ***Hotels/motels are included under limitations as defined in Section 14-206 (5) (e).***

Appendix A Table 1

Entertainment & Amusement Services	C	C	P	P	N	P	P	N	N	N	N	P
Financial, Consultive, & Administrative	P	P	P	P	P	P	P	P	P	N	N	P
Food & Beverage Services	P	P	P	P	P	P	P	P	P	P	P	P
Food Service Drive-in & Drive-thru	N	P	P	P	N	P	P	N	N	P	P	P
General Business & Communication Service	P	P	P	P	P	P	P	P	N	P	P	P
General Personal Services	P	P	P	P	P	P	P	P	P	N	N	P
General Retail Trade	N	P	P	P	P	P	P	P	P	N	N	P
Group Assembly	N	N	C	N	C	P	N	N	N	N	N	P
Medical Services	P	P	P	P	P	P	P	P	P	N	N	N
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N
Transient Habitation: Hotel ¹	N	P	P	P	N	P	N	N	N	N	N	N
Transient Habitation: Motel ¹	N	P	P	P	N	P	N	N	N	N	N	N
Transient Habitation: Extended Stay Hotel/Motel ¹	N	C	C	C	N	P	N	N	N	N	N	N
Transient Habitation: Short Term Rental Property	N	P	P	P	P	N	N	N	N	N	N	N
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N
Transport & Warehousing	N	N	N	P	N	N	N	N	N	P	P	P

NOTES: *Mobile Home Park **All such facilities are prohibited with the exception of Day Care Homes which shall be permitted by conditional use ***May be considered only when the HDRPUD, High Density Residential Planned Unit Development contains 200 dwelling units or more. **** Interchange Overlay District limitation of uses per Ordinance 13-806/Zoning Ordinance Section 14-206 (7) ***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages. High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784 ***** Automated Car Wash only permitted in CPUD, Commercial Planned Unit Development *****Adult Oriented Establishment only permitted in IG, Industrial General per location/separations per Ordinance 21-994 ¹ Minimum number of rooms- hotel 120/ motel 150 INFORMATION EFFECTIVE ON 1-18-2024 Check for any Zoning Ordinance Amendments or Updates after this date.												
---	--	--	--	--	--	--	--	--	--	--	--	--

ITEM#8 Community Development Services Staff: 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.

STAFF NOTES:

The Planning Commission at the January 8, 2024 meeting voted not to recommend to the City Commission a proposed Zoning Ordinance amendment to expanded the allowance for hobby chickens/domestic hens. The Planning Commission received comments during the February meeting public forum regarding a proposal to keep hobby chickens on a 0.9-acre property on Moss Trail. The Planning Commission discussed reviewing the ordinance again. The proposed amendments listed below have been revised since the January meeting proposal due to the comments received at the January meeting. The revisions include defining that the chickens/hens are only permitted in planned unit developments on residential lots exceeding 5,000 sq. ft. This revision would exclude residents of townhouses and apartments/condos units. The proposed amendments include two (2) options to either include a rooster in a limited setting or not permitting rooster(s) except in agricultural uses in the R-40, Low Density Residential and Agricultural zoning districts.

Per January Staff Report:

A Zoning Ordinance violation was sent regarding a chicken at 128 Two Mile Road. Per the meeting packet attachment, 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. The proposed amendment with rooster option#1 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.

MOTION OPTIONS:

1. Recommend approval to the City Commission to permit hobby chickens/domestic hen per the proposed amendment
2. Recommend approval to the City Commission to permit hobby chickens/domestic hen with amendments to the proposed amendment as determined by the Planning Commission
3. Recommend denial to the City Commission to not amend the Zoning Ordinance and maintain the current requirement
4. Defer request to include additional information as determined by the Planning Commission

Referenced Zoning Ordinance Section 14-205 (3)(ii)(E):

(3) Use and Structure Provisions

(ii) Permitted Accessory Uses.

(E)Within the A districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed. Chicken coops shall be located at least 100 feet from any neighboring dwelling and shall be no more than 100 square feet in size.

Proposed Amendment:

(3) Use and Structure Provisions

(ii) Permitted Accessory Uses.

(E)Within the A districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed. Chicken coops shall be located at least 100 feet from any neighboring dwelling and shall be no more than 100 square feet in size.

In all residential zoning districts including planned unit developments with individual residential lots and detached one family dwelling units on lots/properties exceeding 5,000 sq. ft. feet , hobby chickens/ domesticated hens are permitted but shall not exceed three (3) hobby chickens/domesticated hens for properties under 25,000 square feet and not to exceed six (6) chickens for properties over 25,000 square feet in lot area. The hobby chickens/ domesticated hens are for personal use only. The breeding or slaughtering of hobby chickens/domesticated hens or sale of eggs, manure, or chickens/domestic hens are not permitted. No hobby chickens / domesticated hens may be trained for the purpose of fighting for amusement, sport or financial gain

All hobby chickens/domesticated hens are to be kept in a predator-proof enclosure, a portion of which must be a covered chicken/domesticated hen house/coop and a portion of which must be a fenced area. Any hen house/coop exceeding fifty (50) square feet shall meet the accessory building requirements of the Zoning Ordinance. The enclosure and fence area shall be in the rear yard of the property and not be visible from any public street due to the location or installed with a solid screening provided by a fence or landscaping. The enclosure and fence shall be a minimum twenty-five (25') feet from any property line. Keeping the hobby chickens /domestic hens shall not result in noise, odor, and unsanitary animal living conditions, unsanitary waste storage and removal that results in the attraction of predators, rodents, insects, or parasites. Option#1 A rooster is permitted only in a single bird setting and shall include a humane method to prevent the noise associated with crowing.

Option#2 No roosters are permitted except with permitted agricultural uses in the R-40, Low Density Residential and Agricultural zoning district.

This zoning ordinance section does not alter or limit private property restrictions regarding chickens/domesticated hens.

January 8, 2024 Planning Commission Meeting Minutes

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#9 Community Development Services Staff: Request Planning Commission By-Law amendment approval to include signage and adjacent property owner letters for rezoning and annexation reviews to notify about the Planning Commission public forum review process

STAFF NOTES:

Per discussion at the March meeting, the amendment is to include requirement for adjacent property owner notices and property signage regarding rezoning and annexation recommendation reviews by the Planning Commission. The particular agenda items are not public hearings, but all items are open for comment under the public forum section of the agenda. The notices would alert residents of the agenda item and the available public forum portion of the agenda.

Comprehensive Plan amendments, Design Guidelines, and Subdivision Regulations amendments reviewed by the Planning Commission are required to be advertised public hearings by state law since the Planning Commission is the final decision-making authority. These defined agenda items are different than Zoning Ordinance, Zoning Map, and annexation requests since the City Commission is the final decision-making authority.

PLANNING COMMISSION BY LAW SECTION: PROCEDURES

- A. **General.** Agendas for the Planning commission are prepared in advance of each meeting and the planning commission shall adopt said agenda as its first order of business after the meeting is called to order. Agenda items shall be followed in order of appearance on the printed agenda, but, additional items not requiring a vote may be placed on the agenda by unanimous consent vote of the members of the planning commission present at the meeting. The regular agenda items are to be heard and voted on individually. The consent agenda items are to be heard and voted on with a single motion. The Commission during the adoption of the agenda may choose to move an item or items from the regular agenda to the consent agenda or from the consent agenda to the regular agenda. The consent agenda shall include minor items determined by the secretary due to the limited scale and scope of the project or if the projects contain limited staff comments or recommended stipulations. Items may be removed from the agenda at the request of the applicant or the order of appearance on the agenda may be changed by majority vote of the planning commission members present at the meeting. All regular agenda items shall require the property owner or agent of the property owner to be present to respond to questions and comments. The Planning Commission shall defer the item until the next regularly scheduled meeting unless the Planning Commission by majority vote of the members present permits the requested item to proceed without the property owner or agent of the property owner in attendance due to special circumstances. When an agenda item is called to be heard by the Chair, the staff shall present the item and explain to the members the action requested and a statement of facts as to the requested item (example: subdivision plat located on Jones Road, zoned R-1, with water and sewer services available). Staff will state or read their recommendation as to the requested action (example: how the plat conforms to or does not conform to the zoning of the property, subdivision regulation or general plan of the

city). At the conclusion of staff's comments, the owner or agent of the owner may present facts or evidence in support of the approval of their agenda item.

Proposed Amendment#1

In addition to any public comment presented during the defined public forum section of the agenda, the Chair may then ask if anyone in the audience has facts or evidence they may wish to present to the Planning Commission regarding the agenda item and shall be limited to three (3) minutes unless additional time is permitted by the general consent of the Planning Commission. If a group wishes to address the Planning Commission on the same agenda item, the Planning Commission may request that a spokesperson be chosen by the group or limit the comments to five (5) members of the public on the same agenda item but additional comments may be permitted by the general consent of the Planning Commission due to special circumstances. All comments and Planning Commission responses shall be handled in a civil, non-argumentative, and respectful manner. The Chair is responsible for maintaining order and decorum and will not allow a speaker to make personal attacks or inflammatory comments and can ask the speaker to be quiet and sit down. If the individual does not comply with the Chair's request, he / she may be asked to leave, or if necessary, be escorted from the meeting. All comments, recommendations, or questions shall be directed to the Chair who shall where appropriate redirect them to the staff or owner or agent of the owner. At the conclusion of all discussion on the agenda item, there shall be a motion stating the finding of facts, statement of material evidence and statement of reasons for the action. A proper second should be made and a vote then taken on the motion.

Proposed Amendment:

City staff shall mail adjacent property owner notices a minimum of two (2) weeks prior to the Planning Commission meeting date for property rezoning and annexation advisory agenda item reviews by the Planning Commission. The mailed notices shall include all properties within 1,000 feet of the property being reviewed for zoning or annexation. A property sign shall be posted a minimum of two (2) weeks prior to the Planning Commission meeting date.

D. Public Forum. The Planning Commission may allow members of the public to speak on planning-related topics. The Public Forum is intended for discussion of topics associated with the duties of the Planning Commission only. Members of the public shall be limited to three (3) minutes unless additional time is permitted by the general consent of the Planning Commission. If a group wishes to address the Planning Commission on the same topic, the Planning Commission may request that a spokesperson be chosen by the group or limit the comments to five (5) members of the public on the same topic but additional comments may be permitted by the general consent of the Planning Commission due to special circumstances. All comments and Planning Commission responses shall be handled in a civil, non-argumentative, and

respectful manner. The Chair is responsible for maintaining order and decorum and will not allow a speaker to make personal attacks or inflammatory comments and can ask the speaker to be quiet and sit down. If the individual does not comply with the Chair's request, he / she may be asked to leave, or if necessary, be escorted from the meeting.

MOTION OPTIONS:

1. Approve the by-law amendments including rezoning and annexation review notices and property signage.
2. Deny the by-law amendment to maintain current by laws and provisions and not require rezoning and annexation review notices and property signage
3. Deferral to include additional information as determined by Planning Commission at the meeting.

DISCUSSION ITEM:

Graves Drive Multi-Family Development Concept and R7, High Density Residential Zoning District

The Planning Commission previously reviewed a conceptual project proposal on the property. The Planning Commission expressed concerns with the previous proposal based on the proposed density and design. An updated conceptual proposal has been submitted for four (4) cottage style homes to complement the existing area streetscape appearance. The property is zoned R7, High Density Residential. The current zoning would permit either a duplex or two (2) one family detached dwellings on separate lots. The concept plan would require a Zoning Ordinance amendment and property rezoning to include a provision for the proposed smaller scale higher density master plan-based zoning.

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

March 4, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Grady McNeal

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 welcomed new member Cisco Gilmore. Gilmore offered prayer.

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

Item #2 Approval of February 5, 2024 Meeting Minutes: Wheeler made a motion to approve the minutes of the February 5, 2024 meeting, Duncan seconded the motion. The motion passed.

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

John T. Fey – 407 Moss Trail

Fey commented he has concerns with the many zoning changes and no public notice before going to Commission meetings for a vote.

Fey discussed agenda item #9 requests re-zoning and there is no rezoning sign notification for the public to be aware of the request.

Fey stated the public hearing signs should be posted where the public can see and not have to look for the re-zoning signs.

Fey asked where is the public notification for the re-zoning requests?

Fey commented that the entire neighborhood should be notified of re-zoning requests and not just adjacent property owners.

-Trew asked McCormick how neighborhoods are notified of zoning requests?

-McCormick responded on re-zoning public hearing signs for City Commission meetings, and by law advertised in the paper, for issues with the Board of Zoning and Appeals, mailed notices and signs.

-Ellis explained Public Hearings are at the City Commission meetings and this meeting is for public comments.

-Fey asked if signs could be placed and citizens notified of re-zoning requests such as agenda item#9.

-Ellis responded staff will discuss how we can address the issue effectively for you.

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 New Heights Church/ Evergreen Site Solutions: Requests site plan approval for 4,500 square feet building and parking lot improvements at 363 Caldwell Drive. The 1.82-acre property is zoned R-15, Medium Density Residential and is referenced as Sumner County Tax Map/Parcel# 143 07300 000. (1-24)

Item Representative: Pastor Brad Arthur and Van Oldham, Site Engineer

Staff Discussion:

- The City's engineer consultant has limited remaining comments regarding storm water design.
- The plan cover sheet includes a statement that the new building will meet the City's Design Guidelines for a community facility in a residential zoning district including a minimum 33% brick and or stone required- other materials permitted include split face block, EIFS, glass, 15% decorative metal, wood or cement fiber board siding.
- The landscape plan includes a requested reduced buffer dimension from twenty-five (25') feet to nine (9') feet along the west property boundary due to the limited area dimension remaining.
- The plans also include a wider buffer directly behind the building with solid evergreen planting instead of a mixture of canopy and understory plantings.
- The Planning Commission can require a solid fence in these two (2) locations in addition to landscaping for the reduced plantings and buffer width proposed.
- Staff Stipulation-Revised plans to be reviewed and approved by City's Engineer Consultant prior to the issuance of land disturbance/grading permit.
- Staff Stipulation-Lighting plan to include a shield or other method to reduce lighting at west property and residential house property boundary to less than 0.10 footcandle intensity.
- Staff Stipulation-Landscaping plan to include additional plantings in the section behind the building and installing additional buffer materials or solid fence along the western edge of the parking lot.
- Staff Stipulation-If proposed building construction requires fire sprinklers, provide fire hydrant meeting the City's Fire Code requirements.
- Motion Option- Approve site plan with staff stipulations including any additional items determined by the Planning Commission.
- Motion Option- Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
- Motion Option- Denial of revised site plan as determined by the Planning Commission.

Planning Commission Discussion:

- Oldham discussed drainage in the parking lot into the bioretention area and outflow pipe.
- Oldham discussed installing a flow spreader and grade or ditch around the area.
- Oldham discussed the landscape buffer and fencing options.
- Arthur discussed the artificial stone for the front and side of the building and do cement fiber board siding only on the back of the building and add this stone requirement to exiting building to have a similar design on site.
- Arthur explained they would like to do a weathered look on both buildings so the entire campus looks the same.
- Parnell discussed the residents next door to the church property and buffer design.
- Arthur responded he has known the residents for years and they communicate with them all the time

and have been since the property was staked over a year ago.

-Duncan recommend fencing for the one side and no fencing for the back of the building.

Motion: Motion by Duncan to approve the request with the four (4) stipulations outlined by staff, seconded by Gilmore. The motion passed unanimously.

Item #5 Scooter's Coffee Site Improvement Plan/Ware Malcomb: Requests site plan approval for a 664 square feet drive thru building and revised site improvements at 801 Rivergate Parkway. The 0.55-acre property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcel# 02614002000. Property Owners: Maymee Miller and Harvey Cantrell (2-24)

Item Representative: Mike Lorrain

Staff Discussion:

- Existing site redevelopment includes the removal of an existing 3,730 sq. ft. restaurant facility and replacement with a 664 sq. ft. coffee drive-thru building.
- The property, including the existing building location, is within a recently designated FEMA floodway.
- The new building location is outside the designated FEMA floodway.
- The proposed site alterations including the existing building removal exceed 10,000 sq. ft. in area so a storm water quality facility is required.
- The existing driveways on Rivergate Parkway and Wren Road will be maintained.
- The proposed site layout includes the availability for thirteen (13) vehicles in the drive-thru lane.
- Staff Stipulation-Revised plans to be reviewed and approved by City's Engineer Consultant prior to the issuance of land disturbance/grading permit.
- Staff Stipulation-Dumpster screen to include split face block that is painted/tinted to match building.
- Motion Option- Approve site plan with staff stipulation including any additional items determined by the Planning Commission
- Motion Option- Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
- Motion Option- Denial of revised site plan as determined by the Planning Commission.

Planning Commission Discussion:

- Lorrain stated they are first time franchisees and want to start a business in Goodlettsville.
- Lorrain stated Rivergate parkway prime location for Scooter's Coffee speed of service concept.

Motion: Motion by Parnell for approval with the two (2) stipulations outlined by staff, seconded by Wheeler. The motion passed unanimously.

Item #6 Fast Pace Health / MB Civil Engineering, LLC: Requests revised Dollar Tree site plan per the November 6, 2023 approval for an additional 3,726 medical office building on 2.05 acres at 413-419 S. Main Street and 107 Harris Street. Properties are referenced as Davidson County Tax Map 025 Parcels 018, 019, 020, and 021 and are zoned CSL, Commercial Services Limited/Commercial Core Overlay. Property Owners: Cindy and Rick Morrow (3-24).

Item Representative: Rick Morrow, Property Owner

Staff Discussion:

- The Planning Commission at the November 6, 2023 meeting approved the Dollar Tree site plan

including an area shown for a second building on the property.

-The proposal is for limited site plan revisions and architectural exterior elevations for a medical office building.

-The proposal includes the medical office building being on a separate lot from the Dollar Tree development.

-The shared driveways, sidewalks, and storm water detention facility will be included in easements on the upcoming subdivision plat.

-Motion Option- Approve revised site plan including any additional items determined by the Planning Commission.

-Motion Option- Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.

-Motion Option- Denial of revised site plan as determined by the Planning Commission.

Planning Commission Discussion:

-Morrow stated the construction can be completed on both sites at the same time which will be good.

-Duncan complimented Mr. Morrow for the quality of the product.

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

Item #7 213 S Main Street Site Plan/R.L Montoya Surveying: Requests conceptual site plan for six (6) attached residential units at 213 S. Main Street. The 0.92-acre property is zoned CSL, Commercial Services Limited/CCO, Commercial Core Overlay/Town Center and is referenced as Davidson County Tax Map/Parcel# 02504009900. Property Owner: First Holding, LLC. (4-24).

Item Representative: No Representative

Planning Commission Discussion:

-Trew stated with no representation we automatically defer, or do we need to discuss the property?

Staff Discussion:

-McCormick stated there are questions remaining on the property, so someone needs to be here to address some comments.

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

Item #8 Burnett Real Estate Group/CSR Engineering, Inc: Requests site plan approval extension for a 2,318 sq. ft. office building at 400 Two Mile Parkway. Planning Commission approval at the December 4, 2017 meeting. The property contains 0.29 acres and is referenced as Davidson County Map/Parcel# 02605013600 and is zoned OP, Office Professional. Property Owner: Matthew Barnett (20-17)

Item Representative: No Representative

Staff Discussion:

-The property owner has requested an extension to start the project.

-The site plan was approved in 2017.

-Due to the State of Tennessee defined project vested rights provisions, the project approval has expired

due to more than three (3) years since plan approval without the property owner obtaining a permit and starting work on the project.

- The site plan for the project appears to include less than 10,000 sq.ft. of site alteration and the site plan was designed to provide a consistent impervious site area with the previous site development.

Planning Commission Discussion:

- Parnell discussed the proposed site plan, building size and parking area.

- McCormick responded the building is a small one (1) story building.

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

Item #9 Long Hollow Pike Rezone/ Green LID Design: Requests rezoning from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for twenty-four (24) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property Owners: Lindsey and Johnathan Runion (5-24).

Item Representative: John Runion, Property Owner

Staff Discussion:

- The proposal is for twenty-four (24) one bedroom attached residential units in four (4) buildings and the existing one family detached dwelling at the back of the property for a total of 6.4 dwellings units per acre.

- The proposal is for a smaller scale version of the Cottage Grove development on Willis Branch Road.

- The Cottage Grove development includes 101 attached units at three (3) dwelling units per acre.

- The proposed preliminary master plan includes proposed twenty (20') feet building setbacks along the north and south property lines.

- The City's Planned Unit Development includes fifty (50') minimum setbacks for multi-family units along property lines.

- The proposed project drive to Willis Branch Road that is within the TDOT SR 174/Long Hollow Pike right of way will also require TDOT review and approval.

- This section of drive within the right of way will be a public street section and will be required to be built as a street section.

- The project drive (outside of public right of way section) design includes private street and parking areas.

- Motion Option- Recommend approval to the City Commission to rezone the property to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion.

- Motion Option- Recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential.

- Motion Option- Deferral to include any additional information or possible other zoning classifications as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Runion stated the goal is for a fifty-five (55) plus community the same as College Grove.

- Duncan discussed the preliminary site plan with the parking and logistics in the rear of the units.

- Duncan expressed concern with the high density in a small area and not a comparable project to

College Grove.

- Parnell discussed the property connecting to Willis Branch with traffic issues and prefer connections to Long Hollow Pike.
- McCormick responded TDOT would be involved to connect Willis Branch because it is in the right-of-Way and also on Long Hollow Pike
- Parnell discussed concerns of the development in the area as High Density residential.
- Duncan discussed contour lines and slopes on the site and difficult to develop.
- Wheeler discussed the size of the proposed units compared to College Grove and concerns with pulling out on Willis Branch from Long Hollow.
- Ellis asked Runion if this would be deeded lots or rental property?
- Runion responded as of now it will be rental property but possibly be deeded later.
- McCormick discussed the fifty (50') feet setbacks requirement along the property lines.
- Duncan expressed concern with the site, high density rental scenario and in a neighborhood that currently does not have it.

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

Item #10 Ryan Munding and Jill Gardner, Property Owners: Requests a Subdivision Regulations variance to permit a two (2) lot subdivision of the 3.05-acre property at 120 Connor Drive with property access provided an easement. The property contains a one family detached dwelling. The proposal is to subdivide the property for an additional lot and the construction of a one family detached dwelling unit. The property is zoned R25, Low Density Residential and is referenced as Davidson County Tax Map/Parcel# 02512001000. Subdivision Regulations Section 1-112-109.

Item Representative: Ryan Munding and Jill Gardner, Property Owners

Staff Discussion:

- The City's Subdivision Regulations permits one residential lot to be created with access provided by a fifty (50') feet access easement.
- The City's Zoning Ordinance include the same regulation so a Zoning Ordinance variance request will also be reviewed by the Board of Zoning and Sign Appeals at their Tuesday March 5, 2024 meeting.
- The City's Subdivision Regulations requires lots to have a minimum of fifty (50') feet of public roadway frontage or private street frontage.
- The City requires public and private streets to be constructed to City Standards to provide a quality street foundation and service for resident access, emergency services, and utility services like trash pick-up.
- The ordinance section to permit one lot to gain access by a fifty (50') feet access easement is to provide for a limited residential use and construction to prevent the number of residential lots and residential homes not accessed by a public or private street constructed to city standards to reduce the potential for emergency and utilities services access issues.
- The applicant is requesting to subdivide the existing 3.05-acre property.
- The property is zoned R25, Low Density Residential.
- The minimum lot size in the R-25 zoning district is 25,000 /0.57 acres.
- The applicant's proposed lot dimension would be roughly 120 feet lot width with 35,000 square feet lot area.
- The proposed lot dimension would meet the Zoning Ordinance lot width and size requirements of the R25 zoning district.
- The property deed references the right of way agreement/access easement through the adjacent

property at 118 Connor Drive. If the variance request is approved, the right of way agreement/access easement would need to be altered by both property owners and recorded to include a reference to the new lot and three (3) possible future property owners.

- The Subdivision Regulations includes review criteria for variances. Any motion to approve or deny the request will need to include the variance review criteria used as the basis for the motion.
- Motion Option- Approval of the variance request to permit the subdivision of the property based on the request meeting the Subdivision Regulation variance criteria due to the lot size and location of property and the variance is due to a hardship limiting a reasonable use of the property per the R25 zoning district requirements or other variance criteria determined by the Planning Commission during the meeting.
- Motion Option- Denial of the variance request based on the request not meeting the Subdivision Regulations variance criteria as determined by the Planning Commission during the meeting.
- Motion Option- Defer the request for the applicant to provide additional information or review with staff regulation amendment options instead as determined by the Planning Commission during the meeting.

Planning Commission Discussion:

- Munding stated his mother-in-law lives with them in the basement and they would like to have her on the property in an independent dwelling close to family.
- Tinnin asked if the property owner they share the driveway with now is comfortable with adding a third party?
- Munding responded Ms. Lynn (neighbor) expressed she hopes it works out for them.
- Duncan has concern about creating a land locked lot and discussed options for the subdivision of the lot.
- McCormick discussed the purpose of limiting number of driveways on an easement including quality of the roadways, and maintenance responsibilities for all of the owners accessing the easement.
- Parnell discussed easements for each lot and zoning requirements.

Motion: Motion by Duncan to approve with the stipulation that proper documentation of access and egress is available at the time the lot is created, seconded by Tinnin with the stipulation. The motion passed.

Item #11 Community Development Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 (7) Interchange Overlay District to expand the uses permitted under the fuel and service station classification. The request is per a business proposal within the INT Overlay District on Long Hollow Pike.

Item Representative: Addam McCormick

Staff Discussion:

- Staff received a request to permit an express oil change facility with the INT Interchange Overlay District.
- The INT overlay districts permits automobile fuel and service stations.
- The applicant discussed under the Zoning Ordinance definition of automobile service stations that (iii) Lubricating services would include an express oil change facility.
- Staff discussed the staff interpretation is that the fuel and service use permitted in the INT overlay was intended for fuel service to be required and any automotive service would be accessory to the fuel

service.

- The applicant's proposal is to add automobile service as a permitted use in the INT overlay since the uses are associated with vehicle travel along interstate I-65.
- Staff presented a Proposed Zoning Ordinance Amendment.
- Motion Option- Recommend approval to the City Commission to amend the Zoning Ordinance to add the automotive servicing use in the INT Interchange Overlay district
- Motion Option- Recommend denial to the City Commission to maintain the INT Interchange Overlay district permitted uses.
- Motion Option- Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Ellis discussed the property's use as an automotive servicing center versus a restaurant establishment and the original intent with the overlay district.
- Parnell expressed in his personal opinion this is the wrong use for Long Hollow Pike and we need to be serving people with more eateries and retail.

Motion: No Motion.

With no further business, the meeting was adjourned at 6:41 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant



March 25, 2024

City of Goodlettsville
105 S. Main St.
Goodlettsville, TN 37072

Re: Response Letter from Planning Commission (Providence Long Hollow Pike)

1. Water and Sewer availability letters have been applied for as of March 21st. Will submit once results are received.
2. 50' building setback maintained along property boundary.
3. Architectural design in relation to parking including material percentages will be provided by owner.
4. Building and bedroom unit information as far as square footage and attached garages will be provided by owner.
5. Entrance from Willis Branch Rd added to loop around the building units with a 12' emergency access road leading to Long Hollow Pike.
6. Unit ownership information will also be provided by the owner.
7. As of 2023 the AADT for Long Hollow Pike (Past Madison Creek Rd) is 9,654, may need to contact a traffic engineer for traffic counts for Willis Branch Rd.

If our office may be of further assistance to you on this project, please contact us at your convenience.

Sincerely,



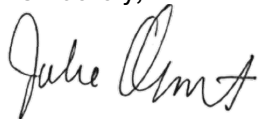
John A. Leath, P.E.
GreenLID Design

City of Goodlettsville Planning Commissioners,
Addam McCormick, Goodlettsville Planning Department

Athena is woman owned engineering and environmental consulting and testing firm currently operating in Nashville. The firm is proposing to construct a new facility on Business Park Circle in Goodlettsville. The long-term intention is for the Goodlettsville office and facility to employ sixty (60) people. The project plan is for a new office building with a designated area to park and store testing machines at the back of the property. The machines would not be operated at the property and are used for site testing for off-site development projects. Per discussion with the Addam McCormick, we understand the property is zoned GOPUD, General Office Planned Unit Development that is intended for business professional type businesses and that the proposal to park and store drilling machines at the back of the property behind the proposed office building needs to be reviewed by the Planning Commission. We understand the primary use of the property including the office for environmental and engineering service is permitted as general business use in the GOPUD zoning district, but the machine and equipment parking and storage needs to be reviewed. The request is for the Planning Commission to approve the business proposal including a designated area for parking and storing the drilling machines to ensure the proposed project is permitted before Athena purchases the property and hires an engineering firm to prepare a project site plan for review by the Planning Commission. The proposal is to park and store five testing machines at the back of the property. The parking and storage area would be screened with solid fencing and landscaping to limit the visibility of the machines from the street and adjacent properties. The property grading with the proposed site layout would also aid in the screening of the parking and storage area at the back of the site.

Examples of the machines proposed to be parked and stored on the property plan and a basic site layout are in production and will be provided at the Planning Commission meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Oliphant". The signature is fluid and cursive, with a large initial "J" and a stylized "O".

Julie Oliphant, PE

MOSS TRAIL CHICKEN PROPOSAL



Addam McCormick

From: Malo Mama <[REDACTED]@gmail.com>
Sent: Sunday, November 5, 2023 6:19 PM
To: Addam McCormick
Subject: amendment for 128 Two Mile Pike

Follow Up Flag: Follow up
Flag Status: Completed

*****CAUTION*****

THIS EMAIL GENERATED FROM OUTSIDE OF City of Goodlettsville ORGANIZATION. DO NOT CLICK LINKS OR OPEN ATTACHMENTS
UNLESS YOU RECOGNIZE THE SENDER AND KNOW THE CONTENT IS SAFE!

Hello. Im writing to ask/plead/beg to be given permission to keep my bantam rescue rooster .

Ive always wanted to have chickens but was unsure if they were allowed in my area. So i was really happy this past Spring when I requested a police officer to come over and give me advice on something and our conversation lead to the keeping of poultry and he told me I was allowed to keep them here as long as they were contained. When he told me that i was elated. Fast forward to just a little over 2 weeks ago I adopted a ute bantam rooster. The former owner was anxious to be rid of him n was threatening to kill him if someone didnt take him -- so I did. I immediately put on no-crow collar on him that does work, and hes living his best life in a coop inside my fenced in back yard . I never would have taken this little bird had i not been told otherwise by the police officer

When I received the codes letter I was really upset. I know im a pushover for animals, especially ones in danger, but when i got this little guy I instantly bonded with him and somehow he has helped my depression so much -- because of him I actually want to wake up in the mornings now because im so anxious to go see him and take him food. I just cant imagine not having him now, and dread having to give him away. So because of that - and the sake of my depression, Im writing to ask that i please be given an amendment which would allow me to keep him here. I only have one bird out there, he doesnt make noise at all and hes so tiny and stays inside my yard. He doesnt hurt anybody or anything -- but he does make me smile and helps me tremendously mental health wise. You are welcome to come see him, and see exactly whats back there any time you like. I know I sound pretty pathetic to be begging but Im doing so because i love the little guy so much and I hope you will grant me some mercy and let me keep him -- with a promise to not add any others.

Thank you for reading this -- and my apologies for any headache i may have caused.

Tere Clark
128 Two Mile Pike

472 526 0505

--



October 24th, 2023

WALLACE, GINA & CLARK, TERE LYNN
128 TWO MILE PIKE
GOODLETTSVILLE TN 37072

RE: City of Goodlettsville Zoning Ordinance Violation- ~~310 West Angela Circle Summer~~
~~County Tax Map/Parcel #143H D 00600-000~~

City of Goodlettsville Zoning Ordinance Violation

The City has received complaints regarding multiple chickens being kept at the above referenced property. **The City of Goodlettsville Municipal Code Title 14 Zoning and Land Use Control, Section 205 Residential District Regulations (3)(a)(ii)(E) and (3)(c) prohibits the agriculture activity- animal raising use (chickens) at the above referenced property.** The City's Zoning Ordinance only permits the agricultural animal raising actives including chickens in an agricultural zoning district and by a conditional use permit process in an R-40, Low Density Residential zoning district for properties five (5) acres or larger. The above referenced property is zoned R-25, Low Density Residential and contains 0.65 acres. **Therefore, keeping chickens and similar animals at the property is a violation of the City of Goodlettsville Municipal Code and Zoning Ordinance.**

The City requests the chickens to be removed from the property within thirty (30) days of the receipt of this letter. Failure to comply will require the city to take additional action which may result in fines of fifty dollars (\$ 50) per violation.

All zoning ordinance administration orders may be appealed to the City of Goodlettsville Board of Zoning and Signs Appeals. The appeal must be filed within thirty (30) days of the receipt of this letter. Contact the Planning and Development Services Department at (615) 851-3741 regarding the appeal process.

The City of Goodlettsville Municipal Code and Zoning Ordinance is available on-line at www.goodlettsville.gov.

Sincerely,

14-205. Residential district regulations.

(3) Use and structure provisions. The uses and structures indicated herein may be permitted within the various residential districts only in the manner and subject to any specific design criteria that apply.

(a) Uses permitted:

(i) Principal permitted uses. Principal permitted uses for all residential districts are listed in **Table I, the land use activity matrix, as presented in Appendix A.**

(ii) Permitted accessory uses. In addition to the principal permitted uses, each activity type may include accessory activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity located on the same zone lot.

These include:

- (A) Private garages and parking areas;
- (B) Recreation facilities exclusively for the use of the residents;
- (C) Home occupations as defined and subject to further regulations contained in § 14-208(1)(o);
- (D) Signs in compliance with the regulations set forth in the Goodlettsville Sign Ordinance;

(E) Within the a districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed. Chicken coops shall be located at least one hundred feet (100') from any neighboring dwelling and shall be no more than one hundred (100) square feet in size.

(b) Conditional uses. Conditional uses permitted for consideration of the board of zoning appeals are listed in Table I.

(c) Prohibited uses. Any use or structure not specifically permitted by right or conditional use as presented in Table I is prohibited.

14-202. Use classification (9)

(9) Agricultural, resource production, and extractive activities.

(a) Agricultural services includes various activities designed to provide needed services for agricultural activities and are appropriately located in close proximity thereto.

(i) Crop drying, storage, and processing

(ii) Crop planting, cultivating, and protection services

(iii) Horticultural services

(iv) Soil preparation services

(v) Veterinary services for large animals

(b) Confined animal feeding operations includes facilities and operations involved in the storage and feeding (other than pasture grazing) of animals for resale or slaughter within confined fenced spaces (also known as a feed lot) or within buildings.

(c) Crop and animal raising includes the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase, but specifically excluding confined animal feeding operations and facilities for the processing, packaging, or treatment of agricultural products.

(i) Dairies

(ii) Farms

(iii) Raising of plants, animals, and fish

(iv) Truck gardens



Metro Animal Care and Control

5125 Harding Place | Nashville, Tennessee 37211 | (615) 340-8907 phone | (615) 340-0586 fax

DOMESTICATED HEN PERMIT RULES AND REGULATIONS

PERMIT RESTRICTIONS AND SPECIFICATIONS

- 1) No roosters. No breeding or slaughtering of domesticated hens. No sale of eggs or domesticated hens. No domesticated hens may be trained for the purpose of fighting for amusement, sport or financial gain.
- 2) Permits are required annually. They expire December 31st each year.
- 3) Permits may not be reassigned to another person or another address, and the permit holder must live on the property where the domesticated hens are kept. If the permit holder does not own the property, he or she must have the permission of the property owner.
- 4) If the permit holder is absent from the property for 60 consecutive days, the permit is null and void.

COOPS, SETBACKS AND MATERIALS

- 5) All domesticated hens are to be kept outside of a habitable structure in a predator-proof enclosure, a portion of which must be a covered domesticated hen house and a portion of which must be a fenced area. The fenced area must comply with Title 16.24.330 of the Metropolitan Code of Ordinances. Domesticated hen houses must be enclosed on all sides and have a roof and doors. Access doors must be lockable. Openings in windows and vents must be covered with predator-proof wire with openings smaller than a square inch.
- 6) The enclosed domesticated hen house must provide a minimum of two square feet per domesticated hen. The fenced enclosure must provide six square feet per bird.
- 7) The number of allowable domesticated hens depends upon lot size.
 - ☐ For lots of up to 5,009 square feet (up to .11 acre), TWO domesticated hens are allowed.
 - ☐ For lots between 5,010 square feet and 10,236 square feet (.12 to .23 acre) up to FOUR domesticated hens are allowed.
 - ☐ For lots of 10,237 square feet or more (.24 acre or larger) up to SIX domesticated hens are allowed.
- 8) All domesticated hens must be kept in the side or rear yards. None may be kept in the front yard. If in the side yard, neither the domesticated hens nor the domesticated hen house can be visible from any public right-of-way. The domesticated hens and domesticated hen house must be screened from view with fencing or landscaping.
- 9) *All enclosures must be at least 25 feet from any residential structure, other than the permit holder's residence, and at least 10 feet from any property line.*

HEALTH AND SANITATION

- 10) All food must be kept either indoors or in a weather-resistant container with a metal lid designed to prevent access by animals. Uneaten food is to be removed daily.
- 11) Fenced enclosures and domesticated hen houses must be properly ventilated, clean, dry and odor-free, kept in a neat and sanitary condition at all times in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact. The domesticated hen house and fenced enclosure must provide adequate ventilation, sun and shade, and be built to resist rodents, wild birds and other predators, including dogs and cats.
- 12) Provision must be made for the storage and removal of domesticated hen manure. All manure for composting or fertilizing shall be contained in a well-aerated garden compost pile. All other manure requires removal. In addition, the domesticated hen house and surrounding area must be kept free from trash and accumulated droppings.
- 13) *No perceptible odor from the domesticated hens or the enclosure shall be present at any property line.*

By affixing my signature below I acknowledge that I have read and understood these rules and regulations.

NAME: _____

DATE: _____

- B. One commercial vehicle and attached trailer not exceeding 30 feet in length or eight feet in height,
- C. One detached trailer, not attached to a vehicle and not exceeding 18 feet in length or four feet in height.

These vehicles and trailers shall not be parked on the street or between the street or side street and residence except in a paved driveway.

Specifically prohibited are semi-tractor trucks, trailers, and dump trucks.

Heavy construction equipment is also prohibited in residential zones. This includes bulldozers, end loaders, backhoes, and similar equipment.

The above standards shall not preclude temporary parking in connection with commercial service, sales and delivery, or construction projects.

- 3. The parking and storage of recreational vehicles, campers, travel trailers, motor homes, boats, boat trailers, and similar items are permitted as a residential accessory use provided they are not parked on the street or in the required front and corner side yards for more than three days per calendar month except in the driveway. Furthermore, not more than one shall be parked between the house and the street or any side street, even if parked in a driveway.

No recreational vehicle, camper, travel trailer, motor home or the like shall be used for living, sleeping, or housekeeping purposes except for visitors for not more than two weeks per calendar year.

10.4.16 | PETS, POULTRY, AND OTHER ANIMALS

The following pets, poultry, and other animals are permitted as an accessory use in the zones specified. Where a maximum number of such animals is specified based on lot area, this number is the collective maximum number allowed for all such animals on the lot.

- 1. Dogs, cats, and rabbits are allowed as a residential accessory use in all zones under the following conditions:

- A. One per 3,000 square feet of lot area.
- B. Subject to Animal Control Ordinance.

- 2. Chickens, ducks, and similar fowl are allowed as a residential accessory use in RR, ER, SR-1, SR-2, SR-3 and DN zones under the following conditions:

- A. One per 10,000 square feet of lot area.
 - B. Shall be fenced in rear yard.
 - C. No roosters.
 - D. Shall be located at least 15 feet from all property lines except where adjacent to other such animals.
- 3. Pot-bell pigs, pygmy goats, and similar animals are permitted in RR, ER, SR-1, SR-2, SR-3, and DN zones under the following conditions:
 - A. One per 10,000 square feet of lot area.
 - B. Shall be fenced in the rear yard.
 - C. Shall be located at least 15 feet from all property lines except where adjacent to other such animals.
- 4. Horses, ponies, goats, and similar large animals are permitted in RR, ER, and SR-1 zones under the following conditions:
 - A. One per 30,000 square feet of lot area.
 - B. Shall be kept in a stable or within a fenced area or otherwise secured behind the house or beside the house. On a corner lot, the animal(s) shall not be kept in the area between the house and the side street.
 - C. Shall be located at least 50 feet from all property lines except where adjacent to other such animals.
- 5. Exotic animals are allowed as a residential accessory use in RR, ER, SR-1, SR-2, SR-3 and DN zones under the following conditions:
 - A. One per 20,000 square feet of lot area.
 - B. The animals are confined at all times.
- 6. Beekeeping of one or more beehive colonies is allowed as a residential accessory use in RR, ER, and SR-1 zones under the following conditions:
 - A. One beehive colony per 5,000 square feet of lot area.
 - B. Conformance with State law (See TN Department of Agriculture).
 - C. Must be located in the rear lot area and no closer than 20 feet to any property line.
 - D. Must have a fresh water and mineral water source on site for the colony.
- 7. Breeding and raising of animals for sale in a residential zone is prohibited except for one litter per parcel per year. The restriction on the maximum number of animals per square foot of lot area shall not apply to the litter for a period of eight weeks following birth.

City of White House: Proposal for chickens to be allowed within city limits:

4.170 Residential Agricultural Uses

Regulations for chickens on properties designated as R-40 and R-20 Residential Zoning Districts on the official zoning map:

1. Up to six (6) chickens may be allowed.
2. Only female chickens (hereinafter "hens") are allowed. There is no restriction on domestic chicken breeds. Roosters shall be prohibited. Breeding of licensed hens shall be prohibited on property premises.
3. Hens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
4. Henhouses and enclosures shall be prohibited in front yards.
5. Hens must be kept in a fenced enclosure at all times, and no enclosure shall be within 10 ft of property line.
6. Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
7. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulating droppings.

Regulations for chickens on properties designated as R-10, R-15, SRPUD and NCRPUD Residential Zoning Districts on the official zoning map:

1. Up to four (4) chickens may be allowed.
2. Only female chickens (hereinafter "hens") are allowed. There is no restriction on domestic chicken breeds. Roosters shall be prohibited. Breeding of licensed hens shall be prohibited on property premises.
3. Hens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
4. Henhouses and enclosures shall be prohibited in front yards.
5. Hens must be kept in a fenced enclosure at all times, and no enclosure shall be within 10 ft of property line.
6. Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
7. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulating droppings.

The purpose of this section is to provide standards for the keeping of domesticated chickens. It is intended to enable residents to keep a small number of female chickens on a noncommercial basis while limiting the potential adverse impacts on the surrounding neighborhood. The city recognizes that adverse neighborhood impacts may result from the keeping of

domesticated chickens as a result of noise, odor, unsanitary animal living conditions, unsanitary waste storage and removal, the attraction of predators, rodents, insects, or parasites, and nonconfined animals leaving the owner's property. This section is intended to create licensing standards and requirements that ensure that domesticated chickens do not adversely impact the neighborhood surrounding the property on which the chickens are kept.

(If voted to keep ordinance as is):

Amend the Zoning Ordinance to say:

4.170 Residential Agricultural Uses

Regulations for properties under one (1) acre:

1. No agricultural use permitted on lots under one (1) acre
2. This includes but is not limited to: poultry, swine, horses, sheep, goats

Regulations for properties between (1) and (5) acres:

1. Residential property must be designated as R-40, R-20, and R-15, Residential Zoning Districts on the official zoning map.
2. Property must be over one (1) acre in size. IV-56
3. Agricultural use shall be an accessory to residential use and shall only be a personal use by residents of the property.
4. Property must not be located within a suburban or urban residential and commercial area as determined by the Board of Zoning and Appeals to prevent adverse effects to adjoining properties and uses, including but not limited to, odors and rodents infestation.

5. The land area reserved for the agricultural use and number of animals shall be determined by the Board of Zoning based on type of agricultural use proposed, acreage of the property, and adjoining property uses.

6. The agricultural use of the property shall not injuriously affect public health or become a nuisance because of noise, odor, etc.

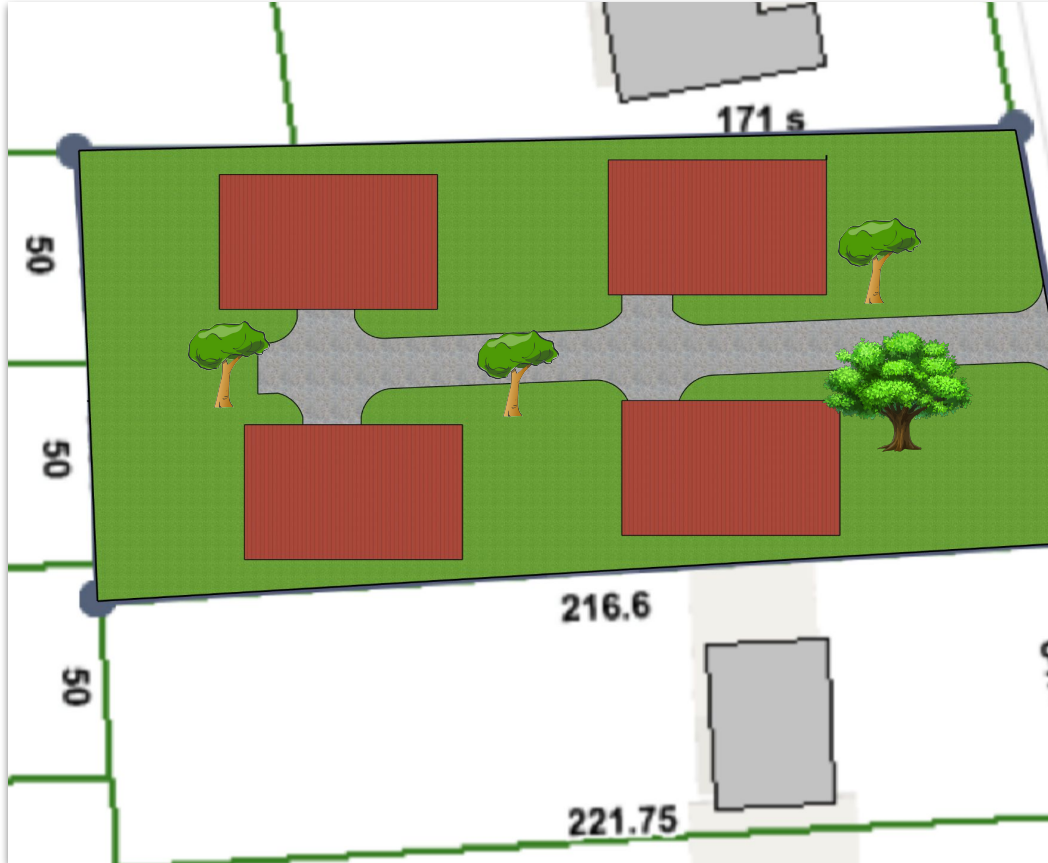
7. All animals shall be within an enclosure and shall not run at large. The locations of enclosures and cages shall be determined by Board of Zoning and Appeals including preventing animal cages from being located in front yard and requiring adequate setbacks of animal enclosures from adjacent houses and property lines. No enclosure of poultry shall be within 10 ft of property line



208 Graves Rd

Cottage Community

Graves Cottage Community - 4 Single Family Homes



Why Cottage Homes?

- Single Family homes
- Two homes fronting the street help keep the development contextually aligned with adjacent homes
- Higher density brings more housing diversity to the urban core

