

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING COMMISSION

April 1, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

**Absent:** Jeff Duncan

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

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

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

**Item #2 Approval of March 4, 2024 Meeting Minutes:** Wheeler made a motion to approve the minutes of the March 4, 2024 meeting, Gilmore seconded the motion. The motion passed.

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

**Joe Miller – 100 Placid Grove Lane, Unit 1703**

Miller commented he has questions regarding agenda item#4.

Miller wants confirmation that the Long Hollow Pike project will be condos and not apartments.

Miller wants to know if primary access will be on Willis Branch and secondary access on Long Hollow Pike.

Miller wants to know if a traffic study will be conducted for the Long Hollow Pike project for a traffic light at Willis Branch and Long Hollow Pike.

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

McNeal made a motion to close the public forum, seconded by Gilmore . The motion passed.

**The Public Forum was closed.**

**AGENDA**

**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 Representative: John Runion, and Brock Rust, 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 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.
- Staff Stipulation-Provide water and sewer utility service commitment letters.
- Staff Stipulation-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.
- Staff Stipulation-Provide on plans landscape screen along parking and project perimeter.
- Staff Stipulation-Fire Department/Fire Marshal requested the north drive loop section be increased from 14' to 20' and ensure that the existing culvert crossing at Long Hollow Pike can support fire trucks.
- 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:**

- Rust discussed since the first meeting they have totally redesigned the project.
- Rust commented they are wanting to do an age restricted project that will be smaller than the Cottage Grove development.
- Rust commented they wanted to stay similar with the Cottage Grove front façade look and building materials such as brick, stone and hardie board.

- Rust discussed the units will be individually owned and not rentals and will have a HOA setup.
- Rust discussed the size and price of the units being affordable.
- Rust discussed the plans for access from Willis Branch Road.
- Ellis asked if the units would have a garage.
- Rust responded they will not have a garage but will have a minimum of two (2) parking spaces per unit.
- Ellis asked if these would be individually deeded lots for sale or one (1) project for rent.
- Rust responded individually owned and restricted to fifty-five (55) and older.
- Runion discussed the size of the units and how they will all look the same as the Cottage Grove development.
- Gilmore asked if they could increase the square footage and lower the number of units.
- Rust responded and discussed adding another bedroom and the targeted market for the units.
- Gilmore asked what the price point for market will be.
- Rust responded they think from two-hundred fifty (\$250,000) thousand to three-hundred thousand (\$300,000).
- Gilmore discussed the traffic congestion on Willis Branch and Long Hollow Pike.
- Parnell discussed the slopes, elevations, parking area, and the overall density of the project.
- Runion discussed the changes to last month's plan stating they took away some of the parking and added landscaping buffer.
- Trew commented he agrees with Parnell's statements and concerns.
- Tinnin asked when they would have additional plans available for the board to review.
- Rust responded they would need a couple of weeks.

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

**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

**Item Representative: Bruce Rainey, Land Surveyor and Deborah Corbitt, Property Owner**

**Staff Discussion:**

- 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 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.
- Motion Option-Recommend approval to the City Commission to rezone the property to R-15, Medium Density Residential.
- Motion Option-Recommend denial to the City Commission to maintain the property zoning as R-25, Low Density Residential.
- Motion Option-Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

#### **Planning Commission Discussion:**

- Rainey stated the request is to divide the property into two (2) lots, keep the existing duplex and build a single-family dwelling on the new lot. Without the re-zoning they do not have enough area to meet the R-25 Low Density for both units.
- Rainey discussed the drainage flow and drainage easement.
- Parnell discussed the width, depth, frontage width and setback requirements for the new lot.
- Susan Pady came forward and spoke in opposition of the rezoning request. Pady stated her family has lived in the Paige Heights area for forty-five (45) years and this request would not benefit the neighborhood. Pady stated the property owners have no vested interest in the community because they live in Gallatin, TN. Pady hopes her opposition will be considered when they vote.
- Wheeler asked McCormick if there was an issue in 2017 regarding the easement and rear setback.
- McCormick responded yes, there were some questions but no questions regarding if it meets the R-15 zoning requirements, the question is whether the board will recommend to the City Commission to rezone.
- Vicky Denson came forward to speak. Denson has concerns with water and proper drainage on the new lot. Denson discussed the easement on the properties. Denson's two (2) concerns are proper drainage and the status of an easement on the property.
- Reba Hicks -504 Caldwell Drive came forward to speak. Hicks stated that she does not have a problem with water on her property. Hicks wants to know what an easement is, what is it for, what does it take care of? Hicks has no problem with the rezone request.
- McCormick responded it is a ten (10') foot easement and like any easement it is the right to cross or otherwise use someone else's land for a specified purpose. This easement is for a storm water drainage to get to Caldwell Drive.
- Parnell stated he did not know why they are looking to do anything in this subdivision because it is a completed subdivision.
- Trew responded that he and McNeal were both there in 2017 and he voted against it for that reason, the subdivision was done.
- Deborah Corbitt came forward to speak. Corbitt stated that they have maintained the property for over twenty-five years and want to build that will fit right into the R-15 zoning. Corbitt stated that her sister and her husband are the ones that want to live there.
- Trew commented this came up in 2017 and it is the same pros and cons. Trew stated we want to be fair to everybody and do the right thing.
- Tinnin stated due to a conflict of interest he will abstain from the vote.

**Motion:** Motion by Parnell to deny the request, seconded by Gilmore. Tinnin abstained. The motion passed.

**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 Representative: Dusty Barrett, Athena Engineering/Environmental-CEO**

**Staff Discussion:**

- 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.
- Motion Option-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.
- Motion Option-Deny the proposed use including vehicle testing equipment storage.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

**Planning Commission Discussion:**

- Barrett stated they are a full-service engineering company. Most people that will be at the location will be office staff.
- Barrett stated the building will be sized to house sixty (60) employees.
- Barrett stated they have offices located in Nashville and Hendersonville and are trying to centralize to one (1) location.
- Barrett described the type of equipment to be stored and inspected at this facility.
- Trew asked Barrett if the trailers would be behind a fence and not visible from the road?
- Barrett responded you will not see the equipment from the road and explained the grading of the site.
- Gilmore asked Barrett how much traffic will be coming in and out with the heavy equipment and

frequency of that traffic.

-Barrett responded the frequency will probably be more increased right now because they are working locally but long-term projects in other states are coming up. Barrett discussed other projects that will pull them away for long periods of time.

-Trew asked Barrett where the equipment would be washed.

-Barrett responded on site sometimes and other times at this facility. Barrett stated the equipment typically does not get dirty.

-McNeal asked if they would have fuel storage on site.

-Barrett responded no.

-Ellis asked what type of maintenance on the equipment would be there, garage, shop, impact wrenches, because of the surrounding area what type of sound pollution.

-Barrett responded they will have opportunities to use impact wrenches but not much because the maintenance they perform is minor and by their operators and they are not mechanics.

-Barrett discussed a facility he managed near a residential area with no complaints of noise.

-Wheeler asked what type of surface would the units be parked on?

-Barrett responded it would be concrete or asphalt because they are that lightly loaded.

-Tinnin asked if the building would have a shop area to work on equipment.

-Barrett responded he envisioned two (2) buildings. One for professional staff, a lab, and a separate building for storage and minor maintenance.

-Tinnin discussed additional buildings on the site and reviewing the plans.

-Barrett discussed growth and their business strategic plan.

-Parnell discussed the single-family homes behind the property and the vacant lot.

-Barrett responded the vacant lot is in a flood zone and addressed concerns of privacy and noise for the single-family homes.

-Freeman asked Barrett if any of the proposed site was in a floodplain or floodway?

-Barrett responded he thinks just the lot to the Southeast is in the floodway.

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

**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 Representative: Addam McCormick, Staff**

**Staff Discussion:**

-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 hotels 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 Option-Recommend approval to the City Commission to increase the minimum number of hotel rooms from ninety (90) to one-hundred twenty (120) rooms for new hotels.

-Motion Option-Recommend denial to the City Commission and maintain the minimum requirement for

ninety (90) rooms.

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

**Planning Commission Discussion:**

-Ellis discussed how good the hotel tax, motel tax, and sales tax are for the City.

-Ellis explained how successful reducing the minimum hotel rooms from one-hundred twenty (120) to ninety has been and now has reached a peak of the number of ninety (90) room hotels for the community.

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

**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 Representative: Amy Smith – 412 Moss Trail**

**Staff Discussion:**

-The Planning Commission at the January 8, 2024 meeting voted not to recommend to the City Commission a proposed Zoning Ordinance amendment to expand the allowance for hobby chickens/domestic hens.

-The Planning Commission received comments during the February 2024 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.

-Due to the comments received at the January 2024 meeting staff presented revised proposed amendments to Zoning Ordinance Section 14-205 (3)(ii)(E).

-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.

-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.

**Planning Commission Discussion:**

-Smith explained that when she got her chickens, she did not realize she was not in an R-40 district.

-Smith explained she has three (3) birds, and they are hobby chickens.

-Smith discussed receiving a violation notice in January because of her chickens.

- Trew explained the process and what the vote can mean for next steps.
- Smith stated she has three (3) chickens on a 0.9-acre property and does not think she bothers her neighbors or anyone else around her.
- Trew asked if the chickens have free range in the yard?
- Smith responded she lets them free range when she changes the food and water.
- Trew explained they want to be fair to her and her neighbors and other people who live next door to birds.
- McCormick discussed the R-40 zoning and presented two (2) revised options on roosters for consideration.
- Trew asked McCormick how many complaints the city gets regarding chickens and is it due to noise, smell or they just don't like the birds.
- McCormick responded maybe a handful a year and his opinion it is because people don't think they belong in residential neighborhoods.
- Freeman commented the number of complaints is low because we do not allow chickens except in the R-40, Low Density Residential and Agricultural zoning district.
- Parnell discussed options for a motion.

**Motion:** Motion by Parnell to approve the request for hobby chickens/domesticated hens up to three (3) in quantity for properties zoned R-15, R-25 and R-40 with a minimum of 15,000 sq. ft and no roosters are permitted except with permitted agricultural uses in the R-40, Low Density Residential and Agricultural zoning districts, seconded by McNeal. The motion passed unanimously.

**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.

**Item Representative: Addam McCormick, Staff**

**Staff Discussion:**

- Per discussion at the March meeting, the amendment is to include a 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 Discussion:**

- Trew stated he thinks we need this to alert residents that might not live here.
- Parnell discussed how the notices would be handled since Metro requires proof of the applicant sending letters and installing signs.
- McCormick explained how the notices would be handled including city staff completing the signs and

letters and that the city charges a \$600 rezoning review fee.

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

**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's 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.

**With no further business, the meeting was adjourned at 7:35 pm.**

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Scott Trew, Chairman

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Sharon Reed, Planning Assistant