

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

June 3, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: None

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 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 May 6, 2024 Meeting Minutes: Tinnin made a motion to approve the minutes of the May 6, 2024 meeting, Wheeler seconded the motion. The motion passed.

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

Patrick Adams – 827 Long Hollow Pike

Adams commented that last month he spoke against the Long Hollow Pike rezone. Adams commented he has concerns with the rainwater in the creek that already floods. Adams commented it will be blasting in the area causing foundation issues and discussed property values if the units did not sell and became short-term or long-term rentals.

Jimmy Getzen – Cottage Grove

Getzen has concerns about rental availability of the Long Hollow Pike proposed units.

Tim Grubbs – 538 Moncrief

Grubbs has concerns about the traffic flow with adding 101 units on Moncrief.

Pat Deloach – Cottage Grove

Pat commented that Cottage Grove has major drainage issues and no usable sidewalks. Pat stated that the creek overflows now and can't imagine dumping more water into it.

Tara Bradshaw – 524 Moncrief

Bradshaw states she has lived in the area for over twenty years (20) in the same home. Bradshaw commented Moncrief is a very narrow road and is worried about the influx of traffic with the addition of 101 units. Bradshaw wants to know, with the number of new homes coming in, how they propose to deal with the water pressure in this area.

David Zech – 521 Moncrief

Zech commented that his big concern is infrastructure roads.

Keith Wilbanks – 419 Rosehill

Wilbanks commented on an easement attached to the proposed development on Moncrief and he thinks the residents will oppose the easement due to the traffic. Oppose the development and easement on Moncrief Avenue.

Cheryl Zech – 521 Moncrief

Zech commented that she is concerned about the infrastructure. Zech commented that she wants them to consider putting a light at Main Street and Brick Church because you can't pull out of there going North. Zech stated people come from the North to get on the interstate and you can't get on Main Street going North due to the traffic problems.

Angie Sneed – 309 Rosehill

Sneed stated the development is a mistake, already traffic issues and not necessary for the community and would be a disservice to this community.

Gale Ferguson – 824 Dry Creek

Ferguson commented that she has lived and worked in Goodlettsville for over thirty years (30). Ferguson states it is disturbing to see all the new developments and little thought to the infrastructure and traffic problems. Ferguson commented that they overpopulate the residential areas creating traffic problems. Ferguson commented that Main Street is one of the ugliest Main Street in Tennessee and they should focus on beautifying rather than the number of developments.

Paul Frank – 108 Elizabeth Court

Frank commented that he is opposed to the 622 Rivergate Parkway proposed project. Frank has concerns because the property is already a nuisance, and the proposed plans will only make the nuisance more permanent. Frank stated that is a choice piece of property and if developed correctly could set the pace for the entire City.

Amilcar Rodriquez – 608 Wade Circle

Rodriquez commented there are many issues with the 622 Rivergate Parkway and the police are there every day. Rodriquez has concerns about changing to rentals and will they be able to check who will be living there so they can avoid the drug and overdose problems for the police. Rodriquez requests they bring something good to Goodlettsville.

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 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 *sixteen (16) attached* residential

units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property referenced as Sumner County Tax Map/Parcel# 14305301000. Property Owner: Lindsey and Johnathan Runion (5-24)
(Deferred at May 6, 2024 Meeting)

Item Representative: John Runion, Property Owner

Staff Discussion:

- The plan has been revised to include sixteen (16) units on a private single drive accessed from Long Hollow Pike.
- The proposed density is 4.3 units per acre including the existing home.
- The revised plans include a north and south property perimeter building setback of twenty (20') feet which will require a design variance from the Planned Unit Development requirement due to the attached unit design proposal adjacent to lower density detached residential uses.
- The Planning Commission with the Planned Unit Development preliminary master plan process can review and recommend design variances to the City Commission with the property zoning.
- The submitted plans will be required to be revised before being submitted to the City Commission to include the dimensions of the drives, units, and parking spaces defined at the meeting.
- No additional building designs were submitted.
- Staff Stipulation-Provide sewer utility service commitment letter- if preliminary master plan approved to be submitted with City Commission review.
- Staff Stipulation-Minimum building materials-per building photo examples provided by applicant include minimum eighty-five (85) percent brick or stone on building walls with remaining materials including EIFS or cement fiber board siding. The examples provided will define the architectural requirements for the proposed buildings.
- Staff Stipulation-Project buffer-If preliminary master plan is approved, at final master plan will need to determine landscaping design with proposed twenty (20') feet perimeter buffers.
- Staff Stipulation-Provide revised master plan to include the dimensions of drive, parking, and buildings.
- Staff Stipulation-Restrictive Covenants- if preliminary master plan is approved, with final master plan will need to provide copy of restrictive covenants to detail the ownership and age restrictions intention previously discussed and defined private drive maintenance.
- 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 for sixteen (16) residential attached units and one existing detached unit including staff stipulations and other items determined by the Planning Commission during the meeting discussion. (Staff recommendation based on previous meeting discussions about suggested revised project design, and request with revised density proposal is consistent with adjacent use and adjacent zoning)
- 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 as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Runion discussed the many changes to the project since the first meeting.
- Runion discussed the proposed units are for sale and will not be rentals.
- Runion discussed the proposed units will be for sixty (60) and over adults with a maintenance fee HOA governed facility.

- Duncan discussed the motion from the May 6, 2024 meeting minutes that stated, “Motion by Duncan to recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential”.
- Duncan stated he is sticking by the motion because he see’s nothing to convince him to move forward from all the other conversations they have had in the other three (3) meetings about this project.
- Trew discussed concerns with zoning changes and how they need to be consistent with everyone and be good for Goodlettsville.
- Parnell discussed the number of people attending the meeting and thanked them for attending and sharing their comments.
- Parnell discussed the need for the City to grow and why this project would work in the proposed area.
- Parnell discussed all the changes they have made to the project since the first meeting.
- Parnell discussed Long Hollow Pike as a rural area.
- Parnell thanked the applicant for addressing every concern they asked of them, and he appreciated their effort.
- Parnell stated he is transparent and pro-growth and feels it is necessary for the City to grow.

Motion: Motion by Duncan to recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential, seconded by Gilmore.

- Gilmore commented his first meeting on the board was when they brought this proposal to the board.
 - Gilmore stated he appreciates them doing what they were asked to do, but feels there are issues and opposition with the proposal and hope they can use the property that will be a benefit for them.
- The motion passed with five (5) yes votes and two (2) McNeal and Parnell voted no.

Item #5 3030 Patton Branch Road/ Megan Spilka, Property Owner: Requests alternative accessory building design approval. The 2.04-acre property referenced as Sumner County Tax Map/Parcel# 140108020 is zoned R-40, Low Density Residential.

Item Representative: Megan and Nick Spilka, Property Owner

Staff Discussion:

- The owner is requesting an alternative accessory building design.
- The house at the property is a one-story brick ranch with asphalt shingles.
- Staff discussed with the owner incorporating brick materials into the proposed accessory building design including a possible three (3) to four (4) feet brick base with the siding materials shown.
- The owner’s request is for a unique modern high-quality design as an alternative design.
- The City’s Zoning Ordinance does not define required materials for accessory buildings.
- The ordinance does require consistency with the existing residential house design.
- The proposed detached garage would be behind the house as shown on the attached plan.
- The proposed garage would be 250-300 feet from Patton Branch Road.
- The multiple dimensions are due to the curve in the roadway in front of the house.
- Motion Option-Approval of proposed alternative design based on the quality of the proposed design and the location of the proposed garage from Patton Branch Road. (Staff recommendation)
- Motion Option-Denial of proposed alternative design.
- Motion Option-Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Spilka commented that they have a brick ranch and are wanting to build a nice garage.
- Spilka commented that the neighbors are supportive of the proposed building materials for the garage.
- Duncan asked McCormick if they are looking at the building materials or the extra space under cover?
- McCormick responded the building materials.
- Duncan discussed the open space in the future.

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

Item #6 Goodlettsville 56/FCG Civil: Requests preliminary master plan approval for 101 residential lots on 58.66 acres on Moncrief Avenue, McCoin Drive, and Barber Drive (non-improved road right of way). The properties are referenced as Davidson County Tax Map/Parcels#025013500, 02505500, and 025005600 and are zoned MDRPUD, Medium Density Residential Planned Unit Development. Property Owner: Dania McVicker (8-24)

Item Representative: Mark Hanson, Last of the Loggers, LLC and Cole Gaumnitz, Civil Engineer**Staff Discussion:**

- The City rezoned the properties in May 2019 to MDRPUD, Medium Density Residential Planned Unit Development.
- A preliminary master plan was not approved with the rezoning.
- A concept plan was reviewed at the time of rezoning but was not formally approved.
- The concept plan included 121 one family detached dwellings with roadway connections on Moncrief Avenue and a connected roadway from McCoin Drive to Rose Hill Drive.
- A private three (3) year property restriction was placed on the properties in March 2019.
- The restriction was for limiting the use of the properties to one family detached dwellings.
- The proposed project density is 1.7 units per acre.
- The MDRPUD zoning permits up to three (3) units per acre.
- The proposed preliminary master plan includes 101 lots for one family detached dwellings.
- The roadway design includes non-connected roadway sections from McCoin Drive and Rosehill Drive through the current non-improved Barber Drive (right of way).
- The plan includes a defined off-street parking area for four (4) cars on each lot.
- The garage design is proposed to be a front recessed garage design per the City's Residential Planned Unit Development garage design options.
- The homes built in the project will be required to meet the City's Residential Unit Development residence design requirements.
- Since rezoning is not required with the proposal, a traffic study will be required to be submitted with the final master plan process to determine any intersection or off-site improvements needed.
- The City's Public Works Department is currently reviewing the sewer service design for the project.
- Staff received a water utility service availability letter.
- Motion Option-Approve the preliminary master plan including 101 one family detached dwelling lots with the preliminary master plan meeting the City's Residential Planned Unit Development requirements. (Staff recommendation)
- Motion Option-Deny the preliminary master plan due to the preliminary master plan not meeting the City's Residential Planned Unit Development requirements as determined by the Planning Commission's discussion during the meeting.

-Motion Option-Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Hanson commented that he was not asking for a re-zone it is already zoned for up to 168 lots and they are proposing 101 lots.
- Hanson discussed the easement and fifty (50') foot right-of-way from Barber Drive and Rosehill Drive.
- Gaumnitz commented the traffic study would be prepared before the next phase and they are committed and adhering to any recommendations from the traffic study.
- Duncan asked Freeman for clarification on the fifty (50') foot easement for ingress and egress to the development.
- Freeman responded after reviewing the plans and talking with McCormick there is an additional easement dimension and discussed the easement.
- Duncan discussed how the law reads when the developer meets the zoning and requirements of the City if they turn down the request.
- Parnell asked if the traffic study will look at the width/connections of the roads or just the numbers?
- McCormick responded typically a traffic study will find any kind of deficiencies based on traffic data.
- Parnell complimented them on the design of the development but has concern with the connecting roads.
- Gilmore discussed the detention basin.
- McCormick responded this is the preliminary and the final plan would include the full engineering calculations.
- Duncan discussed off-site flow from the development and what the State of TN requires from the development.

Motion: Motion by Parnell to approve with the stipulation the developer will include in the traffic study research on local streets connecting out to Dickerson Road, seconded by Duncan.

- Parnell commented they are voting to approve with a stipulation a preliminary master that requires additional engineering and design efforts, it will come back with the traffic study for approval or denial.
 - Parnell commented this is to move this process forward to get additional information to share with the Board, this is not approval to have 101 lots in this neighborhood, this is approval for a master preliminary plan and we are asking for additional information.
- The motion passed with six (6) yes votes and one (1) McNeal no vote.

Item #7 622 Rivergate Parkway/ DF+H Services: Requests recommendation to the City Commission to rezone 4.73 acres on Rivergate Parkway/Wade Circle from CSL, Commercial Services Limited/ INT Interchange Overlay to RC2, Regional Center Planned Unit Development and preliminary master plan approval to convert 151 existing hotel rooms to residential units and a 16,000 sq. ft. commercial center. The properties are referenced as Davidson County Tax Map/Parcels# 0261304300, 026101300, 026140400, and 026140300. Property Owners: Hari Dhawar, LLC (9-24)

Item Representative: Tyler Cauble, Developer

Staff Discussion:

- The project proposal is based on the City's Comprehensive Land Use Plan for Regional Center mixed use projects.

- The proposal includes rezoning the property from CSL, Commercial Services including also removing the INT, Interchange Overlay to permit mixed-use development.
- The key with the proposed request is if a mixed-use project development in this location should include the option for permanent residential units instead of transient residential hotel units.
- The proposal is to convert the existing hotel facility with 151 rooms to permanent residential efficiently style apartments.
- The project proposal due to the existing building design setting and converted unit square footage is to maintain the existing number of parking spaces at 156.
- The City has reviewed with other mixed use permanent residential projects allowance for 1.5 parking space per residential unit.
- The previous residential projects included a mixture of one and two (2) bedroom units.
- The proposal includes efficiency style residential units ranging from 228 to 278 square feet.
- The proposal would provide one parking space per unit.
- The project includes a proposal for an adjacent commercial center development with the second phase.
- The second phase also includes seventy (70) additional parking spaces for the proposed commercial center.
- The conversion design would require upgrading the fire protection system for the buildings to include fire sprinkler and alarm systems.
- A storm water quality and quantity facility would be required for the proposed commercial center and parking portion of the project.
- The Planning Commission previously discussed a similar proposal, and the design of the building alterations and commercial development components were key items.
- Staff Stipulation-Phase one to include the construction of ten (10) to twenty (20) parking spaces to provide for residential overflow and visitor parking.
- Motion Option-Recommend to the City Commission the property rezoning from CSL, Commercial Services Limited/ INT Interchange Overlay to RC2, Regional Center Planned Unit Development and preliminary master plan with staff stipulation including converting the existing 151 hotel rooms into apartment units and a 16,000 square feet commercial center based on the City's Comprehensive Land Use plan.
- Motion Option-Recommend denial of the rezoning and preliminary master plan request due to the preliminary master plan not meeting the City's Residential Planned Unit Development requirements and proposed design and not meeting the intentions of the City's Comprehensive Land Use plan as determined by the Planning Commission during the meeting discussion.
- Motion Option-Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion. (Staff recommendation – based on the project being consistent with the City's Comprehensive Land Use plan but the Planning Commission will need to determine if the intention is for INT Overlay to remain or not with this request. A Zoning Ordinance amendment would be needed to maintain the INT Overlay in this defined setting to permit both permanent and transient residential uses.

Planning Commission Discussion:

- Cauble commented this is not a new development, it is an adaptive reuse of existing property, and infrastructure is already there.
- Cauble discussed the renovations to the property, gated secured access, more lighting and they will conduct background checks for all their residents.
- Cauble discussed the tax benefits for the City with this project renovation.
- Trew asked if the apartments would be weekly pay or monthly pay?

- Cauble responded this will be a typical apartment complex so no weekly pay.
- Wheeler asked about the management team for the property site on W. Trinity Lane are they on site 24/7?
- Cauble responded they have sold the property, and it is not common for an apartment complex to have on site management 24/7 and explained management schedules.
- Duncan discussed Macy's property and how this project fits into the zoning.
- Wheeler has concern for the micro apartment concept and asked if they could make them larger?
- Cauble responded they have not discussed that, and they would have to charge twice as much for it to be a feasible project for them and explained the target income bracket for the residents.
- Gilmore discussed the West Trinity Lane property and asked if they would sell this property.
- Cauble responded eventually but they are committed to maintaining this site for ten (10) years.
- Parnell discussed the project and commented in his opinion not the best use for the site.

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

Item #8 Harris Street/Acco, LLC: Requests sketch plat approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 at the end of Rosehill Drive. Property referenced as Davidson County Tax Map/Parcel# 02508004600 and is zoned R-10, Medium Density Residential. Property Owners: Marvin Hitt, Linda Cutrell, and Patricia Campbell. (6-24)

Item Representative: Billy Brewster, Realtor, Brian Hamilton, PE and Tom Harris, Jr. Acco, LLC

Staff Discussion:

- The request is for a sketch plat for three (3) lots including a cul-de-sac on Rosehill Drive.
- The plan includes a note about a reserve area for a fourth (4th) lot to be accessed from Harris Street.
- The project contains a stream area that will require a stream buffer per TDEC, Tennessee Department of Environment and Conservation and the City's Storm Water requirements.
- The proposal is for three (3) lots to include two (2) family detached dwellings.
- The minimum lot size requirement of the R-10 zoning is 10,000 square feet for one family detached dwelling units or the R-10 zoning permits two (2) family detached dwellings on properties exceeding 20,000 square feet in area.
- The proposed lot layout includes a continuation of the two (2) existing disconnected street sections.
- The Planning Commission to review if the lot layout should include a right of way dedication for a future planned roadway connection to Harris Drive.
- The plan also references the cul-de-sac section to be a private street.
- Staff Stipulation-Provide general area of stream buffer on plans.
- Staff Stipulation-Provide dimensions of lots including noted fourth (4) lot and cul-de-sac right of way radius of 100 feet.
- Staff Stipulation-Street and storm water designs to meet the requirements of the City's Subdivision Regulations and Storm Water Construction ordinance.
- Staff Stipulation-Plans reference a private roadway with a proposed gate shown on the architectural elevation drawing. If a private cul-de-sac roadway section is proposed, then private maintenance agreements will be required to be reviewed with the final subdivision plat review process. A public right-of-way cul-de-sac section would be recommended by staff.
- Motion Option-Approve the sketch plan with staff defined stipulations including three (3) lots with the sketch plan meeting the City's Zoning Ordinance and Subdivision Regulations. (Staff recommendation)
- Staff Stipulation-Deny the sketch plan based on the plan not meeting the City's Zoning Ordinance and

Subdivision Regulations as determined by the Planning Commission during the meeting discussion.
-Staff Stipulation-Defer the request to include additional plan design information as determined by the Planning during the meeting discussion.

Planning Commission Discussion:

-Harris discussed the project being a multi-story townhome style cul-de-sac community with three (3) or four (4) bedrooms with interior square footage of 3,500.
-Harris discussed the outdoor space with over one (1) acre of recreational space and a private lot for park use.
-Duncan discussed the amount of proposed impervious surface on the sketch plan and water flow issues from this area.
-Duncan discussed the continuity of the neighborhood from Rosehill.
-Parnell discussed the ownership of homes on the same lot.
-Freeman responded nothing can prevent an individual from buying one (1) unit with two (2) homes live in one and rent one.
-McCormick responded how ownership other than lot set up and layout is set up is not within the board's review.

Motion: Motion by Wheeler to approve the sketch plan with staff defined stipulations including three (3) lots with the sketch plan meeting the City's Zoning Ordinance and Subdivision Regulations, seconded by Gilmore. The motion passed with six (6) yes votes and one (1) Parnell no vote.

Item #9 Springfield Highway Mixed Use/Development Management Group, LLC: Requests preliminary master plan for 37,600 square feet of commercial center buildings and conditional use approval for a 22,050 square feet mini warehouse facility on 19.5 acres. Property referenced as Sumner County Tax Map/Parcel# 14100800 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Singh Jugbir and Satwanti (10-24)

Item Representative: Ken Knuckles, Development Management Group

Staff Discussion:

-The property is current zoned CPUD, Commercial Planned Unit Development.
-The project area includes three (3) existing properties under single ownership.
-The proposal is for a preliminary master plan for the commercial development of the properties including conditional use approval for a mini warehouse facility.
-The mini warehouse use is permitted by conditional use under the personal service use classification.
-The Planning Commission reviews zoning variance and conditional use requests in the Planned Unit Development zoning districts.
-The properties adjacent to the project are also zoned commercial.
-The conditional use review criteria is intended for resident storage and small commercial uses not large commercial storage.
-TDOT, Tennessee Department of Transportation representatives have reviewed the preliminary master plan proposal and are currently reviewing if two (2) or three (3) driveway entrances will be permitted.
-The City's Zoning Ordinance due to the proposed driveway spacing would permit the two (2) or three (3) driveway design.
-TDOT will also require a traffic study.

- A traffic study and final determination by TDOT will be needed at the project final master plan/site plan stage to determine the need for any acceleration and right turn/deceleration lane.
- The area of Springfield Highway 41/SR 11 includes a full center turn lane.
- The project area includes 1,230 feet of roadway frontage over the three (3) lots.
- The mini warehouse site proposal includes a requested side setback variance from thirty (30') feet to twenty-six (26') feet for the corner of a proposed storage building.
- The applicant has requested discussion on the exterior building design requirements for the mini warehouse buildings to review possible options for increased buffering and decorative fencing.
- The buffer and fence design options would provide an alternative to all the storage building walls to include fifty (50%) percent minimum brick or stone per the City's Design Guidelines.
- The City's Guidelines permit the additional building materials to be split face block, EIFS, and limited fifteen (15%) percent metal wall sections.
- The applicant submitted information for the option for Quik Brik materials.
- The material is a masonry unit with a brick texture exterior face that is installed as a masonry unit with the exterior appearance of larger bricks.
- The material provides the appearance of larger brick without the concrete masonry unit wall construction with an attached brick façade.
- The City has previously permitted the Quik Brik materials.
- Staff presented Zoning Ordinance Section 14-212 (9)(f)(iii) Conditional Use Review-Criteria.
- Staff Stipulation-TDOT approval of access design required, and traffic study required with final master plan to determine the number of permitted drives and any acceleration right turn or deceleration lane requirements.
- Staff Stipulation-Commercial buildings to meet the requirement of the City's Design Guidelines with final designs included with final master plan submittal.
- Staff Stipulation-Planning Commission defined design requirements for mini warehouse as discussed during the meeting to be included with final master plan submittal.
- Motion Option-Approve the preliminary master plan with the preliminary master plan meeting the City's Commercial Planned Unit Development requirements including the defined setback variance and conditional use approval for a mini warehouse facility. (Staff recommendation including defined building design requirements for mini-warehouse buildings.)
- Motion Option-Deny the preliminary master plan due to the preliminary master plan not meeting the City's Commercial Planned Unit Development requirements as determined by the Planning Commission during the meeting discussion.
- Motion Option-Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Knuckles commented they have no issues with the stipulations for conditional use or the architecture of the building.
- Knuckles discussed the setbacks and slope on the property.
- Knuckles discussed the proposed retail buildings and parking for facilities.
- Knuckles discussed storm water drainage.
- Trew discussed housing on the South side of the property.
- Gilmore questioned the timing of the building phases and if the storage units will have controlled air.
- Knuckles responded some of the units will be air controlled and will be under five hundred (500) square feet.

- Trew discussed the gravel area reserved for seasonal outdoor sales.
- Knuckles responded they looked at having a third building there in the future and discussed leaving it vacant for outdoor seasonal sales.
- Parnell commented he is excited about the retail and restaurant space but not the storage space.
- Parnell asked for an answer to the timing on the building phases and discussed the setback variance.
- Satwanti responded the time for developing the second phase is develop the storage units and use the revenue from that to fund the second phase so approximately two (2) years to develop the second phase.
- McCormick discussed no sewer on the property, setback variance and building materials.
- Satwanti discussed the gravel lot for seasonal sales but they would want to do a paved area instead.
- Trew asked what are the requirements for seasonal sales such as a firework stand?
- McCormick responded they would apply for a temporary use permit and the location already has a fireworks tent that has been operated on the property for several years.
- Parnell discussed requirements for sewer on the property.
- Gilmore discussed requirements for building materials and desire to maintain the City's standards even for a storage building
- Knuckles discussed at this point they would go with understanding of buildings meeting design requirements but might be something to reviewed with future submittals.

Motion: Motion by Parnell to approve the preliminary master plan with the preliminary master plan meeting the City's Commercial Planned Unit Development requirements including changing the building design to remove the requirement for setback variance and conditional use approval for a mini warehouse facility, seconded by Gilmore. The motion passed unanimously.

Item #10 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-210 (4)(a) to include a Residential Limited Scale Planned Unit Development section. Amendment requested for residential development proposal on 208 Graves Drive.

Item Representative: Josh Randolph

Staff Discussion:

- The Planning Commission previously reviewed a discussion item for a small-scale infill cottage style development at 208 Graves Road.
- The Planning Commission previously discussed the proposed single family cottage design including more than four (4) residential units would be an issue with density.
- The property is currently zoned R7, High Density Residential that allows a residential unit per 7,000 sq. ft. of lot area.
- The 208 Graves Road property includes 0.57 acres/ 24,829 square feet.
- The R7 zoning permits 3.5 units on the property based on one residential unit per 7,000 square feet of lot area but the property is limited for a subdivision due to the property frontage and dimensions.
- The proposed Zoning Ordinance amendments would provide a residential planned unit development option for a small-scale master plan-based zoning.
- The process would be the same as other planned unit developments including a preliminary master plan submitted with the rezoning request.
- Staff presented a Proposed Zoning Ordinance Amendment 14-210 (4) (f) (v.)
- The intention is for the rezonings to be reviewed in existing areas of the City zoned R-7, High Density

and R-10, Medium Density but the City could review other suitable areas also to include the small scale planned unit zoning.

- The R-7 zoning district permits one residential unit per 7,000 square feet of lot area or 6.2 units per acre.
- The R-10 zoning district permits one residential unit per 10,000 square feet of lot area or 4.4 units per acre.
- The zoning amendment would allow under the planned unit development zoning format up to seven (7) units per acre.
- The Planning Commission and City Commission with the preliminary master plan review process could reduce the permitted units per acre.
- The proposed amendments include maintaining certain requirements defined in the R7 and R10 zoning districts but also allow project design flexibility with the preliminary master plan design review process.
- The ordinance allows the possibility to review locations for limited scale commercial (retail/service oriented) mixed use designs.
- Motion Option-Recommend approval to the City Commission to include the Residential Limited Scale Planned Unit Development Zoning Ordinance section as presented by staff. (Staff recommendation)
- Motion Option-Recommend approval to the City Commission to include the Residential Limited Scale Planned Unit Development Zoning Ordinance section as amended by the Planning Commission during the meeting discussion.
- Motion Option-Recommend denial to the City Commission to not include the Residential Limited Scale Planned Unit Development Zoning Ordinance Section.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

-Randolph explained the Cottage Community would be four (4) units, two (2) story, detached single family homes with fifteen (15') feet set-back on all sides, and HOA managed.

Motion: Motion by Parnell to recommend approval to the City Commission to include the Residential Limited Scale Planned Unit Development Zoning Ordinance section as presented by staff, seconded by Wheeler. The motion passed unanimously.

Item #11 Community Development Zoning Ordinance Sections 14-202 (6)(c)(d), 14-206 (3)(b), and 14-209 (9)(f)(7) to amend auto servicing and auto repair cleaning services use and include as approved conditional uses in the CSL, Commercial Services Limited zoning district. Amendment requested for development proposal at 798 Rivergate Parkway.

Item Representative: Bob McCracken, Executive Manager of Town & Country Ford

Staff Discussion:

- The request is to use the NTB, Auto Tire Service (currently vacant) building at 798 Rivergate Parkway for a paint and body shop.
- The property is zoned CSL, Commercial Service Limited.
- The CSL zoning district does not permit auto service or auto repairs uses.
- The auto service use is a legal non-conforming use per the Zoning Ordinance amendment adopted in September 2020.
- The auto service use can continue on with a new tenant, but the auto repair use paint and body shop

would require a Zoning Ordinance amendment.

- The proposed amendment would include both uses to be permitted only by conditional use in the CSL zoning district through review by the City's Board of Zoning and Sign Appeals with defined specific review criteria.
- These amendments would not alter the auto repair and servicing uses in the CS, Commercial Services, CG, Commercial General, IR, Industrial Restricted, IG, Industrial General, or IC, Industrial Commercial zoning districts.
- The amendments would also not alter properties within the INT, Interchange Overlays.
- Staff presented Zoning Ordinance Amendments Redefine Auto Repair Uses 14-202 (6)(c), 14-202 (6)(d), 14-206 (3)(b) and 14-209 (9)(f)(7).
- Motion Option-Recommend approval to the City Commission to include the auto service and repair conditional use in the CSL, Commercial Services Zoning District section as presented by staff.
- Motion Option-Recommend approval to the City Commission to include the auto service and repair conditional use in the CSL, Commercial Services Zoning District section as amended by the Planning Commission during the meeting discussion.
- Motion Option-Recommend denial to the City Commission to not include auto service and repair conditional use in the CSL, Commercial Services Zoning District.(Staff recommendation)
- Motion Option-Defer request to include additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- McCracken discussed the need for space to service customers.
- McCracken discussed out growing their current facility and when the NTB became available they looked at it already set up as a service facility so they need to expand the building for their fleet business.
- McCracken discussed the proposed renovations/expansion they would need to make to the building for it to work for their business.
- Duncan commented since the Regional Center Planned Unit Development vision moving forward not sure changing the zoning classification would enhance what pushed forward for the Planned Unit Development site in that area.
- Trew asked what kind of service they provide?
- McCracken responded major engine repair, transmission repair, anything your car or truck would need.
- Trew commented he agrees with Duncan and is not sure this project will enhance that vision.
- Parnell commented this is not the use he would like to see for this site.
- Ellis commented they have worked really hard to change the aesthetics of Rivergate and working with a project that matches the Regional Comprehensive plan perfectly, so this project is a total contradiction of what the long-range Comprehensive plan the City has adopted is committed to.

Motion: Motion by Gilmore to deny the request, seconded by Duncan.

- Parnell asked McCormick if they need to approve the clean-up of the existing code while denying the request?
 - McCormick responded just let it go at this point.
- The motion passed unanimously.

Item #12 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-209 to provide an updated model flood zone ordinance.

Item Representative: Addam McCormick

Staff Discussion:

- The Planning Commission at the May meeting recommended approval to the City Commission for ordinance amendments to include references to two (2) updated FEMA, Federal Emergency Management Agency FIRM, Flood Insurance Rate Maps, and an updated FIS, Flood Insurance Study.
- The Planning Commission also approved an amendment for non-residential building constructed in FEMA flood zones to be one foot above the FEMA base flood level.
- FEMA is requiring the City to update the entire flood zone ordinance section to provide a revised ordinance format with reference to the updated FIRM maps and FIS study, and revised non-residential elevation requirement.
- The City is required to adopt the new ordinance prior to the maps and study June 20, 2024 effective date.
- The City Commission second and final reading is scheduled for June 6, 2024.
- Motion Option-Recommend revised approval to the City Commission to approve the amendments approved at the May meeting included in the updated FEMA flood zone ordinance format. (Staff recommendation)

Planning Commission Discussion: No discussion.

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

With no further business, the meeting was adjourned at 9:06 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant