

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

August 5, 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, Jenni Lester (Staff), and Sharon Reed (Staff).

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

Item #1 Approval of Regular and Consent Agendas: Parnell made a motion to approve the agenda and consent agenda, Tinnin seconded the motion. The motion passed.

Item #2 Trew opened the Public Forum on Planning Related Topics.

Trew asked for comments from the public and no comments were received.

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

The Public Forum was closed.

CONSENT AGENDA

Item #3 Consent Agenda Items Review (Items 4-5)

- Staff will present all the consent agenda items during the meeting under items#3 including the motion options and staff recommendations.
- Motion Option-Approval of all or certain defined consent agenda items since the request and plans meet city requirements as listed with each consent agenda item and are recommend by staff for approval.
- Motion Option-Denial of all or certain defined consent agenda items based on information provided during meeting.
- Motion Option-Deferral of all or certain defined consent agendas based on additional information needed.

Item #4 Approval of July 1, 2024 Meeting Minutes.

- Motion Option-Approved as listed
- Motion Option-Approve with minute amendments as determined by the Planning Commission.

Item #5 Dudney Family Property/ Blue Ridge Surveying Services: Requests final subdivision plat approval for the alteration of three (3) residential properties/lots on 9.30 acres at 902 and 904 Caldwell Drive. Properties are referenced as Sumner County Tax Map 161/Parcels 4.01, 4.02, and 4.05 and are zoned R-40, Low Density Residential. Property Owners: Brian and Danyell Dudney and George and Robin Dudney. (13-24).

Staff Discussion:

- The subdivision proposal is not creating an additional buildable lot.
- The existing property referenced as lot three (3) includes sections of property behind lots one and two (2).
- The proposed subdivision plat is adding this section of property to the back of both lots one and two (2).
- The subdivision plat also defines the sewer main installation requirement prior to the home construction on lot three (3) per note. The City will provide main extension across Caldwell Drive but the owner would continue extension along Caldwell Drive to the property
- Motion Option- Approve the final subdivision plat alteration since the proposal meets the City's Zoning Ordinance and Subdivision Regulations. (Staff Recommendation)
- Motion Option-Deny the proposed final subdivision plat alteration since the proposal does not meet the City's Zoning Ordinance and Subdivision Regulations based on information provided by the Planning Commission during the meeting.
- Motion Option-Deferral of the request based on additional requested information requested by the Planning Commission.

Motion: Motion by Gilmore to approve consent agenda Items #4 and #5, seconded by Wheeler. The motion passed.

AGENDA

Item #6 1221 S. Dickerson Road/Monarch Development: Requests rezoning of the 6.05 acre back portion of the 7.8-acre property at 1221 South Dickerson Road from A, Agricultural to CS, Commercial Service. The property is referenced as Davidson County Tax Map/Parcel# 03300003100. Property Owner: Randall and Sylvia Jones.

Item Representative: Addam McCormick

Staff Discussion:

- The proposal is to rezone the back portion of the property by extending the CS, Commercial Services zoning to the back 6.05-acre portion of the 7.8-acre property.
- The proposed extension of the CS, Commercial Services zoning would permit all the uses permitted in the CS zoning district.
- The property representative is considering at this time a possible mini storage development but as stated above any use included in the CS zoning could be included with a site redevelopment plan.
- The Planning Commission could defer the request and include the property as a CPUD, Commercial Planned Unit Development with a preliminary master plan to define the uses and preliminary project layout.
- If zoned either CS, Commercial Services or CPUD, Commercial Planned Unit Development, the City's Zoning Ordinance and site plan process will include buffer requirements with the adjacent residential areas.
- The Planning Commission could determine per the Comprehensive Land Use Plan designations to

extend the frontage zoning to the entire property or review the request with a Comprehensive Plan amendment.

- The CS, Commercial Services zoning extension can be reviewed based on the existing property zoning frontage.
- The City in April 2023 approved the extension of the CS, Commercial Services rezoning on the back 3.5-acres of the adjacent 4.8 acres at 1219 S. Dickerson Road.
- Motion Option- Approve City Commission recommendation to amend the Zoning Map to extend the CS, Commercial Services zoning to the back and remainder of the property. (Staff Recommendation Based on Comprehensive Land Use Plan/Adjacent Zoning)
- Motion Option- Deny City Commission recommendation to not rezone the back of the property based on adjacent HDRPUD, High Density Residential Planned Unit Development and Agricultural zoning districts.
- Motion Option- Defer request to include any additional information as determined by Planning Commission.

Planning Commission Discussion:

- Parnell asked about plans for the property and considering mini storage.
- McCormick responded that is one of the proposals they discussed along with the adjacent property.
- Parnell discussed the rezoning of the property without a plan.
- McCormick responded it is to extend the current frontage zoning.
- Parnell discussed the topography and buffers for the neighboring property.
- McCormick responded that if the development moves forward they would have to see a buffer along the area.

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

Item #7 Duncan Rowe, 214 Hasty Drive: Requests a Subdivision Regulation Variance from section 406.2 Fire Hydrants regarding requirement for the installation or timing of the installation of the required fire hydrant per the Rowe- Mabee Minor Subdivision plat recorded December 16, 2021.

Item Representative: No Representative

Staff Discussion:

- The Rowe-Mabee Minor subdivision plat separated the 4.02-acre property (Tract #2) at 214 Hasty Drive off of a 24.28-acre property.
- The subdivision plat included a notation that required a fire hydrant to be installed per the applicable Water Department specifications at the end of Hasty Drive.
- The fire hydrant requirement was based on the Subdivision Regulations section 406.2 since the new platted lot/property was over 500 feet (680' measured per aerial tax assessor parcel data) from the existing fire hydrant near the intersection of Hasty Drive and Tabor Drive.
- The fire hydrant requirement was also due to the property owner's proposal on the adjacent Tract#1 to construct a home near the northeast corner of Tract#1.
- Staff has recently talked to the property owner about the plan and permit process for the home construction on Tract#1.
- The property owner of Tract#2 has requested a Subdivision Regulation variance to not require the fire hydrant due to their house spacing to the existing hydrant.
- The owner has discussed if the hydrant is required then to permit additional time to install the hydrant or connect the fire hydrant requirement with the construction of the home on Tract#1 due to the

spacing the proposed house on Tract#1 would be from the existing hydrant at Hasty Drive and Tabor Drive intersection.

- Staff presented Subdivision Regulation Sections: 4-106.2 Fire Hydrants and 1-111 Variances.
- Motion Option-Approve the Subdivision Regulations variance per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting.
- Motion Option-Deny the Subdivision Regulations variance request per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting and for city staff to proceed with the enforcement process for the fire hydrant installation.
- Motion Option-Deny the Subdivision Regulations variance request per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting but define an alternative timeline for the fire hydrant installation. (Staff Recommendation)
- Motion Option-Defer the request to include any additional information as determined by Planning Commission.

Planning Commission Discussion:

- Trew asked when the houses will be completed?
- McCormick responded one is done and under a temporary occupancy approval and the second one is possible within the next six (6) months of being under construction.
- Trew confirmed staff's recommendation.
- McCormick responded and discussed staff's recommendation.
- McCormick discussed the location of the fire hydrant on the property.
- Ellis commented if they move forward he encouraged the Board to tie it to a timeline and not the house construction.
- Tinnin discussed a motion to defer the request for one (1) month.

Motion: Motion by Tinnin to defer the request for one (1) month, seconded by Gilmore.

- Parnell discussed the size of the water line on Hasty Drive. Staff responded six (6") line per plat.
- Ellis recommend the board require a financial surety that they follow through and what is required.
- Tinnin commented his recommendation to defer for one (1) month was so they can get a timeline for the meeting.

The motion passed.

DISCUSSION ITEMS

-798 Rivergate Parkway Commercial Property Zoning

Mr. Craig Pearson, property representative, has requested to present to the Planning Commission the issues experienced with attempting to lease the property and building. The limitations are based on the CSL, Commercial Services Limited property zoning and changes in the River Mall area. The Planning Commission recently denied a requested Zoning Ordinance amendment to permit by conditional use review auto service and repair uses. The property is the former NTB National Tire and Battery automobile service center. The existing auto service use is permitted to continue but auto repair uses would not be permitted per the CSL zoning district.

Pearson stated he is the leasing broker for 798 Rivergate Parkway.

Pearson has concerns about the property not having the opportunity to be the home to a possible heavy auto repair user or a similar user.

Pearson discussed the listing on this property and another larger property in Rivergate outside of Goodlettsville city limits that has many problems with vandalism and the homelessness population. Pearson's discussed his client's concerns about the future of this property due to the recently denied Zoning Ordinance amendment request.

Pearson explained his process as a broker for taking on property and all the uses that bring value to the area.

Pearson talked about the different clients such as medical, entertainment, and restaurants and why it is not a good fit.

McCormick discussed concerns the board has regarding the parking area outside of the building.

Pearson discussed the problems with the current zoning Commercial Services Limited.

Trew discussed the Town and Country Ford proposal that was denied for this location.

Tinnin asked what heavy auto/equipment repair means for this location.

Pearson explained the type of work that can be performed in the zoning for heavy auto repair use.

McCormick discussed the difference between Zoning Ordinance "Auto Service" and "Auto Repair".

Parnell stated he appreciated Mr. Pearson bringing this information to the Board because it is helpful to them.

Parnell discussed the denied Town and Country proposal for the site.

Trew talked about since BJ's opened that Dillard's sales have increased and that they want to promote growth for the Rivergate Mall area and keep the current zoning.

Pearson discussed possible security and the homeless population at this site.

Ellis discussed a trespass waiver for this property.

McCormick stated for a future proposal the outside look is the key for a future tenant.

-Comprehensive Land Use Plan Review

The Planning Commission recently discussed a rezoning proposal on Long Hollow Pike and the possibility of reviewing the entire Long Hollow Pike corridor to define intentions with any future rezoning proposals. The City's Comprehensive Land Use plan provides guidance on future rezonings and developments in the city limits and areas outside of the city limits but within the City's Sumner County Urban Growth Boundary area. Staff's goal is to include the Comprehensive Plan as a continuing discussion item subject to the size of the upcoming meeting agendas. The intention is to use the meeting discussions to prepare a formal plan update review over the next several months. The residential policies section defines a difference between residential development and conservation designated areas. The intention of the residential conservation areas is to maintain the existing lot sizes that typically conflicts with the property zoning on the property.

Trew discussed the Long Hollow Pike project that was denied and asked if that could have been considered "spot zoning".

McCormick responded and explained that project was adjacent to property that was zoned high density residential and discussed "spot zoning" criteria.

McCormick discussed how attractive Long Hollow Pike is for development.

McCormick discussed the urban growth boundary amendment a few years ago to extend along Long Hollow Pike to Center Point Road.

Parnell discussed the possibility of Long Hollow Pike being a four (4) lane road and growth along that path and need to plan for the growth and now is a good time to revisit the Comprehensive Land Use Plan.

With no further business, the meeting was adjourned at 6:16 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant