



November 14, 2024

Board of Commissioners
6:30 PM

City Hall - Massie Chambers

Agenda:

1. Call to order by the Mayor

Prayer

Pledge of Allegiance
2. Roll call by the Recorder.
3. Approval of minutes.
 - a. Reading of the October 10th regular meeting of the Board of Commissioners by the Recorder for approval or correction.
4. Administer Oath of Office to Recently Elected City Commissioners.
5. Election of Mayor.
6. Election of Vice-Mayor.
7. Comments from citizens.
8. Comments of the City Manager and staff.
9. Reports and comments from committees, members of the Board of Commissioners and other officers.
10. Consent agenda items.

11. Unfinished Business.

12. New Business.

- a. Consider Ordinance 24-1097, an ordinance imposing a temporary initial one (1) year moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development with more than three (3) dwelling units per acre on real property in the City Limits by the Goodlettsville Municipal Planning Commission and the Board of Commissioners of the City of Goodlettsville Zoning Ordinance. **FIRST READING**
- b. Consider Resolution 24-1231, a resolution of the City of Goodlettsville Board of Commissioners requesting members of its state legislative delegation to request a State of Tennessee Attorney Generals' opinion on the implications and impacts of the passage of Metropolitan Nashville Davidson County's transit referendum on the City of Goodlettsville, as authorized by the Improving Manufacturing, Public Roads, and Opportunities for a Vibrant Economy Act (IMPROVE ACT) and Tennessee Code Annotated 67-6-705 and 706.

13. Adjournment.

For more information regarding this agenda, please contact the city recorder by email at:

abaker@goodlettsville.gov

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 – 615-851-2200 – Fax 615-851-2212

www.goodlettsville.gov



October 10, 2024 Board of Commissioners 6:30 PM City Hall - Massie Chambers

Minutes:

Present: Jimmy D. Anderson, Jennifer Duncan, Stuart Huffman, Rusty Tinnin, and Zach Young.

Absent: None.

Also Present: Russell Freeman, Tim Ellis, Addam McCormick, and Ken Reeves.

Mayor Rusty Tinnin called the meeting to order. Pastor Socrates Holguin offered prayer and Mayor Tinnin led the chambers in the pledge of allegiance.

Planning Director Addam McCormick called the roll: Mayor Tinnin present, Vice Mayor Duncan present, Commissioner Anderson present, Commissioner Huffman present, Commissioner Young present.

Consider the minutes of the September 12, 2024 regular meeting of the Board of Commissioners by the Recorder for approval or correction. Vice Mayor Duncan made a motion to approve the minutes as written. Commissioner Anderson seconded the motion and motion passed 5-0.

Comments from citizens.

Comments of the City Manager and staff.

City Manager Tim Ellis announced the Household Hazardous Waste Drop Off on October 19th, the Goodlettsville Cleanup Day on October 26th for free drop off at Public Works, and GoodFest on Saturday, October 26th at Moss-Wright Park.

Reports and comments from committees, members of the Board of Commissioners and other officers.

Consider Consent agenda items.

Consider Resolution 24-1227, a resolution authorizing the City of Goodlettsville to participate in the PE Partners "Safety Partners" Matching Grant Program.

Consider Resolution 24-1228, a resolution declaring certain property surplus to the needs of the City of Goodlettsville and calling for its disposal by online auction or any other reasonable manner.

Consider Resolution 24-1229, a resolution granting an anchor easement to the Metropolitan Government of Nashville and Davidson County and its Electric Power Board.

Consider Resolution 24-1230, a resolution approving an application for the Transportation Alternative Program Grant from the State of Tennessee Department of Transportation for the purpose of constructing sidewalks along North and South Main Street.

Commissioner Young made a motion to approve the consent agenda. Vice Mayor Duncan seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve the consent agenda.

Consider Unfinished Business.

Consider Ordinance 24-1094, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of the back portion of the property at 1221 South Dickerson Road from Agricultural to CS, Commercial Services, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 24-1094.

Commissioner Anderson seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 24-1094.

Consider Ordinance 24-1095, an ordinance of the City of Goodlettsville, Tennessee amending the fiscal year 2024-2025 budget, passed by Ordinance 24-1087, second reading.

Commissioner Anderson made a motion to consider Ordinance 24-1095. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 24-1095.

Consider Ordinance 24-1096, an ordinance to adopt property tax rates for the City of Goodlettsville for the fiscal year July 1, 2024 thru June 30, 2025, second reading. City Manager Ellis stated this sets the tax rate in Sumner County as \$0.5062 and in Davidson County as \$0.7086. Commissioner Huffman made a motion to consider Ordinance 24-1096. Vice Mayor Duncan seconded the motion. Commissioner Young asked how quickly we could get the tax notices out after this is approved. City Manager Ellis stated it should not be delayed by much. There was discussion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 24-1096.

Commissioner Young addressed the board and viewers. He stated back in 2008, a student in Goodlettsville did not like the bare and ugly median on Conference Drive. The student drafted a letter to the city about landscaping and the benefit of adding trees. He never received word back that his letter was received. He said his uncle said he should do something about it, so he ran for City Commission in 2012. A few years after he was appointed to the City Commission, the city was awarded a grant to plant beautiful cherry trees on Conference Drive. He said so many wonderful things have been accomplished over the last 12 years. There are still items the city still needs. He says the pressing matters we need to spend money and attention on include a bridge on Hitt Lane, the Harris Street and Rivergate Parkway realignment and more sidewalks throughout our town so students can walk safely to school and for traffic calming. He also talked about losing his mother and father during this time. Two people in particular looked out for him, City Manager Tim Ellis and Assistant City Manager Julie High. He said, "Our

city would be nothing without the incredible employees we have." He said we have to do everything we can to let them know how important they are. He said he has enjoyed serving and is proud of what they have been able to do over the last 12 years.

Mayor Tinnin and Vice Mayor Duncan thanked Commissioner Young for his service.

With no further business, Commissioner Young made a motion to adjourn. Vice Mayor Duncan seconded the motion. The meeting adjourned at approximately 6:49pm with a 5-0 vote.



AGENDA SUMMARY SHEET

Board of Commissioners City of Goodlettsville

<u>SUBJECT TITLE:</u> Ordinance 24-1097 An ordinance imposing a temporary initial one (1) year moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development with more than three (3) dwelling units per acre on real property in the City Limits by the Goodlettsville Municipal Planning Commission and the Board of Commissioners of the City of Goodlettsville Zoning Ordinance. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Ordinance 24-1097 Dept. of Origin: Administration / Planning For Agenda of: November 14, 2024 Originator: Sean Pfalzer Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Ordinance 24-1097
Attachment A

SUMMARY STATEMENT:

An ordinance imposing a temporary initial one (1) year moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction with more than three (3) dwelling units per acre on real property in the City Limits by the Goodlettsville Municipal Planning Commission and the Board of Commissioners of the City of Goodlettsville Zoning Ordinance.

The City of Goodlettsville shall grant an exception for high-density residential projects within the regional center zoning district (RC1) and any project with vested preliminary or final plan approvals.

The City of Goodlettsville has experienced significant growth in high-density housing developments over the past four years. Since 2020, the City has added more than 600 housing units with 85% of those housing units being apartments and townhomes. There is growing concern that the housing balance is swinging too heavily toward multi-family units, creating significant historic and contemporary land use challenges for the City. The temporary moratorium on multi-family residential development provides an opportunity to assess the appropriate housing balance through a thorough review of the comprehensive plan in order to update goals and objectives, existing land use regulations, and identify infrastructure needs to guide future development decisions.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 24-1097

ORDINANCE 24-1097

AN ORDINANCE IMPOSING A TEMPORARY INITIAL ONE (1) YEAR MORATORIUM ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, AND CONSTRUCTION WITH MORE THAN THREE (3) DWELLING UNITS PER ACRE ON REAL PROPERTY IN THE CITY LIMITS BY THE GOODLETTSVILLE MUNICIPAL PLANNING COMMISSION AND THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE ZONING ORDINANCE.

WHEREAS, the Board of Commissioners of the City of Goodlettsville desires to plan for the orderly future zoning projects containing residential high density within the City of Goodlettsville, and desires that such land use be regulated in order to preserve and protect the public health, safety and welfare of the citizens of the City of Goodlettsville; and

WHEREAS, the Board of Commissioners of the City of Goodlettsville finds that the continued authorization of projects containing residential high density including with the orderly zoning control of this community, such that a temporary moratorium is required; and

WHEREAS, the Board of Commissioners of the City of Goodlettsville now determines that the preparation and implementation of an ordinance for the better regulation of projects containing residential high density would be in the best interests of the citizens of the City of Goodlettsville;

NOW THEREFORE BE IT ORDAINED, by the Board of Commissioners by law, that the City of Goodlettsville shall examine the issues involved authorizing projects containing residential high density and shall present a proposed ordinance having that purpose, for consideration by the Board of Commissioners prior to the expiration of this moratorium; and

IT IS FURTHER ORDAINED as follows:

- 1) There shall be an initial one (1) year moratorium on the acceptance, authorization, and approvals of all vested projects with high-density residential.
- 2) Any person previously vesting his or her right to development of high-density residential to the date of adoption of this ordinance, shall not be subject to this moratorium.
- 3) For the purposes of this ordinance, vested property rights are defined and applicable per TCA 13-4-310.
- 4) The City of Goodlettsville shall grant an exception for high-density residential projects within the regional center zoning district (RC1) and any project with vested preliminary or final plan approvals.
- 5) This moratorium shall be effective fifteen (15) days from final passage, the public health, safety and welfare demanding, and shall continue in effect initially for one (1) year following the date of adoption, unless further extended, or unless repealed sooner by the adoption of comprehensive regulations expressly repealing this Ordinance.

MAYOR

Passed First Reading: _____

CITY RECORDER

Passed Second Reading: _____

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY



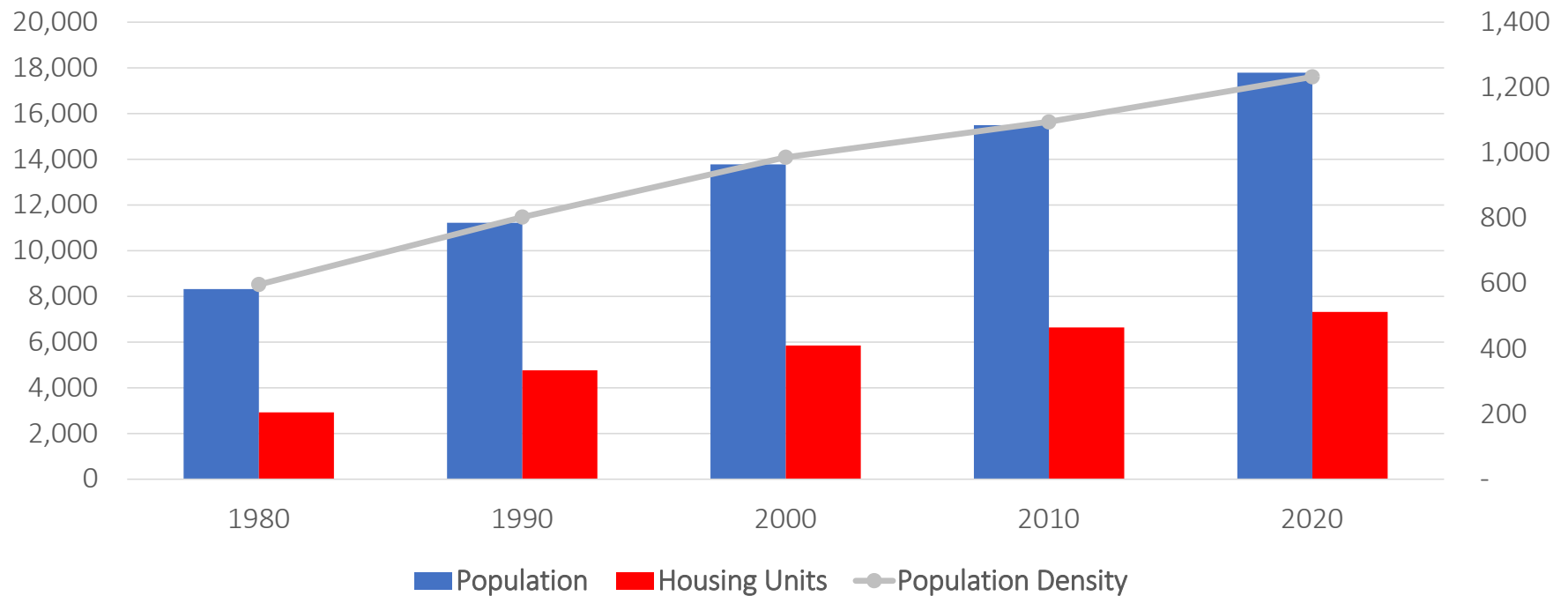
High Density Housing Moratorium

November 14, 2024

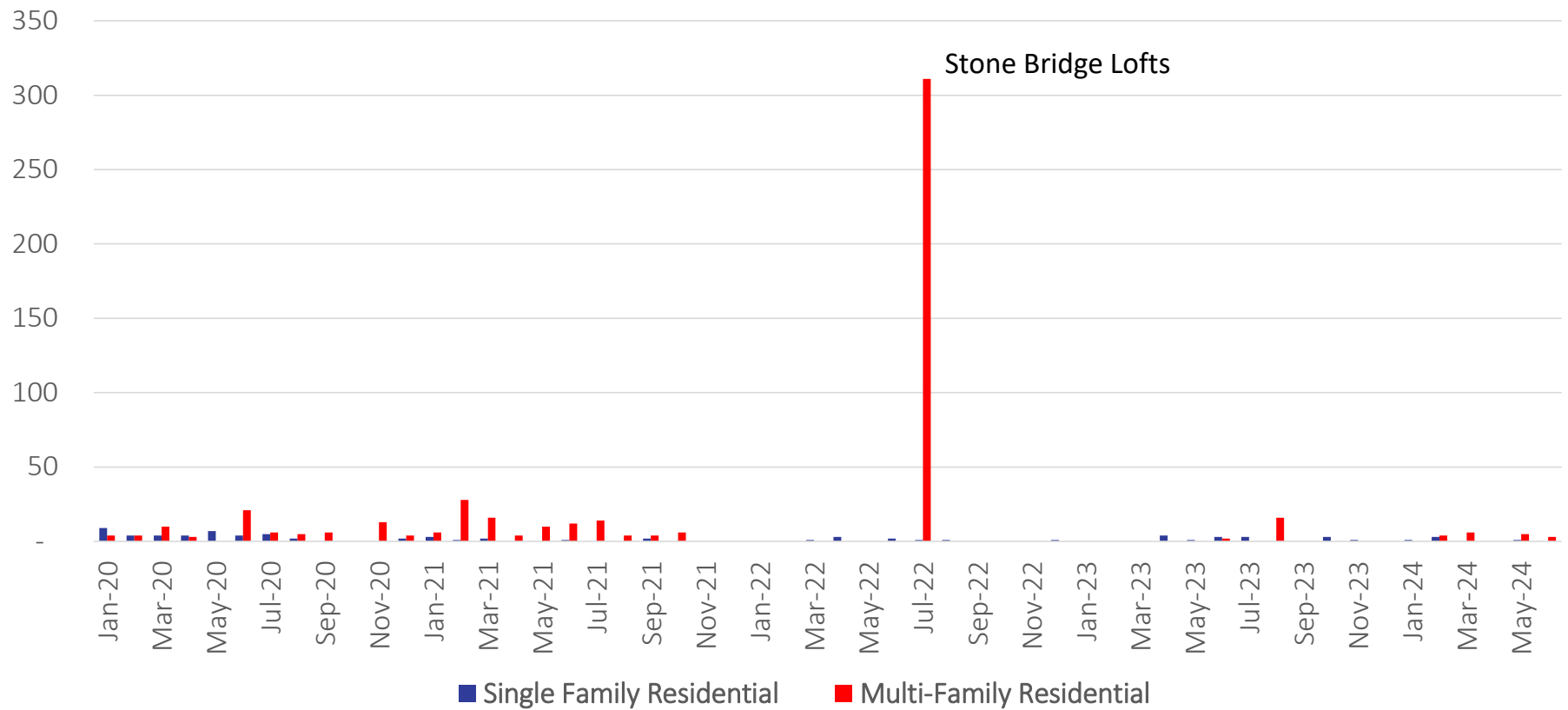
Background

- The City of Goodlettsville has experienced significant growth in high-density housing developments over the past four years.
- Since 2020, the City has added more than 600 housing units with 85% of those housing units being apartments and townhomes.
- There is growing concern that the housing balance is swinging to heavily toward multi-family units.
- The city proposes a temporary moratorium on multi-family residential development in order to assess the appropriate balance through a thorough review and update to the comprehensive plan to guide future development decisions.

Growth Trends, 1980-2020



New Residential Permits, 2020-2024

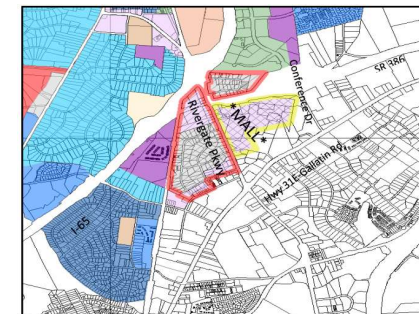
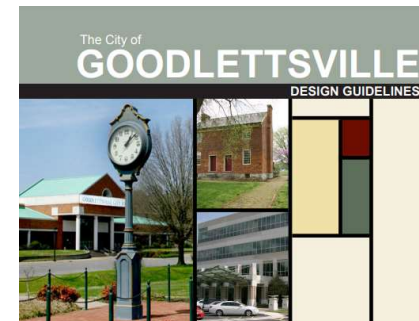


Recent Actions

- **2016 - Update to Street Standards:** To ensure the design and construction of all streets, roadways, and traffic controls.
- **2018 - Update to Design Guidelines:** To establish criteria to review new development on elements of site design, landscaping, screening, lighting, architecture, and signage.
- **2020 - Creation of Regional Center Development:** To permit mixed use commercial and residential uses at a higher density and intensity of development associated with an urban center.
- **2022 - Amendment to High Density Development Master Plan Requirements:** To address parking, street trees, and building construction issues for high density residential development.



Goodlettsville
Street Standards and
Specifications



Proposed Action - Moratorium

- **Duration:** One (1) year moratorium
- **Restrictions:** Suspends the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction with more than three (3) dwelling units per acre
- **Exceptions:** High-density residential projects within the regional center zoning district (RC1) and any project with vested preliminary or final plan approvals
- **Justification:** The City is facing significant historic and contemporary land use challenges and the moratorium provides an opportunity to update comprehensive plan goals and objectives, existing land use regulations, and identify infrastructure needs



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> Resolution 24-1231 A RESOLUTION OF THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS REQUESTING MEMBERS OF ITS STATE LEGISLATIVE DELEGATION TO REQUEST A STATE OF TENNESSEE ATTORNEY GENERALS' OPINION ON THE IMPLICATIONS AND IMPACTS OF THE PASSAGE OF METROPOLITAN NASHVILLE DAVIDSON COUNTY'S TRANSIT REFERENDUM ON THE CITY OF GOODLETTSVILLE, AS AUTHORIZED BY THE IMPROVING MANUFACTURING, PUBLIC ROADS, AND OPPORTUNITIES FOR A VIBRANT ECONOMY ACT (IMPROVE ACT) AND TENNESSEE CODE ANNOTATED TENNESSEE CODE ANNOTATED 67-6-705 AND 706. <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Resolution 24-1231 Dept. of Origin: Administration For Agenda of: November 14, 2024 Originator: Tim Ellis Cost of Item: N/A
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AGENDA ITEM ATTACHMENTS:

Resolution 24-1231

SUMMARY STATEMENT:

A RESOLUTION OF THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS REQUESTING MEMBERS OF ITS STATE LEGISLATIVE DELEGATION TO REQUEST A STATE OF TENNESSEE ATTORNEY GENERALS' OPINION ON THE IMPLICATIONS AND IMPACTS OF THE PASSAGE OF METROPOLITAN NASHVILLE DAVIDSON COUNTY'S TRANSIT REFERENDUM ON THE CITY OF GOODLETTSVILLE, AS AUTHORIZED BY THE IMPROVING MANUFACTURING, PUBLIC ROADS, AND OPPORTUNITIES FOR A VIBRANT ECONOMY ACT (IMPROVE ACT) AND TENNESSEE CODE ANNOTATED TENNESSEE CODE ANNOTATED 67-6-705 AND 706.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Staff recommends approval of Resolution 24-1231.

RESOLUTION NO. 24-1231

A RESOLUTION OF THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS REQUESTING MEMBERS OF ITS STATE LEGISLATIVE DELEGATION TO REQUEST A STATE OF TENNESSEE ATTORNEY GENERALS' OPINION ON THE IMPLICATIONS AND IMPACTS OF THE PASSAGE OF METROPOLITAN NASHVILLE DAVIDSON COUNTY'S TRANSIT REFERENDUM ON THE CITY OF GOODLETTSVILLE, AS AUTHORIZED BY THE IMPROVING MANUFACTURING, PUBLIC ROADS, AND OPPORTUNITIES FOR A VIBRANT ECONOMY ACT (IMPROVE ACT) AND TENNESSEE CODE ANNOTATED TENNESSEE CODE ANNOTATED 67-6-705 AND 706.

WHEREAS, the Metropolitan Nashville Davidson County Government recently called for a public sales tax referendum for the purposes to fund certain transit improvements as permitted under the Improving Manufacturing, Public Roads and Opportunities for a Vibrant Economy Act (IMPROVE ACT); and,

WHEREAS, Metropolitan Nashville and Davidson County residents voted to pass said sales tax referendum; and,

WHEREAS, it seems that State of Tennessee laws may be in conflict as it relates to conducting sales tax referendums, the sharing of revenue from the additional sales tax and potentially prohibits the City of Goodlettsville from conducting a Local Option Sales Tax Referendum of its own at a future date; and

WHEREAS, it would be in the best interest of the City of Goodlettsville to determine the implications and impacts of the passage of said Sales Tax Referendum and any future sales tax referendum.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE REQUESTING MEMBERS OF ITS STATE LEGISLATIVE DELEGATION TO REQUEST A STATE OF TENNESSEE ATTORNEY GENERALS' OPINION ON THE IMPLICATIONS AND IMPACTS OF THE PASSAGE OF METROPOLITAN NASHVILLE DAVIDSON COUNTY'S TRANSIT REFERENDUM ON THE CITY OF GOODLETTSVILLE, AS AUTHORIZED BY THE IMPROVING MANUFACTURING, PUBLIC ROADS, AND OPPORTUNITIES FOR A VIBRANT ECONOMY ACT (IMPROVE ACT) AND TENNESSEE CODE ANNOTATED TENNESSEE CODE ANNOTATED 67-6-705 AND 706.

BE IT FURTHER RESOLVED THAT THE CITY MANAGER IS AUTHORIZED TO MAKE SUCH REQUESTS AND TO ASSIST IN DRAFTING INQUIRIES TO BE CONSIDERED IN THE ATTORNEY GENERALS OPINION LETTER.

**THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE
CITIZENS OF GOODLETTSVILLE REQUIRING IT.**

MAYOR

Adopted: _____
(Date)

CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY