

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 6, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Billy Barnfield, Grady McNeal, Jeff Parnell, and Mayor Rusty Tinnin.

Absent: Commissioner Cisco Gilmore, and Judy Wheeler.

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

Trew called the meeting to order and offered prayer.

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

Trew welcomed new member Billy Barnfield to the Planning Commission Board.

Item #2 Annual Chair and Vice-Chair Officer Election

Mayor Tinnin made a motion to nominate Scott Trew for Chairman. Parnell seconded the motion. The motion passed. Members voted unanimously to approve Scott Trew Chairman of the Goodlettsville Planning Commission.

McNeal made a motion to nominate Jeff Parnell for Vice-Chairman. Barnfield seconded the motion. The motion passed. Members voted unanimously to approve Jeff Parnell for Vice-Chairman of the Goodlettsville Planning Commission.

Item #3 Approval of December 2, 2024 Meeting Minutes: Parnell made a motion to approve the minutes of the December 2, 2024 meeting, Mayor Tinnin seconded the motion. The motion passed.

Item #4 Trew opened the Public Forum on Planning Related Topics.

Wallace Ralph, Jr. – 4403 Long Hollow Pike

Wallace is the property owner of approximately 7 acres at 4403 Long Hollow Pike. He is speaking for his family that lives on property that is contiguous, and they are in opposition to the 4408 Keel Development project. Wallace read the City of Goodlettsville vision statement. Wallace stated he supports Ralph's right to sell his property, and he does not oppose growth. Wallace stated this project threatens the essential character of the land. Wallace discussed the density of the project and how it will negatively affect his property value. Wallace discussed the negatives this project will bring to the branch along Madison Creek, Madison Creek elementary school and the traffic on Long Hollow Pike. Wallace encouraged the members to honor their heritage and protect their quality of life by rejecting this proposed development. Ralph is still opposed to the development with the reduction of homes from one hundred twelve (112) to ninety-one (91).

Mike Kelly – 100 S. Maple Ridge Lane

Kelly is opposed to the 4408 Long Hollow Pike development due to infrastructure on Long Hollow Pike and the overcrowding of the school system in Goodlettsville.

Aaron Snodderly – 106 S. Wynridge Way

Snodderly has concerns about if the 4408 Long Hollow Pike development passes it will have a cut-through Wynridge to the new neighborhood increasing traffic in Wynridge subdivision. Snodderly supports new development but in a way that protects neighborhoods that are already established.

Sarah Childress – 127 N Maple Ridge

Childress as a zoologist is concerned with the loss of one more piece of the fields and woodland habitats. Childress discussed the many species that are pushed out from reckless urban developments. Childress discussed with the clearing of existing woodlands the loss of many benefits' nature has on human health. Childress described the intangible and irreplaceable things that would be lost with this proposed development. Childress asked that they think about what they have cultivated that will last something they can be proud of and pass on to their children before they sign away one more piece.

Brett Mansfeld – 4463 Long Hollow Pike

Mansfeld is a state certified appraiser in Tennessee. Mansfeld discussed the conformity of this project in value to surrounding property owners. Mansfeld discussed that the density of this project is not in line with the current use of surrounding area. Mansfeld stated the area along Long Hollow Pike is primarily agriculture and low density, and the medium density proposed project is not consistent with that. Mansfeld discussed how developments work and the impact these non-conforming uses will have on surrounding property owners.

James Childress – 127 N Maple Ridge Lane

Childress discussed rainwater runoff from the proposed 4408 Long Hollow Pike development.

Ashley Ried – 119 N Maple Ridge Lane

Ried stated that the annexation of 4408 Long Hollow Pike does not align with the Goodlettsville vision statement. Ried discussed the increase of traffic through the neighborhood. Ried favors development but opposes development of agriculture land. Ried asked they deny the annexation.

Andrea Stilwell – 116 Forest Oaks Drive

Oppose the 4408 Long Hollow Pike annexation and development. Concerns with traffic at Long Hollow Pike and Allen Road, storm water pond issues, and the impact on the school system.

Cory Spano – 117 N Maple Ridge Lane

Spano opposes the 4408 Long Hollow Pike annexation and development. Concerns with boosting the economic numbers with the number of homes at the expense and quality of the members of the community. Spano states there is overwhelming opposition to the annexation and development and ask they deny the annexation and development and honor the will of the people.

Cody Stilwell – 116 Forest Oaks Drive

Oppose the 4408 Long Hollow Pike annexation and development. Stilwell discussed the charm and character of the Wynridge subdivision and disappointed in the density of the Keel development.

Christopher Ried – 119 N Maple Ridge Lane

Ried discussed the property owner of 4408 Long Hollow Pike not being a resident of Goodlettsville and no interest in the future of Goodlettsville. Ried discussed the developer of the property. Ried asked they deny the annexation until there is a community focused plan that protects the local heritage, ensures adequate infrastructure and boost rather than burden the City.

Ione Ramsdell – 157 N Wynridge Way

Ramsdell stated she is opposed to the density of the 4408 Long Hollow Pike development and the Allen Farms subdivision. Ramsdell has concerns about the connection between Wynridge subdivision to the Long Hollow Pike development. Ramsdell also has concern for the wildlife.

Mike McGinnis – 144 N Wynridge Way

McGinnis discussed responsible growth and good planning for the City. McGinnis stated he talked with many of his neighbors and there is strong opposition to this project.

Ellen Philpot – 110 N Maple Ridge Lane

Philpot discussed issues with traffic on Long Hollow Pike and the impact the development would have on the school system. Philpot discussed the quality, and density of the Keel development.

Andrew Bixby – 137 N Wynridge Way

Oppose the 4408 Long Hollow Pike annexation and development. Concerns with traffic on Long Hollow Pike, through the Wynridge subdivision and concerns with blasting for the development.

Markus Rowe – 4330 Long Hollow Pike

Rowe discussed concerns with county plans without including the proper county authority. Rowe discussed issues with blasting on the property. Rowe is opposed to this development and say no to annexation.

Steve Peak – 4404 Long Hollow Pike

Oppose the 4408 Long Hollow Pike annexation and development due to the density of the development. Peak requests that they delay approval for other custom builders to make offer for the property.

Susan Ralph – 4417 Long Hollow Pike

Oppose the 4408 Long Hollow Pike annexation and development.

Tammy Reddy – 3723 Long Hollow Pike

Oppose the 4408 Long Hollow Pike annexation and development and the Allen Farms Subdivision.

Troy Tyson – 675 Fall Creek Circle

Tyson is president of the Copper Creek 2 HOA. Tyson discussed long range infrastructure plan to support growth and development. Tyson stated Allen Road was never designed to support the growth and that needs to happen before any more development on Allen Road.

Jack Newgent – 411 Fall Creek Circle

Newgent discussed the need for infrastructure before any more development in the area of Allen Road.

Sandra Tucker – 107 Copper Creek Drive

Tucker discussed the traffic noise on Long Hollow Pike and requested they oppose the 4408 Long Hollow Pike annexation and development and the Allen Farms Subdivision.

Ali Toll – 327 Allen Road

Toll discussed what the developers proposed to build six (6) years ago and now they are going back on their word. Toll discussed the traffic issues on Allen Road since the development of Phase 2 in Copper Creek and adding more cars will be impossible to pull onto Long Hollow Pike. Toll discussed the Madison Creek Elementary school student to teacher ratio. Toll asked that they hold the developers to their word because the infrastructure and traffic cannot support this, and they should not support the Allen Farms request.

Kim Swint – 240 Allen Road

Oppose to the Allen Farms Subdivision adding more lots to the master plan. Swint discussed the Allen Farms proposal that was approved in 2018. Swint discussed home values, wildlife and water issues.

Markus Rowe – 4330 Long Hollow Pike

Oppose to the Allen Farms Subdivision increasing the density. Rowe discussed an Allen Road proposal dated 2015.

Robert Layward – 107 Willshire Court

Oppose the Windsor Green development of residential apartment units.

David Elkins – 509 Alta Loma Road

Oppose the Dry Creek Cottages high density request.

Additional citizen comments were received but not listed in the minutes since the commenter's name was not listed on the speaker sign-in sheet.

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

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

The Public Forum was closed.

Mayor Tinnin thanked the citizens for all the comments and recognized Vice Mayor Duncan, Commissioner Anderson, Commissioner Walker and City Judge Toll for their attendance at the Planning Commission Meeting.

AGENDA

Item #5 Cedar Side at Dry Creek Phase One, Ryan Homes/NVR Inc: Requests final master plan revision to change the townhouse exterior building material percentage requirements.

Item Representative: Addam McCormick, Staff

Staff Discussion:

-Applicant had to leave the meeting and requests the item be deferred to next month's meeting.

Planning Commission Discussion: N/A

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

Item #6 Dry Creek Commons Phase 1: Vastland, Eatherly, McClung Development LLC: Requests performance bond one-year extension.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The phase one portion of the project is completed.
- The \$40,000 bond was set up as a maintenance bond during the construction of phase two.
- The remaining improvements include sections of sidewalk replacements, detention pond repair, and removal of trash and debris from the detention pond area.
- The developer intends to complete the remaining improvements prior to the January 30, 2025, bond expiration. If not, the bond will be required to be extended.
- The estimated cost of the remaining improvements is \$20,000.
- Motion Option-Approve the option for a one-year bond extension if the developer does not complete the improvements prior to the bond expiration. (Staff Recommendation)
- Deny the option for a bond extension and require the improvements to be completed prior to bond Expiration.

Planning Commission Discussion: N/A

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

Item #7 Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2B.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The developer requests to maintain the current bond (\$246,242) amount for the January 2025-2026 time period due to the remaining cost improvements.
- Project Status: Eleven (11) of the fifteen (15) lots are under construction or completed.
- Current Project Bond: \$246,242- performance bond- January 12, 2025, Expiration
- Remaining Project Improvements-Final asphalt paving, Landscaping, Street lighting, Site finish grading/stabilization and Sidewalk sections.
- Improvement Cost Estimate: \$ 185,000 based on original cost estimates.
- Motion Option-Approval for one-year bond extension at current bond amount \$246,242. (Staff Recommendation)
- Motion Option-Approval for one-year bond extension at amount determined by Planning Commission based on information provided during the meeting.

Planning Commission Discussion: N/A

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

Item #8 Hotel 2 Suites by Hilton/ Arnold Consulting and Engineering Services: Requests site plan approval for a 100 room 61,786 square feet hotel on 2.14 acres at 320 Cartwright Street. Property referenced as Davidson County Tax Map/Parcel# 01913010300 and is zoned CS, Commercial Services/Commercial Core Overlay. Property Owner: Unique Omega, LLC (17-24).

Item Representative: Dean Patel, Property Owner

Staff Discussion:

- The City's Board of Zoning and Sign Appeals at the April 2, 2024 meeting approved a revised front building setback variance and hotel project concept layout to permit a fifteen (15') feet front building setback along East Cedar Street due to the floodway and stream buffer on the south and east side of the property.
- The original setback variance was approved at the March 3, 2019 Board of Zoning and Sign Appeals meeting.
- The approved zoning setback variance defined vested zoning approval for the site and permitted the proposed one hundred (100) room hotel to be submitted for site plan review approval without complying with the May 9, 2024 Zoning Ordinance requiring a minimum one hundred- twenty (120) hotel rooms.
- The City's engineer consultant is reviewing the revised plans.
- Any major engineering remaining issues will be reported at the meeting.
- The design proposal includes an off-street parking agreement with the adjacent Starbucks site owner to permit six (6) parking spaces in case of overflow issues and to meet the City's hotel parking requirement for employees.
- Per the site plan information, the site design includes four (4) spaces under the on-site parking requirement to meet the employee requirement of one space per two (2) employees.
- The parking agreement provided will be required to be recorded.
- The Starbucks site includes thirty (39) parking spaces.
- The Starbucks site includes 1 parking space per fifty-five (55 sq. ft.) square feet of building.
- The City's parking requirement for a drive thru type establishment is one parking space per 150 square feet building.
- Staff Stipulation-Revised submittal plans addressing the City's consultant engineers plan review comments to be approved by City staff in coordination with consultant engineer prior to City land disturbance (grading) permit issuance.
- Staff Stipulation-Provide revised landscape plan stamped by a State of Tennessee landscape architect, revise the tree plantings along Cartwright Street to be understory trees due to the overhead utility lines, and the landscaping planting in the area of the MSUD, Madison Suburban Utility District water main will be subject to MSUD's approval.
- Staff Stipulation-Off-site parking agreement to be recorded prior to permitted building occupancy.
- Staff Stipulation-Revise plan to include the City's sidewalk and driveway construction details on the plans.

- Motion Option-Approve the site plan with listed staff stipulations including any additional items determined by the Planning Commission.
- Motion Option-Deny the site plan based on the Planning Commission's determination during the meeting that the site plan does not meet the City's Zoning Ordinance and define the items needed to revise the plan to meet the City's Zoning Ordinance site plan requirements.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission. (Staff Recommendation-Stream Buffer/Floodway Alterations)

Planning Commission Discussion:

- City Engineer discussed disturbance in the stream buffer and the storm water lines.
- McCormick explained the additional comments are based on the revised plans.
- Patel request approval to move forward and they can address the additional comments with the City Engineer.
- Parnell questioned if the Home 2 Suites are rental, room size and what amenities are available.
- Patel responded it is a Hilton Brand Facility, and they have business extended stay clients not by the week, the room size approximately 300 sq. ft. and pool amenities.

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

Item #9 and Item #10 were deferred at the September 2024 Planning Commission Meeting. The annexation review Item#9 cannot proceed without the rezoning request Item#10.

Item #9 Keel Development, Property Owner Representative: Request recommendation to the Goodlettsville City Commission to approve the plan of services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (Deferred at September 2024 Meeting)

Item #10 Keel Development, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to MDPUD, Medium Density Residential Planned Unit and preliminary master plan approval for ninety-one (91) one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24) (Deferred at September 2024 Meeting)

Item Representative: Todd Miller, Keel Development

Staff Discussion:

- The proposal is a requested annexation.
- The properties are located within the City of Goodlettsville Sumner County Urban Growth Boundary and is contiguous to the City limits.
- The City will also be reviewing an extension of the City limits 1,770 feet along the Long Hollow Pike right of way to include the property frontage.
- The plan of service process is required by State law to define the extension of City services to the property and the proposed timing.
- If the annexation request is approved, City services for the existing residence on the property including police and fire, trash, planning and code services, park and recreation resident services and rates would be effective at the approval date of annexation.
- Since the proposed annexation is for a proposed development, the developer with an approved project

is required to extend utility services (water, sewer, electric) and complete required Long Hollow Pike improvements required per the project traffic study and the Planning Commission and TDOT requirements.

- Staff presented general goals and policies for residential development from the Comprehensive Land Use Plan.
- The request was deferred at the September 2024 meeting.
- The revised master plan includes a reduction in the number of lots from 112 to ninety-one (91) and larger frontage width lots increased from fifty-five (55') / seventy-three (73') feet to eighty-five (85) / ninety (90) feet lot widths.
- The proposal is for 2.02 units per acre which would fall under the Low-Density designation of the City's Comprehensive Land Use Plan.
- The plan defines low density as one to two (2) units per acre and low medium density as three (3) to four (4) units per acre.
- The revised master plan includes an emergency connection to the Wynridge Subdivision.
- Staff requested an emergency gated connection in case of accidents or an emergency on Long Hollow Pike in the area.
- The emergency connection would permit traffic through both subdivisions in case of an accident or an emergency at a Long Hollow Pike intersection.
- The revised master plan includes the proposed different garage and off-street parking orientations per the City's Zoning Ordinance Planned Unit Development section.
- Staff and the project engineer reviewed the proposal with TDOT, Tennessee Department of Transportation representatives regarding anticipated Long Hollow Pike turn lane improvements with the development entrance.
- The turn lane improvements are shown on the revised plan.
- If the preliminary master plan and rezoning is approved, a traffic study will be required with the final master plan process.
- The applicant has obtained utility commitment letters from the White House Utility District for water service and has submitted a service request to the City of Goodlettsville Public Works for sewer service letter.
- Staff Stipulation-Sewer service letter to be obtained prior to City Commission final review of rezoning and preliminary master plan.
- Staff Stipulation-If rezoning and preliminary master plan is approved, the traffic study will be required with the final master plan process.
- Staff Stipulation-Two car garage designs to include the minimum dimensions of twenty-two (22') feet x twenty-two (22') feet. Revised plan to be reviewed with the final master plan process.
- Motion Option-Recommend to the Goodlettsville City Commission approval of the Medium Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan and Zoning Ordinance.(Staff Recommendation)
- Motion Option-Recommend to the Goodlettsville City Commission denial of the Medium Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is not in compliance with the City's Comprehensive Plan.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Miller discussed the density comments they heard in September, so they reduced the number of lots from one-hundred twelve (112) to ninety-one (91) lots.
- Miller discussed the additional buffers surrounding the property.

- Miller discussed the price point and quality of the proposed homes.
- Trew asked for clarification on what happens if the annexation is approved and the development was denied.
- McCormick responded if they approved the annexation, they would need to assign a City zoning district to the property. They cannot annex without a City zoning designation.
- City Manager Ellis recommends they consider the annexation and the development together.
- Trew questioned if they needed a motion to combine Item#9 and Item#10 together.
- City Attorney Freeman responded yes.

Motion: Motion by Barnfield to combine Item#9 and Item#10 as one item, seconded by Parnell. The motion passed unanimously.

- City Attorney Freeman discussed the motion to combine Item#9 and Item#10.
- Trew discussed the motion to combine and the option to approve or deny.
- Parnell responded and discussed the options for the board and the zoning for the request.
- Parnell discussed the layout of the homes, number of bedrooms and one story or two-story homes.
- Miller responded the homes are three (3) and four (4) bedrooms, price point approximately \$630,000 and the majority of homes are two-story.
- Parnell discussed the housing market for Goodlettsville citizens and the need for one-story homes with smaller lot and the right of way connection referenced in the meeting was intended and constructed to connect the Wynridge Subdivision to the adjacent property.
- Parnell commented this is a reasonable request and discussed the development.
- Trew commented he is not convinced this is the right time or layout for the property.
- Trew commented he would like to see the development more in line with the Wynridge subdivision.
- Mayor Tinnin commented in respect of our citizens, schools, fire dept., police dept., and infrastructure, this development in the City is too large for the area.
- Barnfield commented that the density is too high, and the development needs to mimic or be better than the Wynridge subdivision.

Motion: Motion by Barnfield to recommend to the Goodlettsville City Commission denial of the annexation and the Medium Density Residential Planned Unit Development rezoning and revised preliminary master plan, seconded by McNeal. The motion passed four (4) yes votes and one (1) Parnell no vote.

Item #11 Michael Hite, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 1.08-acre property at 608 Alta Loma Road from R25, Low Density Residential to R15, Medium Density Residential. The property is referenced as Davidson County Tax Map/Parcel# 03401000800. Property Owner: Robert Hite (Deferred at November 2024 Meeting)

Item Representative: No Representative

Staff Discussion:

- The request was previously deferred due to the applicant not being available to present the request.
- Staff has attempted to contact the property owner about being at the meeting to present the request.

Planning Commission Discussion:

- Mayor Tinnin commented no representation for three (3) meetings.

Motion: Motion by Mayor Tinnin to deny the request, seconded by Parnell. The motion passed unanimously.

Item #12 Allen Farms Subdivision, Collier Engineering, Inc: Request recommendation to the Goodlettsville City Commission to revise the project master plan to increase the number of one family detached dwelling unit lots from seventy-one (71) to **125** lots and revise the site development design. The properties are referenced as Sumner County Tax Map/Parcel 143 03300, Map 139 Parcels 06100, 06201, 09800 include 91.55 acres and are zoned LDRPUD, Low Density Residential Planned Unit Development and R25, Low Density Residential. Property Owner: Allen Farms Investment, LLC. (22-18)

Item Representative: Collier Engineering, Inc.

Staff Discussion:

- Applicant requests the item be deferred to next month's meeting.
- Staff gave an overview of the project request.
- The Allen Farms project property includes two (2) different zoning districts.
- The main portion of the project 91.55 acres includes 86.11 acres that are zoned LDRPUD, Low Density Residential Planned Unit Development.
- The LDRPUD zoning permits a lot density of 1.7 lots per acre or 146 total lots.
- The project 5.44-acre Allen Road property frontage section is zoned R-25, Low Residential is a base lot dimension type of zoning district including minimum lot sizes of 25,000 square feet and 100 feet minimum lot width at the building setback line.
- Based on the R25 property acreage and frontage and depending on the lot layout, a maximum of nine (9) lots would be permitted on the R25 zoned property.
- The project master plan was approved for seventy-one (71) total lots including five (5) lots in the R-25 zoning section.
- The proposed revised design will require the project section within the LDRPUD zoning section to meet the City's current Zoning Ordinance Planned Unit Development requirements and include the minimum exterior building material requirement for fifty (50%) brick/stone with the remaining exterior wall materials required to be either split face block, EIFS, glass panels, and wood or fiber board siding.
- Additional information will be required to determine that the proposed house design will be in compliance with the garage orientation requirements.
- TDOT, Tennessee Department of Transportation will be required to review and approve the proposed Long Hollow Pike/SR 174 improvements including if additional improvements would be required based on the project traffic study.
- Planning Commission to review any off-site Allen Road roadway including shoulder improvements.

Planning Commission Discussion: N/A

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

Item #13 Dry Creek Cottages, Lose Design: Requests recommendation to the Goodlettsville City Commission to revise the project master plan to include and rezone an adjacent 1.49 acre property referenced as Davidson County Tax Map/Parcel#03304003300- 0 Draper Drive from R-25, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development to increase the number of

one family detached dwellings units from fourteen (14) and a two (2) family detached dwelling unit to twenty (26) one family detached dwelling units. The existing project is located on the 2.34-acre property referenced as Davidson County Tax Map/Parcels# 033040C90000CO0 to 033040C01400CO at 0-120 Old Ryman Way/Dry Creek Road and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owners: Meridian Capital Group, LLC and O.I.C. Dry Creek Cottages. (9.1 07-04/9.1# 15-17)

Item Representative: Oliver Moore, Lose Design

Staff Discussion:

- The proposal includes rezoning an adjacent 1.49-acre property and including a revised master plan for both properties for a total of twenty-six (26) detached residential units.
- The existing master plan for the front property includes fourteen (14) one family detached unit and a two (2) unit attached unit for a total of sixteen (16) units.
- The adjacent 1.49-acre property is zoned R-25, Low Density Residential.
- The properties are designated on the City's Comprehensive Land Use plan as the boundary between high density residential and low-density residential conservation areas.
- The 1.49-acre property was included on the 1953 Goodlettsville Heights Subdivision Plat as a reserve lot area.
- The property does not contain any roadway frontage.
- The previous Dry Creek Cottages property owner purchased the 1.49-acre property in 2020.
- The existing project master plan includes a retaining wall up to twenty (20') feet in height along the west property boundary.
- The revised project design intention is to reduce the number and scale of retaining walls on the property.
- The properties include a non-improved TVA easement on the properties that limits the full use of the properties.
- The project proposal includes a proposed twenty (20') feet project boundary setback variance instead of the required thirty-five (35') feet setback due to the easement limiting the project design.
- The project design includes private development improvements.
- Staff Stipulation-Sewer service letter to be obtained prior to City Commission final reading review of rezoning and preliminary master plan.
- Staff Stipulation-If approved, at final master plan provide revised building elevations including garage size and building materials requirements.
- Motion Option-Recommend to the Goodlettsville City Commission approval of the High Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan and Zoning Ordinance.
- Motion Option-Recommend to the Goodlettsville City Commission denial of the High Density Residential Planned Unit Development rezoning and to maintain the existing master plan based on the Planning Commission's determination during the meeting that the proposal is not in compliance with the City's Comprehensive Plan and Zoning Ordinance. (Staff Recommendation Due to Reduced Buffer Widths)

Planning Commission Discussion:

- City Attorney Freeman discussed the TVA easement on the property.
- Parnell commented he opposes the development and discussed the future land use plan for low density

residential dwelling units along Draper Drive.

- Parnell discussed the proposal not being consistent with the City's Comprehensive Land Use Plan.
- Staff discussed that two (2) single family homes would be permitted on the back 1.49 acres.

Motion: Motion by Parnell to deny the request, seconded by Mayor Tinnin . The motion passed unanimously.

Item #14 RYZE Windsor Green Community, Pearl Street Partners, LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 15.05-acre properties at O Conference Drive and O Windsor Green Boulevard from GOPUD, General Office Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 224 residential apartment units and 18,300 square feet of commercial /retail. The properties are referenced as Davidson County Tax Map/Parcel#02600011400, 02600011000, 026060B02700CO. Property Owner: Armed Services Mutual Benefit Association (18-24)

Item Representative: Khris Pascarella, Pearl Street Partners

Staff Discussion:

- The property is included on the City's Comprehensive Land Use Plan as Office Development.
- The City has previously reviewed mixed use project proposals including both projects with defined on-site residential and commercial facilities with the development or the development location within a mixed-use setting.
- The proposal is for a single master plan for all the properties on both sides of Conference Drive.
- The west side commercial lot could remain the existing zoning and still be within the approved project master plan.
- The proposed commercial uses on the west side within the proposed HDRPUD, High Density Residential Planned Unit Development could be defined permitted non-residential uses.
- The project design has been revised from the discussion presentation at the December meeting to include a driveway connection on Windsor Green Boulevard.
- The City requested the additional access connection for a signalized access onto Conference Drive and additional emergency service connections.
- The commercial area square footage on the west side section has been defined and limited commercial uses on the east side portion of the project have been defined.
- The Windsor Green Boulevard connection will require revised median design on Windsor Green Boulevard.
- The existing Windsor Green Boulevard future drive will not work in the current location due to the proximity to Conference Drive and drainage limitations.
- The key to reviewing the proposal is the Planning Commission's determination on the future commercial/office use potential of the properties on the east side of Conference Drive and what is the best long-term use of the property.
- The proposal review also includes the extension of the general mixed-use setting of the area to this defined section of Conference Drive.
- Staff Stipulation-Sewer service letter to be obtained prior to City Commission review of final reading of rezoning and preliminary master plan.
- Staff Stipulation-If rezoning and preliminary master plan is approved, the traffic study will be required with the final master plan process.
- Motion Option-Recommend to the Goodlettsville City Commission approval of the High Density

Residential Planned Unit Development rezoning and preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is in compliance with the City's Comprehensive Plan and Zoning Ordinance. (Staff Recommendation)

-Motion Option-Recommend to the Goodlettsville City Commission denial of the High Density Residential Planned Unit Development rezoning and revised preliminary master plan based on the Planning Commission's determination during the meeting that the proposal is not in compliance with the City's Comprehensive Plan and Zoning Ordinance.

Planning Commission Discussion:

- Pascarella discussed the success of Perl Street Partners developing single family and multi-family communities throughout the region.
- Pascarella discussed the best use for this site and the minimal impact on the school system with a multi-family community.
- Pascarella discussed the topography challenges of the site.
- Pascarella discussed a timeline for construction if this project is approved.
- Trew asked what is proposed for the other side of Conference Drive?
- Pascarella responded the proposal would be for a full-service restaurant.
- Barnfield commented on the commercial side there is no guarantee that the development or restaurant will happen within three (3) or five (5) years.
- Pascarella responded they have no reason to delay the commercial site because this will be an amenity for the residents.
- Parnell discussed a possible second commercial site on the far North side of the property for the mixed-use project.
- Pascarella responded financially the residential project has to have over two-hundred (200) units and discussed the number of buildings and units for the property and a project redesign to include a separate commercial use with parking would limit the density below this number but would be willing to review.
- Parnell discussed the proposed park on the site.

Motion: Motion by Barnfield to deny the request.

- Parnell asked if they deny the request they cannot bring back for a year, correct and concerns with the rush of the project without the option for deferral.
- McCormick responded and explained the effect of the moratorium.
- Parnell discussed the number of members present and the majority vote count of members present.
- McCormick responded three (3) votes would be majority of members present.
- Mayor Tinnin commented that he would second the denial because it is too much on the police department and fire department at this time.

Motion: Motion by Barnfield to deny the request, seconded by Mayor Tinnin.

- Trew commented he liked the project.
- Trew called for vote. Two (2) for deny (Barnfield and Mayor Tinnin), Three (3) for no (Trew, McNeal, and Parnell)
- Parnell asked to change his vote from no to present.
- City Manager Ellis responded he thinks the "Robert's Rules of Order" allow you to change your vote before it is final.
- Parnell changed his vote to present.

- Parnell discussed his decision to vote present rather than no.
- Parnell discussed the proposed development site with more commercial area on the site with the residential buildings.

Motion: Motion by Barnfield to deny the request, seconded by Mayor Tinnin. The vote is two (2) for deny (Barnfield and Mayor Tinnin), two (2) for no (Trew and McNeal), and one (1) (Parnell) voting present. The vote is tied therefore the project is not approved so it is denied.

With no further business, the meeting was adjourned at 8:44 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant