

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

February 3, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

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

Trew called the meeting to order, and Barnfield offered prayer.

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

Item #2 Approval of January 6, 2025 Meeting Minutes: McNeal made a motion to approve the minutes of the January 6, 2025 meeting, Parnell seconded the motion. Wheeler abstained since she was absent from the meeting. The motion passed.

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

Ali Toll – 327 Allen Road

Toll states that she is pleased with the new proposal, the two entrances into the development and price point for the homes. Toll states that she does have concerns about Allen Road and after the development it needs to be a consideration that if there are potholes some type of paving to be done by the developer or City.

Troy Tyson – 675 Fall Creek Circle

Tyson is president of the Copper Creek 2 HOA. Tyson stated there are concerns around Allen Road. Tyson states the road is too narrow and treacherous. Tyson discussed the width of Allen Road in comparison to other roads in the area. Tyson states Allen Road needs to be improved before the development is built.

Jack Newgent – 411 Fall Creek Circle

Newgent stated that Allen Road is not sufficient to put another at a minimum 100 cars coming out of the new development. Newgent discussed the need for infrastructure before any more development in the area of Allen Road. Newgent stated it should be the responsibility of the developer to repair the roads after construction. Newgent discussed extending Allen Road to Center Point Road.

Kim Swint – 240 Allen Road

Swint stated she disagreed with the expansion of Allen Road to Center Point Road that would make traffic problems worse for Long Hollow Pike. Swint stated that she is pleased with the lower number of

homes more with the original plans and discussed the price of the homes, lot size and size of homes. Swint asked that they stick to the approved original development plans.

Chip Hooper – 314 Allen Road

Hooper stated that he is pleased that they have decided to go from 120 homes to 72 homes. Hooper discussed the value of the proposed homes, homes with no garage, parking issues, and high density. Hooper discussed the addition of another entrance to the development is good, but Allen Road is too narrow with traffic issues already.

Rebecca Meyer – 471 Fall Creek Circle

Meyer stated that she has concerns about the width and traffic that will be on Allen Road with the number of houses that have already been proposed and approved. Meyer stated that connecting Allen Road to Center Point Road is the last thing she would want to happen. Meyer discussed problems for the police, fire and school district with the addition of the Allen Farms Development.

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

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

The Public Forum was closed.

AGENDA

Item #4 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. (Deferred at January 6, 2025 Meeting)

Item Representative: Andrew Robertson, Ryan Homes

Staff Discussion:

- The project townhouse building designs were approved including a minimum fifty (50%) brick/stone on all elevations with secondary materials permitted to be cement fiber board (referred to as Hardie board siding with the applicant's request).
- The applicant has requested to revise the building design to include a minimum fifty (50%) brick/stone on the front elevation and a brick/stone foundation level installation on the side and rear building elevations with the cement fiber board siding.
- The project townhouse building designs approvals were based on the City's Design Guidelines.
- Motion Option-Approve the requested revised architectural elevations.
- Motion Option-Deny the revised architectural elevation to maintain the existing design requirement. (Staff Recommendation)
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Robertson stated that the end buyer isn't getting the value for the additional brick and with less brick it would come at a lower price point.

- Robertson discussed the cost associated with extra brick.
- Barnfield asked Robertson what the price difference in cost for less brick is.
- Robertson responded for interior units approximately \$ 7,000 for end units approximately \$ 10,000.
- Commissioner Gilmore discussed incentives for buyers with less brick.
- Mayor Tinnin stated that he is against dropping the minimum brick/stone requirement.
- Commissioner Gilmore discussed the approved Ryan Homes master plan with stipulations.
- Parnell discussed changes for the ordinance.
- Trew asked if the completed units are fifty (50%) brick?
- Robertson responded yes, they are all fifty (50%) brick all around this request is only for the other phase.

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

Item #5 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) (Deferred at January 6, 2025 Meeting)

Item Representative: Daniel Whitley, Arnold Consulting Engineering and 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 the vested zoning approval for the site which 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 amendment requiring a minimum one hundred-twenty (120) hotel rooms.
- The City's engineer consultant is reviewing the revised plans.
- The floodway and stream buffer alteration site design concerns discussed during the January meeting have been revised including a revised project design based on a request to be made to the Tennessee Department of Environment and Conservation for an ARAP, Aquatic Resource Alteration Permit to permit the design for the under-parking lot storm drainage system to outlet by pipe into the stream buffer and stream area.
- 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 of building.

- Staff Stipulation-Revised submittal plans addressing the City's consultant engineers plan review comments to be approved by city staff in coordination with the 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 in perpetuity 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. (Staff Recommendation)
- 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 request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Whitley stated they have reviewed the staff stipulations and are good with the stipulations.
- Parnell discussed the size of the development site, Exit 97 being a premier exit, parking requirements, landscape design, and storm water.
- Attorney Freeman responded the extra four (4) parking space agreement with Starbucks needs to be recorded in perpetuity.
- Attorney Freeman discussed the approved development setbacks, flood plain, and the proposed project meets the parameters.
- Attorney Freeman discussed the encroach stream buffer area in the parking lot.
- McCormick responded there's a stream buffer ordinance of thirty (30') feet and sixty (60') feet average width.
- McNeal discussed fire trucks getting around the East side of the building.
- Manager Ellis discussed the terms of the parking agreement between Starbucks and this development.
- Attorney Freeman discussed an easement given to the Hotel properties to have an access inlet for the parking spaces.
- McCormick responded that the City Zoning Ordinance allows parking agreements and will need to be recorded.
- Trew discussed if they get a favorable motion how stipulation #3 should be worded.
- Gilmore questioned Patel about the rooms type, do they have kitchens and discussed issues with other hotels in the area and will he be owner operator?
- Patel responded they have business extended stay clients not by the week, they do have kitchens and the Hilton Brand is required to be ran through a management company and yes he will be owner operator.

Motion: Motion by Barnfield to approve the request with staff stipulations, seconded by Wheeler. The motion passed five (5) yes votes and two (2) McNeal and Parnell no vote.

Item #6 528 Moncrief Avenue/ Susan Ettner, Property Owner: Request recommendation to the City Commission to rezone the 4.08 acre property at 528 Moncrief Avenue from R25, Low Density Residential to Agricultural. The property is referenced as Davidson County Tax Map/Parcel# 01815000600.

Item Representative: Cindy Crocker, Property Owners Realtor

Staff Discussion:

- The request is to rezone the back three (3) acres of the property from R-25, Low Density Residential to Agricultural similar to the adjacent properties along Brick Church Pike and Hitt Lane that are zoned Agricultural.
- The City's Agricultural zoning district permits crop and animal raising and plant and forest nurseries uses.
- Staff presented Residential Zoning Ordinance Section and District Agricultural Use and Services.
- Motion Option-Recommend approval of the request to rezone the back three (3) acre portion of the property agricultural due to adjacent property zoning designation. (Staff Recommendation)
- Motion Option-Recommend denial of the request to maintain the current property zoning of R-25, Low Density Residential.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Crocker stated the seller has done an excellent job maintaining the property, the back is all fenced where they had animals in the past.
- Crocker discussed having a contract to sell the property but it's not contingent on this request by the seller.
- Parnell discussed agricultural zoning around the property and what would be the downside to rezoning the back three (3) acre portion of the property.
- McCormick responded the only downside would be if the neighbors on Moncrief are concerned about the ability to have animals back there.

Earl Strong – 526 Moncrief Ave.

Strong stated that he does not understand why the property owner is requesting to rezone the back of property agriculture when they are selling the property and leaving the area.

- Trew asked McCormick if this would be considered spot zoning.
- McCormick responded he did not think so since the adjacent properties are zoned agricultural
- Parnell discussed the option of deferring the request for one (1) month.

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

Item #7 Allen Farms Subdivision, Collier Engineering, Inc: Request approval of a revised project preliminary project master plan to increase the number of one family detached dwelling unit lots from seventy-one (71) to seventy-two (72) lots and revise the site development design to include a second roadway connection to Allen Road. 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) (Deferred at January 6, 2025 Meeting) Owner: Allen Farms Investment, LLC. (22-18)

Item Representative: Roger Farmer, Collier Engineering, David Fauth, Collier Engineering, and Dean Patel, Property Owner

Staff Discussion:

- 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.
- The R25 zoning is a lot-based type of zoning district including minimum lot sizes of 25,000 square feet and 100 feet minimum lot width at the building setback line.
- The project master plan was approved for seventy-one (71) total lots including five (5) lots in the R-25 zoning section.
- The proposed plan amendment includes a total of seventy-two (72) lots with sixty-seven (67) lots in the LDRPUD zoning section and five (5) in the R-25 zoning section.
- The proposed density alteration is an increase from 0.78 lots per acre to 0.79 lots per acre.
- The proposed density alteration and layout alteration 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.
- The revised plan includes a detail including the minimum requirement of four (4) off street parking spaces per lot.
- The revised plan also includes a sample building design with a detached building to reflect the idea of the proposed size and building materials of the homes.
- The TDOT, Tennessee Department of Transportation has requested a revised traffic study for the reduced number of lots based on the current Long Hollow Pike/SR 174 traffic volumes to determine any recommended intersection improvements.
- The previous traffic study completed in 2018 was developed for eighty-five (85) lots and did not include any recommended Long Hollow Pike/SR 174 intersection improvements.
- The only improvements referenced in the 2018 study were at the intersection of the proposed intersection with Allen Road.
- TDOT staff discussed any Long Hollow Pike intersection improvement requirements from their agency would be based upon a recommendation provided by the City.
- Due to the limited request for one additional residential lot, staff did not include with the revised agenda for the City Commission to also review the revised preliminary master plan design. If approved by the Planning Commission, revised final master plan will be required to be reviewed by the Planning Commission due to the revised layout lot design and the additional proposed intersection on Allen Road.
- Staff Stipulation-House designs to comply with the Planned Unit Development Ordinance garage size, garage orientation design, and minimum building materials. If approved, provide additional information on the building garage designs to ensure compliance with the City's Planned Unit Development

Requirement with final master plan.

- Staff Stipulation-Revised traffic study to be presented to TDOT, Tennessee Department of Transportation for seventy-two (72) lots to determine any traffic study and City recommended Long Hollow Pike/SR 174 intersection improvements. Planning Commission to review the revised traffic study with the project revised final master plan review.
- Staff Stipulation-Planning Commission to review any off-site Allen Road roadway improvements including shoulder improvements. City Staff recommendation one foot shoulder on each side from Old Stone Road/Long Hollow Pike and final paving/stripping Allen Road along project frontage.
- Motion Option-Approval of the revised preliminary master plan including defined staff stipulations to be reviewed with the final master plan review process. (Staff Recommendation)
- Motion Option-Denial of the revised preliminary master plan and maintain the current master plan design.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Farmer discussed reviewing the development reducing the number of lots from one-hundred twenty (120) to seventy-two (72) lots, making two (2) entrances more conducive to fire and rescue, and a fifty (50') foot wood line buffer all around the development.
- Farmer discussed the minimum lot size, custom home size, building materials and a minimum of a two (2) car garage home.
- Commissioner Gilmore discussed the article published in the Tennessean stating that the homes would be between 3,000 to 5,000 square foot homes.
- Patel responded the article was correct 3,000 square foot to 5,000 square foot custom homes.
- Patel stated that they already have people that want to build 4,000+ square foot custom homes.
- Patel discussed builders for the properties working with Collier Engineering Architects and design.
- McCormick asked Mr. Patel if they could define the minimum square footage with the covenant.
- Patel responded yes, definitely.
- Commissioner Gilmore asked Mr. Patel if he is willing to do any type of additions to Allen Road?
- Mr. Patel responded yes, providing it is within reason and he hopes that it goes the same for everybody else such as the Copper Creek and Sumner County.
- Commissioner Gilmore asked Mr. Patel if he has a builder now.
- Patel responded builders that have worked with Collier Engineering in the past have an interest in the development but they will have options.
- Patel stated that he did not want to have too many developers in one subdivision he just wants to have the right one and have Collier Engineering manage the whole project from start to finish.
- Fauth discussed a timeline for starting the project.
- Commissioner Gilmore discussed the proposed buffer around the property protecting the existing homes that are there.
- Fauth responded they will keep a minimum of a fifty (50') foot buffer and leave some that are already there.
- Fauth stated they will have a landscape architect that will specify your type and number of trees, and bushes.
- Parnell discussed the topography, layout of the development, minimum lot size, and the walking trail.
- City Manager Ellis asked Mr. Patel if he could commit to 3500 square foot minimum of living space.
- Mr. Patel responded yes, he could commit to 3500 square foot minimum of living space.
- Mayor Tinnin discussed the walking trail extension idea that Parnell discussed.
- Fauth responded they can investigate the idea and bring it back for consideration.
- City Attorney Freeman discussed the final plans square footage being in the restrictions and covenants

as conditions.

- McCormick responded and discussed what the final plans will show, footprint, garage layout, minimum requirements and building material requirements.
- Barnfield discussed front load garage plans versus back garage plans and the builders of the homes.
- McCormick responded right now they only allow 33% front load designs, and all other designs could be recessed front, courtyards, or side loaded and that would need to be defined on the master plan.
- Parnell discussed specific lots for the front-loaded garages.
- City Attorney Freeman suggested defining a lot size dedicated for front loaded garages rather than a defined area for front loaded garages.
- Parnell asked Farmer and Fauth if they would agree to no front loaded anywhere except lots 40 to 63 and only 33% of those lots be front loaded would they agree to that?
- Farmer and Fauth responded they could agree to that and discussed
- Trew responded that sounds more reasonable to him as well.

Motion: Motion by Parnell to approve with house designs meeting a minimum of 3500 sq. ft. of living space, and a minimum of a two (2) car garage meeting the City ordinances, with the revised traffic study to be presented to TDOT, and with the off-site Allen Road roadway improvements including the shoulder improvements of one (1) foot on each side from Old Stone Road to Long Hollow Pike and final paving/stripping Allen Road along the project frontage, and the limitation of front loaded houses to lots 40 to 63 and a maximum of 33% of those being front loaded with the remaining lots having to be side or rear loaded garage.

-Mayor Tinnin stated he wanted to make an adjustment to the motion, he does not want it to be mandatory that it has to be front loaded garage on lots 40 to 63 that it can be optional.

-Trew responded they could all be rear or side but no more than 33% front loaded.

The motion was seconded by McNeal.

-Wheeler discussed reviewing the stipulations in the final master plan process.

-Parnell revised the motion to include the stipulation that the changes being made here would be reviewed and approved through a final master plan.

The motion is seconded by McNeal.

-Commissioner Gilmore stated to Mr. Patel this is what the board is saying and this is the direction they are wanting to go with building products and type of structures they would like to see in Goodlettsville.

-Mayor Tinnin thanked Mr. Patel for all the hard work in working with the City and getting the project through the process.

The motion passed unanimously.

Item #8 Community Development Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-213 (9) (g) and Appendix A - Table 1 to include a section to permit agricultural product sales.

Item Representative: Addam McCormick, Staff

Staff Discussion:

-The Planning Commission recently discussed a proposal for a fruit/vegetable stand type sales use on Madison Creek Road across from the Madison Creek Elementary school.

-The property in question contains limited dimensions and includes a section of FEMA, Federal Emergency Management Agency designated flood plain and flood way.

-The City's Zoning Ordinance has a provision for temporary agricultural sales up to sixty (60) days a year

associated with on-site agricultural materials production.

- The current agricultural conditional use review process by the City's Board of Zoning and Sign Appeals is for allowing defined agricultural uses including keep animals and growing production crops on the R40, Low Density zoning district but only for properties with five (5) or more acres.
- The proposed amendment would also be a use approved by conditional use review by the City's Board of Zoning and Sign Appeals.
- The intention of the ordinance amendment is to limit the permitted scale of the agricultural sales use.
- The limited scale is due to possible locations within and adjacent to residential areas of the city that are zoned R-40, Low Density and Agricultural.
- Staff presented the following Zoning Ordinance Amendment-
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance to permit the agricultural sales use by conditional use in the R-40, Low Density and Agricultural zoning districts as presented by staff or with amendments determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Trew asked if this would be on Madison Creek?
- McCormick responded that was the request but this would be in any property per the ordinance provision in the Agricultural R40 zone districts.
- Trew asked if it would be a brick structure and paved parking?
- McCormick responded if they have walls, but most of the time they do not have walls.
- McCormick discussed special conditions for agricultural sales.
- Trew discussed competing with Kroger, Publix and other places and not paying sales tax.
- Parnell discussed the R40 zoning as a special exception.
- Barnfield discussed the Madison Creek property being in a flood zone.
- Commissioner Gilmore discussed the area around the Madison Creek property with a commercial business in the middle of the residential and school property.

Motion: Motion by Barnfield to defer the request indefinitely, seconded by Commissioner Gilmore. The motion passed unanimously.

Item #9 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) and Appendix A-Table 1 to define additional permitted commercial uses within the Interchange Overlay District.

Item Representative: Shawn Henry, Attorney and Chad Penley, Real Estate Director

Staff Discussion:

- Staff received a Zoning Ordinance amendment request to permit a 5/3 Bank site redevelopment on the 1.12 acre property at 307 Long Hollow Pike (Old Shoney's).
- The amendment proposal is to add the financial, consultant, and administrative services use to the Interchange Overlay permitted uses to permit the proposed bank redevelopment.
- The Planning Commission recommended to the City Commission at the December 2024 meeting to amend the Interchange Overlay for the exit 98- Louisville Hwy section of the interchange overlay.

- The amendment included the financial, consultant, and administrative service use but the amendment was only for the exit 98 interchange section.
- The proposed amendment would permit the financial, consultant, and administrative services use in the Exit 96- Rivergate Parkway and Exit 97-Long Hollow Pike / SR 174 Interchange Overlay sections.
- Staff presented the following Zoning Ordinance Amendment
- Motion Option- Recommend approval to the City Commission for an amendment of the Zoning Ordinance to permit the additional use in the INT Interchange Overlay as presented by staff or with amendments determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- City Manager Ellis discussed the restrictions, lease, and property owners for this property.
- Henry discussed the current Interchange Overlay District not permitting the financial component.
- Henry discussed the convenience of this location for a good financial institution and asked for their support of this request.
- Penley stated they started negotiating this property around a year ago and they can now sign a lease with the landlord.
- Penley discussed this location for the new prototype they are building all over the Southeast and looking for their support to move forward.
- Mayor Tinnin stated he wanted to share with the board that he is not for or against but there is no tax revenue that comes with it other than property taxes, so no tax advantages for the City.
- Penley responded that this will be an expensive build and discussed the increase in property value with the improvement to the property.
- Parnell discussed the purpose of the current Interchange Overlay zoning, the size of the property, tax revenue and use for the property.
- Barnfield commented that the commercial space is limited and does not want to give up any more commercial space right now.
- Commissioner Gilmore commented it's a prime piece of real estate and asked if they are owning the building or leasing?
- Penley responded they are in a long-term ground lease, they will build it and be there a long time.
- Penley discussed the issues working with the property owner and what they are wanting to get for the property.

Motion: Motion by Barnfield to deny the request, seconded by Commissioner Gilmore. The motion passed five (5) yes votes and two (2) McNeal and Wheeler no vote.

DISCUSSION ITEMS:

-Comprehensive Land Use Plan Update Review:

Staff is planning for the initial Comprehensive Plan amendment public kick-off meeting to be on Monday March 24, 2025 from 5:30 to 7:30 pm. The initial meeting will be to discuss the purpose of the amendment and allow initial public comments on the existing growth issues of the city and the plan amendment process. Staff is preparing an on-line survey and new maps for the amendment review process. Staff requests the Planning Commission to review the proposed survey questions for any possible amendments before finalizing the survey and releasing the survey for public comment by

February 21st. Staff will also present the amendment process calendar at the March 24th meeting. The goal is to complete the amendment process for formal approval prior to the current one-year moratorium period expiration in December 2025.

-Residential Planned Unit Development and High-Density Zoning Districts:

The City Commission at the December 2024 meeting approved a one-year moratorium on new high density residential (3+ units/lot per acre) rezoning and master plan reviews. The moratorium was to allow the City to review the current Comprehensive Land Use Plan and Zoning Ordinance requirements including permitted density, mixed use commercial requirements, garage orientation and parking design, and exterior building material requirements to determine if any amendments are needed to ensure the City's regulations define the intended design for new residential development proposals.

Staff requests the Planning Commission to discuss the following items to determine the intended Zoning Ordinance amendments to review and recommend to the City Commission based on the high density moratorium.

1. Permitted residential uses (one and two family, attached, semi-attached, multifamily) and densities in all districts
2. Review requirement for minimum living space square footages in residential planned unit developments
3. Review requirement for attached garage or on-site garage requirement in residential planned unit development districts including all types of dwellings units
4. Review garage orientation requirements for planned unit developments and removing the allowance for limited percentage of front loaded and the recessed front-loaded garage and alley loaded garage design options
5. Review increased material requirements for planned unit developments and commercial buildings
6. Review the minimum level of a commercial component required with mixed use developments in commercial planned unit developments and in the regional center planned unit developments zoning districts

With no further business, the meeting was adjourned at 7:50 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant