

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

March 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, Sharon Reed (Staff), and Alex West (Staff).

Trew called the meeting to order, and Commissioner Gilmore offered prayer.

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

Item #2 Approval of February 3, 2025 Meeting Minutes: Mayor Tinnin made a motion to approve the minutes of the February 3, 2025 meeting, Parnell seconded the motion. The motion passed unanimously.

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

No one requested to speak at the meeting.

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

The Public Forum was closed.

AGENDA

Item #4 Duncan Rowe, 214 Hasty Drive: Requests a six (6) month extension of the fire hydrant installation requirement at 214 Hasty Drive.

Item Representative: No Representative

Staff Discussion:

- The Planning Commission at the September 2024 meeting denied a requested Subdivision Regulations variance to remove the fire hydrant installation requirement per the Rowe-Mabee Minor Subdivision plat.
- The Planning Commission approved a six (6) month timeline for the fire hydrant installation.
- The owners have requested an additional six (6) months.
- 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.
- Motion Option-Approve the additional requested six (6) month timeline for the fire hydrant installation.
- Motion Option-Deny the additional requested time for the fire hydrant installation and City staff will proceed to enforcement process.
- Motion Option-Defer the request to include any additional information as determined by Planning Commission.

Planning Commission Discussion:

- Trew asked if the board denies the request what happens?
- McCormick responded it would begin the legal process sending Court citations and a fine may be imposed.

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

- Trew commented he agrees with the motion but let it be known that if and when they give another extension that will be the limit.
 - Barnfield requested the applicant be contacted and requested they be present at the next meeting.
- The motion passed unanimously.

Item #5 Rivergate Masterplan/ SGS Smith Gee Studio: Requests recommendation to the City Commission to rezone 29.40 acres from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development High Intensity at 1000 Rivergate Parkway and preliminary master plan approval for 185,500 sq. ft. of mixed use commercial and 427 residential units. Properties referenced as Davidson County Tax Map/Parcels# 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 02614006100, 03402007600, and 03402007700. A portion of the properties are also in the Metro Davidson County Zoning Jurisdiction. Property Owners: KDI Rivergate Mall, LLC, J.C. Penny Co, Inc, Penny Property Sub Holdings LLC, Dillard TN. Operating LTD Partnership.

Item Representative: Kate Jarosh, Director Real Estate Development and Hunter Gee, Smith Gee Studio

Staff Discussion:

- The City Commission at the July 11, 2024 meeting approved the first section of the RiverGate Mall redevelopment project including 341 residential apartments, a 120 room hotel, and 17,000 sq ft. of commercial retail/restaurant.
- The proposed second section of the RiverGate Mall redevelopment project includes 427 residential units including 152 apartments, 172 senior living, and 103 town homes.
- The proposed second section also includes a 120 room hotel, 30,500 sq. ft. of commercial retail/restaurant, 75,000 sq. ft. of sports/entertainment, and 20,000 sq. ft. of medical offices.
- The third section will be the portion of the project within the Metro Nashville jurisdiction.
- The plans define the use and number of residential units but the applicant has requested some flexibility with the building layout with the preliminary plans.
- If the preliminary master plan is approved, the next level of plans would be the final master plans for the project which would include the defined building locations.
- The plan includes the 1.5 parking space per apartment unit ratio use with the first section project design.

- The parking for the residential uses, senior housing, and town homes will need to also include visitors parking spaces at 1 space per five (5) units.
- The applicant has requested with the town home design a twenty (20') feet x twenty-two (22') dimension garage instead of the City's requirement for a two (2) car garage at twenty-two (22') x twenty-two (22') feet.
- This review will require coordination with the Metro Nashville Public Works and Planning Departments.
- Staff Stipulation-If the preliminary master plan is approved, all building designs including residential buildings, hotel, and commercial buildings to meet the City's Commercial Design Guidelines and include the defined building locations.
- Staff Stipulation-If the preliminary master plan is approved, a full traffic study will be required with the final master plan including coordination with the Metro Planning and Public Works for any traffic signalization and intersection improvements and pedestrian/bike connections.
- Staff Stipulation-The revised plan to include designated residential parking areas including visitors parking of one space per five (5) units and any town homes designs including a two (2) car garage to include the minimum garage dimensions per the City's requirements of twenty-two (22') feet. The total number of residential parking spaces will be based on the bedroom unit number of the senior and town home units per the City's Zoning Ordinance requirements.
- Motion Option-Recommend approval to the City Commission to rezone the property to RC1, Regional Center Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion. The rezoning approval is based on the City's Comprehensive Land Use plan. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission to maintain the property zoning as CSL, Commercial Services Limited.
- Motion Option-Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Jarosh discussed phase one (1) and proposed second section of the RiverGate Mall redevelopment with green space along with similar types of buildings, commercial mix, and residential mix.
- Jarosh discussed adding a sports and entertainment center in section two (2).
- City Manager Ellis commented that the project is as transformational to the City of Goodlettsville as any project they will ever see. Ellis stated that they have a long way to go but these guys have been wonderful to work with and would encourage their sincere consideration for this project.
- Barnfield discussed parking for the proposed commercial retail/restaurant space.
- McCormick responded and explained if it's part of a shopping center that's the ratio used.
- Jarosh responded this is the ratio they used for phase one (1) because they don't know exactly who is going to be in the spaces but they will make sure that everybody has what they need.
- Commissioner Gilmore asked if there will be any garage parking or will it be all ground level?
- Jarosh responded everything is surface parking and town houses will have garages.
- Trew discussed the size requirements for the town home garages.
- McCormick responded if it is a two (2) car garage it needs to be the City's requirement of twenty-two (22') x twenty-two (22') feet.
- Parnell commented they need to tell every developer they need to meet the City's requirements for a two (2) car garage of twenty-two (22') x twenty-two (22') feet.
- Parnell asked what will happen with Dillard's will it be integrated or a standalone building?
- Jarosh responded it will be a standalone building but will have an improved entrance facing into the community.

Motion: Motion by Parnell to approve the request with staff stipulations, seconded by Commissioner Gilmore. The motion passed unanimously.

DISCUSSION ITEMS:

-Comprehensive Land Use Plan Review Project- Kick-Off Meeting Monday March 24, 2025 – 6 PM at Goodlettsville City Hall.

-Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density-

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 presented the City's Planned Unit Development and High-Density Zoning Districts Zoning Ordinance.

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. The goal with the required discussion and amendment process is to align the City's minimum ordinance requirements with expected future project designs.

1. Permitted residential uses (one and two family detached, attached, semi-attached, multifamily) and densities in all districts.

Trew asked McCormick the difference between an attached townhome and two (2) family detached.

McCormick responded townhomes can be anywhere from four (4) to six (6) buildings together, a two-unit attached will be like a duplex it's two (2) detached from two (2) more.

2. Review requirement for minimum living space square footages in residential planned unit developments. The Zoning Ordinance does not include a minimum square footage in the Planned Unit Development districts. The amendment would include a minimum square footage in addition to any attached required garage requirement for one and two family detached, attached, and multi-family units.
3. Review requirement for attached garage or on-site garage requirement in residential planned unit development districts including all types of dwellings units. The Zoning Ordinance does not include any residential unit garage requirement in the Planned Unit Development districts.
4. Review garage orientation requirements for planned unit developments and removing or reducing the allowance for limited percentage of front loaded and the recessed front-loaded garage design options.
5. Review increased material requirements for planned unit developments and commercial Buildings.

Trew commented he did not like homes with one-hundred (100%) percent siding or some sort on the rear of the homes and is that something they could discuss.

McCormick responded and clarified the current design guidelines.

Barnfield asked if there is a reason the multi-family residential is with the commercial design guidelines?

McCormick responded originally when the Design Standards were adopted based on a State law that does not apply to one (1) and two (2) family units.

McCormick commented that multi-family design is also considered a commercial development.

McCormick discussed design guidelines for a Master Planned Unit Development and coordinated – consistent aesthetic-based project design

Barnfield discussed separating the design guidelines requirements for commercial and multi-family residential.

McCormick responded they could probably do different levels and justify the goals for more masonry products.

Commissioner Gilmore asked if their design plan requirements are consistent with surrounding Cities?

McCormick discussed developments in Hendersonville and thinks that fifty (50%) to seventy-five (75%) percent is a common range all around for Planned Unit Developments

McCormick discussed defining the board's expectations for development.

Barnfield asked McCormick if he could get surrounding Cities zoning policies for comparison?

City Manager Ellis commented he would like to see a chart side by side comparison based on what surrounding Cities do based on the type of building and zoning code.

Parnell discussed zoning codes and Planned Unit Developments with more flexibility of design requirements.

Parnell discussed development in Sumner County and the Sumner County school system.

Parnell discussed minimum square footage for homes and including fifty-five (55+) communities in the zoning code.

City Manager Ellis discussed growth for Goodlettsville and Sumner County's adequate facilities taxes for new development

Commissioner Gilmore discussed what the City has allowed in the past from developers and would like to see the standards raised.

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.

Barnfield commented on the front-loaded garages it would be a lesser percentage and not at the entrance to that is the first thing you see.

McCormick discussed and asked about recessed front-loaded garages.

Parnell commented on the permitted use and is not a fan of two (2) units on one (1) lot.

Parnell discussed zoning for zero-lot line vs two (2) homes and two (2) owners on one (1) lot.

McCormick responded they can regulate the type and use of a unit on a lot but by State law not the format and type of ownership.

With no further business, the meeting was adjourned at 6:20 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant