

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

April 7, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Billy Barnfield, Grady McNeal, Mayor Rusty Tinnin and Judy Wheeler.

Absent: Commissioner Cisco Gilmore and Jeff Parnell.

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

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

Item #1 No changes to the agenda.

Item #2 Approval of March 3, 2025 Meeting Minutes: Tinnin made a motion to approve the minutes of the March 3, 2025 meeting, Barnfield 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.

Barnfield made a motion to close the public forum, seconded by McNeal. 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 (*Deferred at the March 3rd Meeting*)

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. (Staff Recommendation)
- Motion Option-Deny the additional requested time for the fire hydrant installation and City staff will proceed to enforcement process.

Planning Commission Discussion:

- Barnfield asked McCormick if the property owners had contacted him?
- McCormick responded yes, he sent them an email and they were aware of the meeting.
- Trew commented if they do extend, we would stipulate that this is the last time for an extension.
- Mayor Tinnin discussed a stipulation that if the fire hydrant was not installed by August 2025 they would start the legal process.

Motion: Motion by Mayor Tinnin to approve the extension and the fire hydrant must be installed by August 2025, seconded by Wheeler. The motion passed unanimously.

Item #5 Prevost Car US Inc/Prosper Engineering: Requests site plan approval for a 10,079 sq. ft. building addition and site parking alterations at 800 S. Cartwright Street. Property is referenced as Davidson County Tax Map/Parcel# 02600007000 and is zoned IG, Industrial General. Property Owner: Corporate Investors Partnership (2-25).

Item Representative: Clint Camp, P.E., Prosper Engineering

Staff Discussion:

- The phase one site plan includes 10,079 (sq. ft.) square feet building addition.
- The addition is for increased vehicle service bays.
- The building addition is located on a section of the existing parking lot.
- The plans also include a temporary gravel parking lot.
- The upcoming project phase two (2) will include additional building areas and permanent parking expansion.
- At this time the intention is for the temporary parking lot to be used for one year for the project construction.
- 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.
- Motion Option- Approve the site plan with listed staff stipulation 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 the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Camp stated the site plan they are requesting for approval is the first stage of a multi-step development process.

-Mayor Tinnin commented that he recently toured the facility, and it is a very organized facility and likes everything they are doing.

Motion: Motion by Mayor Tinnin to approve the request with staff stipulation, seconded by Barnfield. The motion passed unanimously.

Item #6 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-201 Adult Oriented Establishment definition to include a sub-section for a private membership club.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The proposed amendment is based on a Metro Nashville Zoning Ordinance section.
- The proposed amendment includes a sexual encounter club use as an adult oriented business per the City's Zoning Ordinance.
- Adult oriented businesses per Goodlettsville's Zoning Ordinance are limited to defined industrial zoning districts with minimum separation to schools, day care, etc.
- The proposed amendment would include clubs that would include rooms for on-site sexual activities to occur.
- The sexual encounter club is commonly referred to as a sex club or swingers club.
- The City's current Zoning Ordinance section regulates performance based adult oriented uses.
- The amendment would expand the adult oriented use definition to include the sexual encounter club use.
- Motion Option- Recommend approval to the City Commission for an amendment of the Zoning Ordinance to include the sexual encounter club 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 what happens if we say no?
- McCormick responded by law you can't outlaw any use entirely; by ordinance a location must be zoned for the use but not necessarily available property
- Mayor Tinnin commented that he assumed that City Manager Ellis, City Attorney Freeman, and Addam McCormick have fine-tuned this Zoning Ordinance correct?
- City Manager Ellis responded yes, they have met discussed, and McCormick has spent several hours researching other locations of similar nature.
- City Manager Ellis discussed a section of the amendment regarding facilities like event centers.
- Trew asked where in Goodlettsville someone could open an establishment?
- McCormick responded per the ordinance amendment only in the Industrial General Zoning District.
- Wheeler asked McCormick if anybody had contacted him for an establishment?
- McCormick responded no we have not been contacted for this type of facility, but we get requests for event centers.

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

DISCUSSION ITEMS:

-Comprehensive Land Use Plan Review Project- Meeting Monday April 28, 2025 – 6 PM at Goodlettsville City Hall. -Review Development Scenarios-

-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 examples of other local and regional jurisdictions requirements for residential building materials and residential garage orientation with planned unit development type zoning. The key with the other local and regional jurisdiction examples is that the master plan process defines the individual development design requirements. The master plan process can alter the building materials and garage requirements based on the project design. No minimum living space square footage was determined per the on-line regulation research of the selected jurisdictions. The project unit square footages are typically determined by the project master plan review and approval process. Projects within the communities can also be constructed exceeding the jurisdiction's minimum requirements either by the choice of the project developer or as determined within the individual project master plan approval process with the local jurisdiction.

Based on the Planning Commission discussions staff presented amendment suggestions for the following items:

1. Permitted residential uses (one and two family detached, attached, semi-attached, multifamily) and densities in all districts.
Amendment Suggestion: *Remove two (2) family detached/semi-detached dwellings from the LRDPUD zoning district.*
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.
Amendment Suggestion: *Detached one family residential minimum living space square footage not including garage- 2,000 sq. ft, two family semi-detached 1,500 sq. ft. per unit, attached 1,200 sq. ft. per unit) or as determined by project master plan.*

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.

Amendment Suggestion: *All one family and detached two (2) family and semi-detached two (2) family dwellings are required to have an attached two (2) car garage within minimum interior dimensions of twenty-two (22') feet x twenty-two (22') feet. All other attached dwelling units are required to include a minimum attached one car garage with minimum interior dimensions of twelve (12') feet x twenty-two (22') feet. The garage requirement may be altered with the project master plan based on the project design and project location.*

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.

Amendment Suggestion: *Reduce the number of permitted front loaded garages from thirty-three (33%) percent to twenty-five (25%) percent of the total residential units in a project and extend the minimum front-loaded recessed garage dimension requirement from ten (10') feet to twenty-five (25') feet behind the front of the home. Garage doors exceeding nine (9') feet in width are prohibited on the limited percentage front-loaded, recessed front, and front-side loaded courtyard garages. The garage requirement may be altered with the project master plan based on the project design and project location.*

Barnfield discussed the front-loaded garages being in the back of the development.

McCormick responded they could put in the amendment front loaded garages to be located in areas not visible from main roadways.

Trew discussed the lot size for a two-thousand (2,000) square feet home with a recessed garage.

McCormick discussed lot size dimensions for front loaded garages and how garage orientation defines neighborhoods and streetscape design.

5. Review increased material requirements for planned unit developments and commercial buildings.

Amendment Suggestion: *Increase the minimum primary residential exterior building material requirement of masonry brick and/or stone from fifty (50%) percent to seventy-five (75%). The inclusion of other primary exterior wall materials may be altered with the project master plan based on the project design and project location.*

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.

Amendment Suggestion: *A mixed-use development proposed in a commercial or a high-density residential planned unit development zoning district shall include a minimum of 5,000 square feet of dedicated commercial square footage for each 100,000 square feet of residential square footage or fraction thereof and shall include a minimum 10,000 square foot commercial unit for all projects including less than 100,000 square feet of residential square footage. The minimum required commercial square footage cannot include any leasing or business office associated with the residential unit construction, leasing, or management or any amenities primarily intended for the residents. The minimum required commercial square footage would be required to be constructed with the initial project phase or as determined by the master plan review process. The minimum square footage of commercial unit may be altered to include more commercial square footage per the project master plan based on the project design and project location.*

Trew discussed building materials and the mixture of building materials on new homes.
Barnfield discussed the building material hardie board mixed with brick and stone.
Trew discussed the minimum of two-thousand (2,000) square feet for new homes and how that will affect people starting out and for people wanting to downsize.
Staff discussed the amendments will increase the cost of development and housing in addition to the City's development requirements for new streets, sidewalks, and curbs, and storm water designs.

With no further business, the meeting was adjourned at 5:52 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant