

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

October 2, 2017
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice Chairman Jim Galbreath, Mayor John Coombs, Vice Mayor Jeff Duncan, David Lynn, Grady McNeal, Scott Trew, Jerry Garrett, Judy Wheeler, Jim Hitt, Bob Whittaker

Absent: All present

Also Present: Tim Ellis, Jeff McCormick, Greg Edrington, Commissioner Zach Young, Mike Bauer, Rhonda Carson, Mary Laine Hucks, Kimberly Lynn

Chairman Espinosa called the meeting to order and offered prayer.

With no changes or additions to the agenda, Vice Chairman Galbreath made a motion to adopt the agenda. Grady McNeal seconded the motion. Motion passed unanimously 11-0.

Motion made by David Lynn to approve the minutes of the September 12, 2017 Planning and Zoning Commission meeting. Jerry Garrett seconded the motion. Motion passed 10-0.

Chairman Espinosa abstained from voting due to his absence from the September meeting.

Item #1 Parkview Preserve/Land Solutions Company: Requests recommendation to the City Commission to approve the Traffic Impact Study for the proposed MDRPUD, Medium Density Residential Planned Unit Development including 171 attached townhouse lots and 39 single family detached residential lots on 71.63 acres at Memorial Drive, French Street, and Harris Street. The development preliminary master plan was recommended for approval with stipulations at the September 12, 2017 Planning Commission Meeting. Properties referenced as Davidson County Tax Map/Parcel #02500005800. Property Owner: Evelyn Banner Sutton (9.1 #18-17)

Staff reviewed. Addam McCormick reminded the Board of the Preliminary Master Plan/Rezoning which was approved at the September 12th Planning and Zoning meeting. City Commission approved first reading Master Plan, but it still has to go through rezoning and formal and public hearing process. The traffic study was a defined approval stipulation. He explained that typically the traffic study is done in conjunction with the Master Plan, but they waited on the traffic study until school was in session to provide the most accurate account. He explained that in the traffic study, the engineer reviewed the anticipated traffic of the proposed development and the current traffic counts.

Mr. McCormick reviewed the traffic engineering report. The report showed the area is congested now and will remain congested with this development. They did not recommend a lot of improvements. The majority of the traffic will be at Memorial and Main Street. Traffic report shows it at a Level of Service "D" (LOS D). Staff and Planning Commission members discussed the Harris Street/Rivergate Parkway project/S. Main Street realignment project. City Manager, Tim Ellis stated the City Commission is still discussing the Harris Street project, but preliminary work to this point is showing it to be a very expensive endeavor. City Commission will continue

to look at it the next few months. He stated the traffic study presented, does not coincide with what this actually is.

Planning Members discussed. Vice Chairman, Jim Galbreath asked what the motive for realignment of Harris Street is and is it based on the anticipation of heavier traffic flow. City Engineer, Greg Edrington stated this development project has the City reviewing it and also the Main Street project and possibility of modifying that, and also the parcel on the lower side of Rivergate Parkway is for sale as the City considers acting on that. Tim Ellis stated anticipation of heavier traffic flow and traffic mitigation at the intersection prompted the Harris Street realignment project. Mr. McCormick stated that with the Street Scape Project (2003 timeframe), this was one of the improvements with the connection from French Street to help open up for the town center and traffic flow.

Mr. McCormick clarified for Mr. Galbreath that this particular traffic report did not include any impact from the Harris Street realignment. Mr. Galbreath discussed the traffic report findings of a Level "D", defined as approaching unstable flow. He has concerns with the report showing the current traffic status and the potential impact it could create to make it worse. He would like to see it better than the report findings.

Commissioner Duncan stated his interpretation to be, there is already a bottleneck problem, but that problem will not get any worse and the level of service is not going to change.

Staff and Planning Commission discussed options to improve these intersections and different proactive ways the City is looking at. City Engineer, Greg Edrington thought the signalization project of the light at Memorial/ Main and the light at Long Hollow could slightly improve the concern in that area. Discussion continued.

Based on staff recommendations, and discussion had at this meeting, Jerry Garrett made a motion to approve the traffic study including the recommendations included in the traffic study and forward to City Commission. Scott Trew seconded the motion. Motion passed 10-1, with Vice Chairman Galbreath voting no.

Discussion Items:

Zoning Ordinance Amendment: INT, Interchange Overlay regarding retail sales

Addam McCormick reviewed the proposed re development project at Hwy. 31W/Louisville Highway that was discussed at the September 12th meeting. He explained the property to be currently zoned CG, Commercial General, but has the Interchange Commercial Overlay Zone on top of it, which does not allow retail.

He stated the developers would be proceeding forward with a plan including retail. He discussed the options to accommodate retail business for the development:

1. Remove the property from the Interchange
2. Amendment to the Interchange to allow limited retail
3. Require a Master Plan to help control the commercial uses in it.

Mr. McCormick thought it was a great development, but cautioned that opening up retail for that area could include some retail business of concern. He preferred to look at changing this particular property instead of changing the whole interchange district. This would require the developers to come back with a Master Plan process. Mr. McCormick stated the City can put

certain limitations on master plans to help define what the retail uses can be. Vice Mayor Duncan and Jim Hitt agreed. Staff and Planning Commission members agreed that it seemed to be a very positive plan for the area.

Zoning Ordinance Amendment: HDRPUD, High Density Residential Planned Unit Development regarding permitted multi-family units per acre.

Addam McCormick reviewed the proposed multi-family development on Northcreek Boulevard which was discussed at the September 12th meeting. He explained that the developer, Jason Phillips is requesting fifteen (15) units per acre. The current HDRPUD, High Density Residential Zoning permits seven (7) units per acre unless the development is intended primarily for residents sixty (60) or older and in this case the zoning allows up to twenty-five (25) units per acre.

He discussed the proposed amendment that would allow up to fifteen (15) units an acre as determined by the Planning Commission and City Commission for multi-family projects within a commercial center development area.

Mayor Coombs noted he would like to see a retail component (mixed use of residential/commercial) with this project of small convenience operations, such as a coffee shop. Staff and Planning Commission members discussed. Mr. McCormick stated the developer is working on plans and he would relay the suggestions to them.

Bed and Breakfast and short term rentals

Mr. McCormick stated that staff has received a few complaints regarding short term rentals operating in the City. Once a complaint is received, staff sends a letter to inform the owner that per the zoning ordinance, our residential areas (R15, R25, R40, etc) prohibits short term rentals. The zoning ordinance only permits permanent residential uses in the residential zoning districts. The ordinance defines transient as less than 30 days and permanent residential anything over 30 days. He reviewed the zoning ordinance section referring to Bed and breakfast homestay.

There are provisions for this use due to it being owner occupied. He discussed a request from a property owner that owns 9.8 acres on Moncrief to do an alternative bed and breakfast type use that includes individual cottage units with a shared living and food service area.

Mr. McCormick stated the goal is to look at these uses and see if provisions need to be made to allow something reasonable for short term rentals. Staff is also waiting to see how the State and Nashville Metro/Davidson County will proceed with this issue.

Mr. McCormick introduced Phillip Bernier and explained that Mr. Bernier would like to address the board and share his experience regarding Airbnb short term rental. Chairman Espinosa invited Mr. Bernier to speak.

Mr. Bernier addressed the Planning Commission and discussed his views on Airbnb and short term rentals. He presently owns a home at Mason Lane that is used as short term rental. He received a zoning violation letter from the City informing him that it is not allowed in residential zoning districts and had thirty (30) days to cease. He shared history of the duplex and the positive impact short term rental has provided for his family. He asked the Planning Commission to consider a change to the ordinances that are currently in place.

Planning Commissioners and staff discussed business taxes (hotel/motel tax), occupancy tax, license and permits for such businesses. City Manager, Tim Ellis encouraged the Board not to make any decisions until Metro/Davidson County defines an ordinance.

Vice Chairman Galbreath asked for clarification on the role of the Board of Zoning and Sign

Appeals regarding this issue. Mr. McCormick explained that Mr. Bernier could appeal to the Board of Zoning and Sign Appeals, being his legal due process. The Board of Zoning and Sign Appeals would review the ordinance to ensure staff's determination and interpretation of the ordinance was correct.

Chairman Espinosa thanked Mr. Bernier for the presentation and discussion. Addam McCormick advised the Planning Commission that he would research other cities and bring back information for discussion at next month's meeting.

At 6:15, Chairman Espinosa called for a short break before the training session.

Planning Commission Training-Flood Insurance Rate Maps (FIRM)

Addam McCormick reviewed the State's four (4) hour annual training requirements for the Planning Commission. He stated at the end of each meeting, he will include 30-45 minutes of training. This first session he reviewed Flood Insurance Rate Maps (FIRM). He gave a basic overview of FEMA Flood maps and differences between the A and AE and X Floodplain and Floodway designations.

Meeting adjourned at 6:30

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant