

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

June 3, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice- Mayor Rusty Tinnin, Scott Trew, Judy Wheeler, Grady McNeal, Jim Hitt, Bob Whittaker

Absent: Vice-Chairman Jim Galbreath, Mayor Jeff Duncan, Jerry Garrett, David Lynn

Also Present: Addam McCormick, Russell Freeman, Greg Edrington, Rhonda Carson, Mike Bauer and others.

Chairman Espinosa called the meeting to order and offered prayer.

Chairman Espinosa introduced Addam McCormick and welcomed him back with the City. He will serve as the Planning Director/Community Development.

Jim Hitt made a motion to approve the agenda. Grady McNeal seconded the motion. The motion passed to approve the agenda unanimously 7-0

With no additions or corrections, Judy Wheeler made a motion to approve the minutes of the May 6, 2019 meeting. Vice-Mayor Tinnin seconded the motion. The motion passed 7-0.

Item #1

For consideration, as requested by Darmesh Patel (owner), of a Site Plan Approval for a Hotel and Convention Center at 330 Cartwright Street located along the east side of Cartwright Street, and northeast of the E. Cedar Street and Cartwright Street inter-Section, containing approximately 4.84-acres, with a base zoning of CS (Commercial Services). Properties are identified as Tax ID Nos. 01913010300. 01913009700.

(9.1 #05-19)

Greg Edrington, City Engineer stated that Staff recommended item #1 be deferred as they are still working with the developer on some issues. He stated the developer agreed to defer until next month's meeting.

Jim Hitt made a motion to defer the request for site plan approval until next month's meeting.

Grady McNeal seconded the motion. The motion passed unanimously 7-0.

Discussion Items:

A. Continued Discussion on Planning Commission Policies (per handout from Brentwood, TN Planning Department).

Staff and Commission members discussed by-laws and possibly updating the bond requirements. They discussed having a representative at the meeting when it involves bond issues. Mr. McCormick stated he would review the current by-laws and discuss at the July meeting.

B. Discussion regarding amendments to the Bed & Breakfast Homestay regulations from Section 14-213(9)(h)(ii), as recommended by the Board of Zoning and Sign Appeals.

Mr. McCormick reviewed the City's current ordinance regarding Bed and Breakfast Homestay. He discussed that the City is possibly looking at amending the ordinance because it is vague to some degree, and it does not reference State Law. He stated Staff is discussing preliminary ideas with City officials and will continue to move forward with possible amendments.

Public Forum on Planning Related Topics

Chairman Espinosa thanked the public for attending the meeting and he stated the Public Forum should have been opened prior to the discussion items. At this time, Scott Trew made a motion to open the Public Forum. Judy Wheeler seconded the motion. All were in favor.

John Fey (homeowner -407 Moss Trail) came forward to discuss his concerns with Bed and Breakfast and Short-term rental. He stated he was concerned with this type of rental in residential neighborhoods. He asked the Planning Commission members to consider how to protect the neighborhoods as the City grows.

With no one else wishing to speak, Jim Hitt made a motion to close the Public Forum. Bob Whittaker seconded the motion. The motion passed unanimously 7-0.

With no further business, the meeting adjourned at 5:37

C. Planning Training (Jay Easter with Ragan-Smith)

Jay Easter (Landscape Architect/Planner) with Ragan-Smith held training regarding Landscape Plans.

NOTE:

Attendees for the Planning/BZA training June 3, 2019:

Judy Wheeler-Planning Commission Member
Grady McNeal-Planning Commission Member
Tony Espinosa-Chairman Planning Commission
Jim Hitt-Planning Commission Member
Scott Trew-Planning Commission Member
Bob Whittaker-Planning Commission Member
Rusty Tinnin- Planning Commission Member
Mark Writesman-Vice-Chairman Board of Zoning and Sign Appeals
Cisco Gilmore- Board of Zoning and Sign Appeals Member
Addam McCormick-Planning Director
Jay Easter-Presenter

Tony Espinosa, Chairman

Rhonda Carson, ECD Assistant