

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

October 5, 2015 5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Chairman Jim Galbreath, Vice Chairman Jim Driver, Commissioner Jeff Duncan, Jerry Garrett, Scott Trew, Grady McNeal, Bob Whittaker, Mayor John Coombs, and Tony Espinosa

Absent: Jim Hitt, David Lynn

Also Present: Addam McCormick, Tim Ellis, Jeff McCormick, Commissioner Zach Young, Mike Bauer, Rhonda Carson, and others.

Chairman Jim Galbreath called the meeting to order and Mayor Coombs offered prayer.

Approve minutes of the September 14, 2015 Planning Commission meeting.

Mr. Scott Trew made a motion to approve the September 14, 2015 minutes. Mr. Grady McNeal seconded the motion. The motion passed unanimously.

Minutes of the September 14, 2015 Planning Commission meeting stand approved as written.

Item #1 John M. Cannon 122 East Cedar Street: Requests Planning Commission review and Recommendation to the City Commission for amendments to the office/professional Zoning ordinance commercial district and Table 1 of the zoning ordinance to permit A single family residential use as a conditional use including an amendment to include Conditional use requirements.

Staff reviewed. Mr. Addam McCormick explained to the board members that this property is zoned Office Professional which per the Zoning Ordinance Section 14-206, Item(2) is intended as transitional zoning district between residential and commercial areas and is intended for businesses with generally lower volumes of traffic. He stated this is an existing house with about 1300 sq. ft.

Property owner, John Cannon has requested to use the property as a residential use due to the current limited office/professional interest in the property. Addam McCormick explained that the only residential currently permitted is an owner/operator facility, which would mean they could live there as an accessory to the business, but residential as the principle use is not currently permitted. Mr. Addam McCormick stated that Staff recommends instead of rezoning this property, amending its use to Limited Residential Principle Conditional Use to allow an additional functional use of the property and building. Grayson Cannon represented this request. She explained to the board members that this property was no longer being used for a law office. The Cannon's have been trying to sell the property for about a year and a half and most interest has been primarily residential. She also stated that the street is a mix of commercial and residential property and felt it would be better to occupy the property than leave it vacant. She asked the board members to consider forwarding to The City Commission a request for a conditional use with requirements. Members and staff discussed how stipulations

to the conditional use would help reduce the possible effects that could detract from the commercial zoning districts. Mr. Grady McNeal asked Mrs. Cannon if the property is currently designed to be a residential home. She responded that it is move in ready for residential and no alterations would be needed to become residential. She also stated the parking area is only large enough to accommodate four vehicles, rather than it being a large commercial parking area. Mayor Coombs expressed his concern for other commercial properties in the city that might be affected by the conditional use (residential) and he stated he was against rezoning. Addam McCormick clarified to members the areas in town that are zoned Office/Professional, which were few other than East Cedar. After more discussion, Mr. Jim Driver made a motion to amend Conditional Use for Office/Professional zoning and recommend to City Commission that it be amended with the stipulations recommended by Staff, and with a caveat that the regulations expire if the property is no longer residential. Mr. Grady McNeal seconded the motion. The motion passed unanimously.

Item #2 Planning/Development Services Staff: Request recommendation to the City Commission to adopt a digital format zoning map for the City of Goodlettsville.

Mr. Addam McCormick reviewed and discussed the benefits of a digital format zoning map. After discussion, Mr. Jerry Garrett made a motion to approve to adopt a digital format zoning map for the City of Goodlettsville. Mr. Jim Driver seconded the motion. The motion passed unanimously.

Other Business

Addam McCormick presented the 2016 meeting and plan review and submittal schedule.

The meeting adjourned at 5:42 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant

