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REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: January 10, 2019

Time: 6:30

Place: City Hall

Present: Jimmy Anderson, Harry Bell, Jeff Duncan, Rusty Tinnin, and Zach Young.

Also Present: Russell Freeman, Tim Ellis, Julie High, Gary Goodwin, Ken Reeves, Amy Mitchell, Kimberly Lynn, Mary Laine Hucks, Rodney Joyner, Larry DiOrion, Greg Edrington, Jeff McCormick, Jan Lanus, Allison Baker and others.

Mayor Duncan called the meeting to order. Ken Castleberry offered prayer. Mayor Duncan led the chambers in the pledge of allegiance.

City Recorder Allison Baker called the roll: Mayor Duncan present, Vice Mayor Tinnin present, Commissioner Anderson present, Commissioner Bell present, and Commissioner Young present.

Consider minutes of the December 13, 2018 regular meeting of the Board of Commissioners. Vice Mayor Tinnin made a motion to approve the minutes as written. Commissioner Bell seconded the motion and motion passed 5-0.

Susie Pemerton of 1237 Willis Branch Road addressed the Commission regarding Copper Creek and Meritage Homes and plans approved in February 2017. She asked the Commission to enforce ordinance regarding building permits. She has a list of regulations that were not met when subdivision phase 2-5 of Copper Creek was approved and causing damage to her property. Drainage is destroying the use of her land. She stated the state has part and the City has part and the State is taking care of their part. She is asking the City to step up and follow our written ordinance and not issue permits until this situation is corrected.

City Manager Tim Ellis commented that Mrs. Karen Stephens with Blankenship CPA presented the audit for fiscal year 2018 during the Study Session. He thanked Julie High and the other departments for the outstanding job. The City is in good financial standing and there were no financial findings or compliance issues.

Commissioner Bell said he was tickled to death so many people came out to the meeting and wishes more people would take interest in other issues with the City too. He wanted to address the rezoning ordinance scheduled for public hearing. He stated the Planning Board passed the zoning change and normally the Commission doesn't change a lot of things they do. The Commission passed items on first reading due to a time factor for when it comes back for the second hearing. In between the first hearing and the second hearing there was a lot of research that has been done. He stated he had several emails, phone calls, and conversations with people with a lot of opinions. He is concerned there has been discussion of the motel but there have been no plans that have been delivered. He said if the zoning is changed and the motel is not developed then anything could go in there and he would be concerned. He asks if we could put in an amendment that if the motel is not built could the zoning be put back into industrial and that is not an option. As it stands, he will not support the ordinance.

Consider old business.

Consider Ordinance 18-926, an Ordinance to amend the official zoning map of the City of Goodlettsville, Tennessee adopted per Ordinance 15-851 by rezoning property located at 600 South Cartwright Street from Industrial General (IG) to Commercial Services Limited (CSL), containing approximately 2.84 acres, second reading and public hearing. Mayor Duncan made a motion to consider Ordinance 18-926. Commissioner Young seconded the motion.

John Fey of 407 Moss Trail spoke in opposition of Ordinance 18-926 stating commercial and industrial are not a good fit with the impact of cars and people in 2.84 acres and to the area.

Jane Birdwell of 505 Debra Drive spoke in opposition of Ordinance 18-926 due to spot zoning and stated it would be a mistake for the City. She questioned why it would be something the City would want to do now.

Rose Baker of 425 Buffalo Run spoke in opposition of Ordinance 18-926 due to the possible detriment to the adjacent property owners, the issue of spot zoning, and low availability of industrial property.

Ray Auclair with Prevost on 800 S. Cartwright Street spoke in opposition of Ordinance 18-926 as an adjacent business. He stated the increased traffic would be a security concern for them as well as a safety concern due to the trucks that line up along the street already.

Scott Horton of 528 Natalie Drive spoke in opposition of Ordinance 18-926 and asked the audience who was for the zoning amendment and who was opposed. He stated he knew there were more no's than yes's. He was at the first meeting and heard the speech from the property owner and was for whatever would lower his taxes and did not have strong feelings about the project. He then did research regarding the proposed project and expressed concerns if this project ever pulled out and what would go in that location.

Beth Deering of 701 Emily Drive spoke in opposition of Ordinance 18-926 due to the potential of a low budget motel project. She stated the property is best suited for a business where they manufacture something or have office space as a hotel would be out of place.

Megan Perdue of 818 Loretta Drive spoke in opposition of Ordinance 18-926 due to the number of hotels and motels we already have in our city and what may become of these hotels in the future.

Adam Mamula of 700 Crief Drive spoke in opposition of Ordinance 18-926 due to the strange location for a hotel.

Doug Webb of 909 Barnett Drive spoke in opposition of Ordinance 18-926 stating the hotel will promote prostitution due to the truckers in the area with the existing industrial area.

Andrea Swisher of 863 Loretta Drive spoke in opposition of Ordinance 18-926 due to issues with public safety and the criminal element.

Paul Melander of 608 Caldwell Drive spoke in opposition of Ordinance 18-926 stating this area would need to be expanded with the impact of traffic due to the limited capacity. He questioned where the funds would come from. He also had concerns with spot zoning.

Greg Bowser of 904 Iroquois Trail spoke in opposition of Ordinance 18-926 due to commercial property already being available to be developed in the city and if we need to spot rezone this property.

Terry Calogne of Long Hollow Pike and owner of property being discussed in Ordinance 18-926 stated they bought this property to be developed as a business campus and envision building a 42,000 square foot building on top of the hill with the hotel to be used for training for the people that work for them and to have meeting rooms. He stated they do things that enhance the community. He said since his business would be at the top of the hill, he would not want anything next to it that would not complement it.

Philip Williams of 3050 Patton Branch Road spoke in opposition of Ordinance 18-926 because we do not have enough industry here now and we need more to help with the tax base. He stated there is enough commercial property available in the city and had an issue with spot zoning and the proposed location for a hotel.

Denver Schimming of 943 Old Dickerson Pike spoke in opposition of Ordinance 18-926 because of the issue of spot zoning. He said that this reminded him of when the citizens came together to prevent the closing of Pleasant Green Pool. He said that in voting against this, it would help serve the needs of the people as they have been called to do.

Rebecca Ray of 122 Bella Vista spoke in opposition of Ordinance 18-926. She thanked the commissioners that responded to her email and asked that they respond to their constituents. She asked if we were getting revenue from the existing hotels and said this would be wrong for our city.

Dawn Leedy of 34 Rolling Meadows spoke in opposition of Ordinance 18-926. Her family stays in our local hotels when they come in from out of town and they appreciate the new hotels and the quality. She stated it would be regressive to put a crap hotel in the proposed location.

Jeff Parnell of 104 Grace Drive requested the commissioners explain why they are going to vote the way they are regarding the ordinance. He also requested they consider the Planning and Zoning Board that voted 9-1 in favor compared to a citizenry that is probably 9-1 opposed and stated the disconnect needs to be looked into.

Zach Burdett with Choice Hotels addressed the Commission and the audience about the misrepresentation regarding the brand of hotel for the proposed project.

Stuart Huffman of 209 Dry Creek Road spoke in opposition of Ordinance 18-926. He stated the proposed hotel is classified as midgrade and then listed the local hotels that are considered midgrade. He said the community is voicing their opinion and it is an overwhelmingly no and hopes the commission takes that to heart.

The public hearing was closed.

Commissioner Young stated it is important to consider that when you change the zoning for a hotel that it may not be there for just 5-10 years but for 20-25 years and the location in the industrial zoning will lend itself to a business that we would not want in Goodlettsville. There is no guarantee that a good quality hotelier will be there in 15-20 years. He stated he wished every meeting was this well attended and invited everyone to attend on the second and fourth Thursdays of every month.

Mayor Duncan addressed Mr. Parnell's comment and stated the commission is looking at the zoning portion and that there are talks of a hotel but it doesn't have to be a hotel. The next phase is that a product would have to be brought to the Planning and Zoning Board to be approved. The staff and elected officials have taken great measures to ensure that we get good products. He stated the city formed a Visitor's and Tourism bureau a year and a half ago to brand and market our city to bring people into our city and fill these hotels of good quality. These hotels have caused competition and resulted in two hotels being remodeled in our city to be able to compete. He said the products that have been approved since he took office have been quality products. He stated he supported this on the Planning and Zoning Board and on first reading and part of the reason he did is for the reasons he just shared. He then addressed the zoning, stating commercial is on the left side with restaurants and a hotel and if you continue on this corridor on the left side is where this property is. It is 200 feet across the interstate where other hotels are built and is within site distance of Long Hollow Pike. He stated this is a 10-million-dollar project that still has to come back to the Planning and Zoning Board. These are the reasons why he will continue to support this ordinance. He stated it's a step by step process that is in place that they will work through continuously.

Mr. Fey of 407 Moss Trail then stood up and said he was shot down for discussing the product and stated the Mayor was discussing the product when this issue was about the zoning.

Commissioner Bell said he was going to stand by his opening statement.

Vote was then taken by roll call: Mayor Duncan for, Vice Mayor Tinnin abstained, Commissioner Anderson against, Commissioner Bell against, and Commissioner Young against. This resulted in a 3-1 vote against Ordinance 18-926 and one abstention.

Consider Ordinance 18-927, an ordinance creating the permitting requirements, permit fees and design standards of all small cellular structures within the City of Goodlettsville, second reading and public hearing. Commissioner Young made a motion to consider Ordinance 18-927. Commissioner Bell seconded the motion. No one spoke in favor or against the proposed ordinance. The public hearing was declared closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 18-927.

Consider Ordinance 18-928, an ordinance amending the City of Goodlettsville Municipal Code Title 14 Chapter 2 Section 201 by adding a new subsection 3 (jjjj) and by amending Title 14 Chapter 2 Section 206 by creating a new Subsection 6 (e) (iv) as it relates to short term rentals, second reading and public hearing. Commissioner Young made a motion to consider Ordinance 18-928. Vice Mayor Tinnin seconded the motion. The public hearing was open. Sherry Fey of 407 Moss Trail wanted a definition of what is considered short term rentals. Mayor Duncan

stated this ordinance is to define a short-term rental more clearly stating a short-term rental property is defined as a residential dwelling unit, containing not more than five sleeping rooms, that are used and / or advertised for transient occupancy. The public hearing was declared closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 18-928.

Consider new business.

Consider Ordinance 19-929, an ordinance amending the City of Goodlettsville Municipal Code Title 16, Chapter 1, Section 112 by deleting Section 112 in its entirety and replacing it with a new Section 112 as it relates to Street Specifications, first reading. Commissioner Young made a motion to consider Ordinance 19-929. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 19-929.

Consider Ordinance 19-930, an ordinance to amend the fiscal year 2018-2019 budget, first reading. Commissioner Bell made a motion to consider Ordinance 19-930. Vice Mayor Tinnin seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 19-930.

Consider Resolution 19-833, a resolution amending a contract between the City of Goodlettsville and the State of Tennessee Department of Transportation as it relates to Project Number 123278.00 – High Mast Lighting at Interstate 65 & Highway 31-W and Highway 41 & Highway 31-W. Vice Mayor Tinnin made a motion to consider Resolution 19-833. Commissioner Bell seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 19-833.

Consider Resolution 19-834, a resolution authorizing the City Attorney to file all court documents needed, in order to protect and preserve certain public roadway and public right-of-way. Vice Mayor Tinnin made a motion to consider Resolution 19-834. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 19-834.

With no further business, Commissioner Young made a motion to adjourn. Commissioner Bell seconded the motion. The meeting was adjourned at approximately 7:39 p.m. with a 5-0 vote.

City Recorder

Mayor