

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

June 2, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Billy Barnfield, Commissioner Cisco Gilmore, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler.

Absent: N/A

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

Trew called the meeting to order and Barnfield offered prayer.

Item #1 Approval of Agenda: Barnfield made a motion to approve the agenda, McNeal seconded the motion. The motion passed.

Item #2 Approval of May 5, 2025 Meeting Minutes: Commissioner Gilmore made a motion to approve the minutes of the May 5, 2025 meeting, Parnell seconded the motion. The motion passed.

Item #3 Trew opened the Public Forum on Planning Related Topics.

No one requested to speak at the meeting.

Wheeler made a motion to close the public forum, seconded by Parnell. The motion passed.

The Public Forum was closed.

AGENDA

Item #4 Dry Creek LLC, Cedar Side at Dry Creek Section Two (2): Requests performance bond one-year extension and reduction.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The current \$225,000 performance bond expires July 2, 2025.
- The project developer has requested a bond reduction to \$164,000 and a one-year bond extension.
- The requested bond reduction amount is based on the estimated cost of remaining improvements.
- The City's Public Works Department requested additional bond funds to account for any construction damage to the roadway asphalt binder layer, curbs, and sidewalks.
- The revised bond amount including the Public Works requested additional bond funds would be \$190,000.
- The project phase includes sixty-two (62) attached townhouse type units.
- Thirty-six (36) of the units are completed and eleven (11) units are currently under construction.
- The property phase unit completion is at fifty-eight (58%) percent.
- At the Planning Commission's 2024 bond review, the project phase unit completion was at twenty-two (22%) percent.

- The remaining project items include final street paving and striping, sidewalks, finish grading and bio retention storm water quality feature construction maintenance and finish work, and sewer line final testing.
- Motion Option-Approval of the requested bond reduction and one-year bond extension at \$190,000. The amount includes the applicant's requested \$164,000 bond amount and the City's Public Works Department requested additional bond amount. (Staff Recommendation)
- Motion Option-Approval of one-year bond extension including an additional two (2%) inflation to the existing bond amount at \$ 229,500.
- Motion Option-Approval of one-year bond extension at amount determined by Planning Commission based on information provided during meeting.
- Motion Option-Denial of one-year bond extension to direct staff to notify property owner to complete the remaining items prior to bond expiration date or request payment on bond to prioritize and complete the remaining project improvements.

Planning Commission Discussion:

- Barnfield asked if it could be less than a one-year extension.
- McCormick responded they could, but did not think they would be ready and added one-year extension is typical.

Motion: Motion by Barnfield to approve the bond reduction and one-year bond extension at \$190,000, seconded by Wheeler. The motion passed.

Item #5 Sky Pediatric Dentistry/Arnold Consulting Engineering Services, Inc: Request site plan approval for a 6,711 square feet dentist office on 1.63 acres at 3106 Business Park Circle. The property is referenced as Sumner County Tax Map/Parcel# 143J F 009.02 and is zoned GOPUD, General Office Planned Unit Development. Property Owner- 4 X 2 LLC (5-25).

Item Representative: David Elliott, Bowling Green, Ky

Staff Discussion:

- Due to the location of the project in the Mansker Creek drainage basin, the project only includes a storm water quality design.
- The plan information includes the building exterior design and exterior wall colors including the primary building material of brick on fifty-five (55%) percent of the exterior walls.
- Motion Option-Approve the site plan that meets the City's Zoning Ordinance and Design Guidelines 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 Design Guidelines and define the items needed to revise the plan to meet the City's Zoning Ordinance and Design Guideline site plan requirements.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Barnfield asked what the reason for the underground storm water basin was.
- McCormick responded it was there to infiltrate the ground water.

Motion: Motion by Parnell to approve the request, seconded by McNeal. The motion passed.

DISCUSSION ITEMS:

-Planning Commission Application Fees Review- New State Law

The State House and Senate recently adopted a new law requiring cities and counties to provide a basis for any plan review, inspection, and permit type fee in excess of two hundred fifty dollars (\$250). The Community Development Department in 2022 revised and adopted a fee schedule. The fee schedule also included building, fire, sign, and land disturbance permit fees. The planning office has two (2) levels of fees that come before the Planning Commission.

The Planning Office Permits and Fees: Fee Schedule Revised January 2022:

1. All development plans and applications requiring Planning Commission Review there is a \$ 600 fee.
2. All development plans and applications that do not require Planning Commission Review there is a \$ 300 fee.
3. All development plans requiring consultant engineering plan review \$ 1,000 in addition to fee required with item one (1).
4. All development plans requiring consultant engineering plan review \$ 500 in addition to fee required with item two (2).

-Interchange Overlay Property Uses- 912 Conference Drive and 705 Rivergate Parkway

The properties at 912 Conference Drive (former Arby's) and 705 Rivergate Parkway (former Impact Church) are in the INT, Interchange Overlay. Staff has received a request to expand the current permitted uses including restaurants, convenience markets with or without fuel, and hotels to include additional uses. The proposals would require either amending the Zoning Ordinance to include the additional permitted uses or altering the INT Interchange overlay maps to remove the referenced properties and adjacent areas.

Requested uses to be permitted at 912 Conference Drive are: 1. General Retail Trade, Example: Verizon Store. 2. Personal Services, Example: Salon, Fed-Ex, or Heartland Dental. 3. Financial, Consultative and Administrative Services, Example: Chase Bank or H&R Block. 4. Auto Servicing including only lubricating services and replacement items, Example: Valvoline Oil Change.

-Bill Sealy with Restaurant Retail Properties discussed the limited uses for the 0.8 acre located on Conference Drive and hoping to apply some of the exit 98 overlay uses to the property.

-Mr. Sealy explained he is under contract with the property owner to purchase and redevelop the property. Mr. Sealy discussed the current use of the property and other alternative uses but as a buyer for the property they need some expanded uses.

-Commissioner Gilmore asked if they had talked with anybody specific for the location.

-Mr. Sealy responded they have financial institutions interested in coming to Goodlettsville along with the general retail trade or the auto service fast oil change locations.

-Barnfield commented due to not approving the Shoney's location for a bank he would not approve to include use for a financial, consultative and administrative services use for this property.

-Parnell discussed hearing from citizens all the time the need for more restaurants and that this is not a small request to change the permitted uses and he is not willing to do it.

- Parnell commented that if they come to them a year from now and explained they have been working with restaurants but will not work for a restaurant than they would have some basis to expand the uses for that lot.
- Parnell commented he would like to see some effort to get a restaurant for the property.
- Commissioner Gilmore commented he would not like to see a quick oil change, auto service or financial institution on the property.
- Trew stated he did not want to see an empty building, but he would prefer not to see a financial institution and as far as the other uses he could go either way.
- McCormick explained 705 Rivergate Parkway (former Impact Church) is a non-conforming use now and another Church can take it over and continue with that use.
- McCormick stated the request is to use it as a Church and as a civic, conference, and event center.
- Dean Patel discussed the three (3) acre site being a good starting point for a small civic, and or conference center type facility.
- Parnell discussed revising in the Interchange Overlay item #6 to read Hotels, motels and/or convention center.
- Commissioner Gilmore commented that the area is in need of a convention center and thinks it would be very beneficial.

With no further business, the meeting was adjourned at 6:07 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant