

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING COMMISSION

July 7, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

**Absent:** Mayor Rusty Tinnin

**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, Wheeler seconded the motion. The motion passed.

**Item #2 Approval of June 2, 2025 Meeting Minutes:** Commissioner Gilmore made a motion to approve the minutes of the June 2, 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.

McNeal made a motion to close the public forum, seconded by Barnfield. The motion passed.

**The Public Forum was closed.**

**AGENDA**

**Item #4 Prevost Car US Inc Phase Two / Prosper Engineering:** Requests site plan approval for additional parking at 800 S. Cartwright Street. Property is referenced as Davidson County Tax Map/Parcel# 02600007000 and is zoned IG, Industrial General. Property Owner: Corporate Investors Partnership (6-25)

**Item Representative: Dustin Scruggs, Prosper Engineering, PLLC**

**Staff Discussion:**

- The Planning Commission at the April 2025 meeting approved the phase one plans that included a building addition and temporary parking area.
- The proposed phase two (2) plans includes additional parking areas and storm water facilities.
- Staff Stipulation-Revised submittal plans addressing the City's consultant engineers plan review comments to be approved by city staff in coordination with the consultant engineer prior to City land disturbance (grading) permit issuance. (TDEC Hydraulic Determination and Geotech Rock Face Wall)
- Motion Option-Approve the site plan with listed staff stipulation 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 define the items needed to revise the plan to meet the City's Zoning Ordinance site plan requirements.

-Motion Option-Defer request to include additional information as determined by the Planning Commission.

**Planning Commission Discussion:**

-Scruggs discussed the stream/ditch on the property.

**Motion:** Motion by Barnfield to approve the request with staff stipulation, seconded by Parnell. The motion passed.

**Item #5 Dry Creek Cottages Dry Creek Road, Dale and Associates:** Requests recommendation to the Goodlettsville City Commission to revise the project master plan to include and rezone an adjacent 1.49 acre property referenced as Davidson County Tax Map/Parcel#03304003300- 0 Draper Drive from R-25, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development to alter the existing master plan from fourteen (14) detached one family dwelling units and a two (2) family detached dwelling unit to sixteen (16) one family detached dwelling units. The existing project is located on the 2.34-acre property referenced as Davidson County Tax Map/Parcels# 033040C90000CO0 to 033040C01400CO at 0-120 Old Ryman Way/Dry Creek Road and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owners: Meridian Capital Group, LLC and O.I.C. Dry Creek Cottages. (9.1 07-04/9.1# 15-17)

**Item Representative: Addam McCormick, Staff**

**Staff Discussion:**

- The applicant has requested deferral of the request to the August or September meeting agenda.
- The applicant is currently reviewing design options based on the recent plan review comments.
- Due to the advertised public forum for the proposed rezoning of the 1.49-acre property and revised master plan, staff left the item on the agenda to receive any public comments from the adjacent property owners.
- The applicant did not send in a revised plan submittal for the July meeting review.
- Staff included the plan review submittal only to describe the agenda item for any public comments.
- The proposal includes rezoning an adjacent 1.49-acre property and including a revised master plan for both properties for a total of sixteen (16) detached residential units.
- The existing master plan for the front 2.34-acre property includes fourteen (14) one family detached unit and a two (2) unit attached unit for a total of sixteen (16) units.
- The proposed rezoning and revised master plan does not include any additional units or project density.
- The adjacent 1.49-acre property is zoned R-25, Low Density Residential.
- The properties are designated on the City's Comprehensive Land Use plan as the boundary between high density residential and low-density residential conservation areas.
- The 1.49-acre property was included on the 1953 Goodlettsville Heights Subdivision Plat as a reserve lot area.
- The property does not contain any roadway frontage.
- The previous Dry Creek Cottages property owner purchased the 1.49-acre property in 2020.
- The existing project master plan includes a retaining wall up to twenty (20 ft) in height along the west property boundary.
- The revised project design intention is to reduce the number and scale of retaining walls on the

property and to incorporate larger and more valuable residences for sale.

-The Planning Commission at the January 2025 meeting recommended denial of a proposal to increase the number of units from sixteen (16) to twenty-six (26) units.

-The revised proposal is to maintain the existing number of residential units but spread the units over both the 2.34- and 1.49-acre properties.

-Motion Option-Deferral of the request to the August 4<sup>th</sup> Planning Commission meeting agenda per the applicant's request (*STAFF RECOMMENDATION-based on applicant's request*)

-Motion Option-Recommendation to the City Commission to deny the request if the Planning Commission determines during the meeting that no rezoning will be recommended on the 1.49-acre portion of the property.

#### **Planning Commission Discussion:**

-Trew asked for a show of hands if anybody in the audience was there with concerns about this property.

#### **Leila Scott – 519 Alta Loma Road**

Discussed her property having a natural spring underground that feeds into the two (2) properties they are requesting to conjoin. Scott has concerns that if they continue to destroy the tree line it will cause backup ponding on her property. Scott also discussed a sink hole on her property because of the natural springs on her property and requested EPA to visit the site to review the proposal would not hurt her property.

-Parnell discussed deferring the request.

#### **Eric Meacham – 127 Draper Drive**

Asked the question is it guaranteed it's going to be deferred because that's what the developer has requested or is there a likelihood you could vote to deny it now if you heard from all of us that live in the surrounding area?

-Trew responded it will be deferred for at least a couple of months, and you'll be notified of that meeting date and you may come and bring your neighbors at that time you will each have three (3) minutes to make your comments regarding this project.

-Ellis commented since there seems to be a lot of issues with this request my recommendation to the board would be consider deferring this for three (3) months so the owners can get everything in line and these folks will know when to come back and speak.

-McCormick explained the request is basically a rezoning and a revised drawing and will have to be approved by this board and the City Commission. The next phase will be doing the final construction plans and TDEC will do a hydraulic determination to determine if the property contains a regulated stream or not and this could impact stream buffer.

**Motion:** Motion by Parnell to defer the request for three (3) months to the October 6, 2025 meeting, seconded by Barnfield. The motion passed.

**Item #6 Community Development Staff:** Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) to define additional permitted commercial uses within the Interchange Overlay District.

**Item Representative: Addam McCormick, Staff**

**Staff Discussion:**

- The amendments are based on the June Planning Commission meeting discussion items.
- Since the requested amendments include multiple sections, the amendment review will be broken down into multiple amendments and the Planning Commission can decide to select one or multiple amendments to recommend for approval or denial to the City Commission.
- There are five (5) sections proposed by two different applicants to be included in the Interchange Overlay District going forward.
- Amendment Section#1 Regular INT Overlay (v). Convention Centers and Event Centers
- Amendment Section#2 Regular INT Overlay (vi). General Retail Trade
- Amendment Section#3 Regular INT Overlay (vii). Personal Services with the exception of mini-warehouse conditional use
- Amendment Section #4 Regular INT Overlay and revised section Exit 98(viii). Convenience Commercial (Excluding automated car washes)
- Amendment Section#5 Regular INT Overlay Express Automobile -Passenger Vehicle - Lubricating Services
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance to include amendment sections (1-4) or only select amendments as determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission for an amendment to the Zoning Ordinance section as presented by staff to maintain the existing permitted uses in the INT Overlay as determined by the Planning Commission.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

**Planning Commission Discussion:**

- Bill Sealy-912 Conference Drive-discussed the issues with limited uses for this parcel and the need to expand the current permitted uses.
- Sealy discussed the work they have done since last month's meeting reaching out to the restaurants in hope to be able to get them interested in the parcel and redevelop the property for that establishment.
- Commissioner Gilmore commented that he is against item #5 (Express Automobile-Passenger Vehicle-Lubricating Services) being in the Interchange Overlay.
- Commissioner Gilmore discussed permitted uses amendments number 1 thru 4 being added to the Interchange Overlay District.
- Sealy discussed a bank being interested in the parcel 912 Conference Drive and the need for the General Retail Use and Automobile Passenger Vehicle Lubricating Services use added to the Interchange Overlay District for this parcel.
- McCormick discussed the Zoning Ordinance Defined Uses for Automotive servicing.
- Wheeler discussed Amendment Section #1 Convention Centers and Event Centers regarding restrictions on the kind of organizations, groups, individuals who might want to bring an event that might not represent what we hope Goodlettsville would represent.
- McCormick responded they have adult oriented business regulations that would not be permitted in that district other than that it would be difficult to regulate who they rent the facility to.
- Attorney Freeman discussed adult oriented businesses that event centers seem to lend itself to that use sometimes and difficult to regulate even though it is prohibited.
- Wheeler commented that her concern is topical and gave an example of marketing/sales of adult

- oriented books, items and displays for a period of time in a convention or event center.
- Trew commented he did not have a problem with the amendment section #5 Express Automobile-Passenger Vehicle-Lubricating Services in any part of the INT Overlay.
- Parnell discussed a need for a Convention Center in the City and why would they have an interchange overlay if they add the proposed additional uses.
- Parnell discussed the proposed additional uses for the Interchange Overlay District.
- Barnfield discussed excluding the parcel 705 Rivergate Parkway from the INT Overlay District.
- Parnell discussed opposition in excluding properties from the INT Overlay District.
- Trew discussed the recommended motion option amendments vs removing the INT Overlay District in the Zoning Ordinance.
- Commissioner Gilmore commented that in 2013 there was a reason an INT Overlay was put in place and discussed changing that to allow something to go into it that they may regret.
- Commissioner Gilmore commented that they are missing an Event Center in the City and he will make a motion to accept amendment section #1 Convention Centers and Event Centers.
- Commissioner Gilmore apologized that he knew it did not help with the Arby's building property and he did not think they are ready for a bank on the property either.
- Commissioner Gilmore asked when do they look at the INT Overlay for review and change?
- City Manager Ellis responded that now would be the time to look at it because they are addressing the comprehensive land use plan.

**Motion:** Motion by Commissioner Gilmore to approve an amendment of the Zoning Ordinance to include Amendment Section #1 Regular INT Overlay (v). Convention Centers and Event Centers, seconded by Parnell.

- Barnfield discussed adding the Amendment Section #1 to the INT Overlay vs omitting the movie theater and strip center next to the theater.
- Parnell asked if they have concerns about somebody trying to put an event center somewhere else?
- Barnfield has concerns about that.

**Motion:** Motion by Commissioner Gilmore to approve an amendment of the Zoning Ordinance to include Amendment Section #1 Regular INT Overlay (v). Convention Centers and Event Centers, seconded by Parnell. The motion passed five (5) yes votes and one (1) Wheeler no vote.

- Trew suggested continuing education on the topic Interchange Overlay.

#### **DISCUSSION ITEMS:**

**-Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density**

Staff requests the Planning Commission to discuss the following items to determine the intended Zoning Ordinance amendments to review and recommend to the City Commission based on the current December 2024 to December 2025 high-density moratorium. The intention is also to coordinate the amendments with the adoption of the updated Comprehensive Land Use Plan. Another amendment would be the possible development of a new rural residential zoning district and planned unit

development for larger lot type subdivision and development proposals. Staff and the Planning Commission discussed the amendment proposals to be reviewed with the comprehensive plan amendment process and also amendments after the plan adoption including residential neighborhood preservation overlay and developing a rural residential zoning district.

**-Design Guidelines Minimum Brick and Stone Exterior Building Material Requirements**

Staff and Planning Commission discussed a proposed amendment to increase the minimum brick requirements from fifty (50%) percent to a higher percentage requirement

**With no further business, the meeting was adjourned at 6:52 pm.**

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Scott Trew, Chairman

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Sharon Reed, Planning Assistant