

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

August 4, 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), Sharon Reed (Staff), and Alex West (Staff).

Trew called the meeting to order, and Commissioner Gilmore offered prayer.

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

Item #2 Approval of July 7, 2025 Meeting Minutes: Wheeler made a motion to approve the minutes of the July 7, 2025 meeting, Mayor Tinnin seconded the motion. The motion passed unanimously.

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

Duncan Rowe - 214 Hasty Drive

Rowe discussed the cost of the fire hydrant installation requirement per the Subdivision plat. Rowe stated that it will be thirty-thousand-dollars to install the fire hydrant. Rowe stated he measured from the fire hydrant that already exists on the street to his porch, and it is eight-hundred forty feet (840). Rowe stated the Goodlettsville fire chief said they have a thousand foot of hose, and he didn't think it would be a problem. Rowe stated he did not know how to pay for a thirty-thousand-dollar fire hydrant and wants to extend the fire hydrant installation date.

Trew asked for any additional comments and no additional comments were received.

Mayor Tinnin made a motion to close the public forum, seconded by McNeal. The motion passed unanimously.

The Public Forum was closed.

AGENDA

Item #4 Meridian Capital Group, LLC, Dry Creek Cottages: Requests letter of credit one-year extension.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The current \$ 228,000 performance bond expires August 26, 2025.
- The project construction has lapsed for at least three (3) years.
- The project plan includes sixteen (16) cottage style residential units set up as fourteen (14) detached

one family condo style lots and a two (2) unit attached dwelling.

- The remaining project improvements include utilities, private drive and parking, sidewalks, retaining wall, storm water, landscaping, and lighting.
- The recorded project master deed includes the fourteen (14) detached one family condo style lots.
- Staff recommends any approved bond extension be increased by two (2%) for inflation for the 2025-2026 bond period.
- Motion Option- Approval for one-year bond extension and bond amount increase to \$ 235,000-two (2%) percent increase. (Staff Recommendation)
- 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 request payment on bond to prioritize and complete the remaining project improvements.

Motion: Motion by Mayor Tinnin to approve the one-year extension and bond amount increase to \$ 235,000 – (2%) increase, seconded by Commissioner Gilmore. The motion passed unanimously.

Item #5 RiverGate Infrastructure Plan (Final Master Plan Approval Process-Phase One), Fulmer Lucas:

Requests site demolition and road, stormwater, and utility design plan approval for the 42.25-acre portion of the RiverGate Mall redevelopment within the Goodlettsville city limits. The properties are zoned RC1PUD, Regional Center Planned Unit Development. The properties are referenced as Davidson County Tax Map/Parcel# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 02614006100, 02614003100, 03402007600, and 03402007700. Property Owners: KDI Rivergate Mall, LLC, J.C. Penny Co, INC, Penny Property Sub Holdings LLC, Dillard TN Operating LTD Partnership, MRH Rivergate, LLC (7-24, 1-25)

Item Representative: Jay Fulmer- Fulmer Lucas Engineering, Kate Jarosh - Merus Development, and Jeff Hammond - Burch Transportation

Staff Discussion:

- The project plans include portions of the mall area in both Goodlettsville and Metro Davidson County jurisdictions.
- The Metro Planning Commission will also have to review the plans.
- The project design has been coordinated with the Metro Water and Public Works Departments.
- The entire project was reviewed under the Metro multi-modal traffic study process.
- The plans include a demolition plan and internal private roadway construction plan with alterations at public street intersections.
- All the mall buildings within the Goodlettsville jurisdiction will be demolished with the possibility of a phased demolition process.
- Additional final master plans will be required with additional phasing of the project construction including building and parking designs, exterior building façade designs, and storm water quality designs.
- The project designer defined the proposed alterations of existing intersections.
- The existing intersections of Bluebird Drive/Rivergate Drive, Cude Lane/Rivergate Drive, and Rivergate Parkway/Rivergate Drive will be reduced to three (3) lanes.
- Bluebird Drive/Rivergate Drive and Cude Lane/Rivergate Drive will each be reduced to a one-lane inbound and two-lane outbound.
- Rivergate Parkway/Rivergate Drive will be reduced to a two (2) lane inbound and one-lane outbound.
- This is to provide space for a public multimodal path within a previously existing lane width.
- Coordination with Nashville Department of Transportation (NDOT) is ongoing to determine the final

street sections provided at each intersection.

- The project design includes a typical sidewalk crosswalk section with landscaping planter strips but additional sidewalk/pedestrian connections will be included with the individual building designs plans.
- Staff Stipulation-City's Engineer Consultant approval of revised plans prior to the land disturbance permit process. Outstanding comments on roadway drainage capacity and phasing of project grading and temporary sediment control with large acreage grading project.
- Motion Option- Approve the final master plan (demolition and roadway and utility) infrastructure plans based on the design being consistent with the project preliminary master plan per staff stipulation. (Staff Recommendation)
- Motion Option-Deny the final master plan with defined plan revisions required for a plan resubmittal.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Fulmer stated this is an advancement of the original re-zoning plan that was submitted that outlined the campus and no substantial changes to that plan.
- Fulmer discussed the approval process for financing and investment committees to move forward with construction, demolition, phased installation of the roadway connections and utility re-routes.
- Parnell discussed the amount of detail they are approving on the infrastructure plans.
- Parnell discussed concerns for the Goodlettsville side collector roads and the proposed ten (10') ft. multimodal lane with two (2') ft. protection barrier.
- Fulmer responded and explained the goal is to slow people down. This will be a more pedestrian activated campus with a dedicated lane for cyclists, pedestrian walking, pushing strollers, and the pedestrians are safer.
- Parnell commented he is supportive of all of that utilization on the internal streets, but he expressed concerns for the road going from a four (4) lane to a three (3) lane.
- Hammond discussed the traffic study counts and projected counts with full development and lane reduction through the year 2030.
- Commissioner Gilmore expressed concerns about emergency traffic with only three lanes.
- Hammond responded they would forecast there would be plenty of additional capacity for emergency vehicles, typical services and other services that use this street and will continue to operate much like it does today.
- Wheeler questioned the parking and turnoffs to parking.
- Fulmer responded and explained they have a minimum and maximum spacing requirement they have to maintain with the road design.
- Fulmer explained they do have parallel parking spaces established on all the internal and private roads.
- Parnell expressed concern for the traffic on the proposed internal lanes.

Motion: Motion by Barnfield to approve the request with staff stipulations, seconded by Commissioner Gilmore. The motion passed unanimously.

Item #6 Drew Hardison, Applicant: Requests alternative building materials for a proposed accessory building at 1008 Caldwell Drive. The 2.81-acre property referenced as Sumner County Tax Map/Parcel #161004.02 is zoned R-40 Low Density Residential. Property Owners: Carole and George Dudney

Item Representative: Drew Hardison, Applicant

Staff Discussion:

- The request is to construct a 1,200 square feet (sq. ft.) accessory building.
- The accessory building is proposed to be permitted at the same time as the proposed home (primary use/structure) on the property.
- The accessory building would be located behind the house with limited visibility from Caldwell Drive.
- The accessory building is proposed to include metal wall and roof panels with exterior colors to match the proposed house.
- The house is proposed to be constructed with brick and fiber board siding exterior materials.
- The owner would have the option to construct a house (primary structure) with metal walls and roof and the accessory building could match the construction per the City's Zoning Ordinance requirement for accessory buildings over 504 square feet to match the primary building (house) materials.
- The City's Zoning Ordinance provides an exemption to the material matching requirement for R-40 zoned properties exceeding five (5) acres.
- The property is zoned R40, but the property includes 2.81 acres.
- The City's Zoning Ordinance includes a section permitting the Planning Commission's review of proposed alternative accessory building exterior materials.
- Motion Option-Approve the proposed alternative accessory building materials based on the limited visibility of the accessory building on the larger property.(Staff Recommendation)
- Motion Option- Deny the request and require the accessory building to be constructed to match the proposed primary building (house).
- Motion Option- Defer the request for staff to submit a Zoning Ordinance amendment to reduce the accessory materials property size exemption currently at five (5) acres in the R-40, Low Density Zoning District to two (2) acres. The Zoning Ordinance amendment process would be subject to review by the Planning Commission and review and approval by the City Commission.

Planning Commission Discussion:

- Hardison discussed the location of the accessory building, the building materials and exterior color of the structure.
- Barnfield asked Hardison if the neighbors on either side had been notified of the accessory building.
- Hardison responded yes, neighbor Brian Dudney is here and Mr. Bill to the left is aware.
- Trew stated the only comment he would make is maybe some detail on the sides they cannot see.
- Parnell commented he has no problem with this request and would vote yes.

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

Item #7 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-208 (4)(b) and 14-213 (10) (e) to define increased public hearing time frame for Zoning Ordinance and Zoning Map amendments and to reference state law vested rights for site plan approvals.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The proposed amendments are to coordinate sections of the City's Zoning Ordinance with recent State law changes.

- The amendments include an extended public hearing review timeline for Zoning Ordinance and Zoning Map amendments and a reference to the detailed and expanded development plan approval vested rights. State law authorizes cities to develop zoning provisions, but minimum property rights and protections and processes specifically defined by state law apply.
- Motion Option-Recommend approval to the City Commission for the amendments of the Zoning Ordinance to include amendments based on State law requirements.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Motion: Motion by Barnfield to approve the request, seconded by Wheeler. The motion passed unanimously.

DISCUSSION ITEMS:

-Comprehensive Land Use Plan Review Meeting #4 will be August 25, 2025 @ 6:00 pm

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

The Zoning Ordinance and Design Guidelines amendments will be included on the September Planning Commission for review and recommendation to the City Commission.

With no further business, the meeting was adjourned at 6:16 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant