

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING COMMISSION

September 8, 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), Sean Pfalzer (Staff), and Sharon Reed (Staff).

Trew called the meeting to order, and Wheeler 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 August 4, 2025 Meeting Minutes:** Commissioner Gilmore made a motion to approve the minutes of the August 4, 2025 meeting, Parnell seconded the motion. The motion passed unanimously.

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

**Glen Garrett – 107 Roanoke Drive**

Garrett stated he was curious why Pine Ridge/Hidden Valley Homes was on the agenda again. Garrett stated there are a lot of people in the neighborhood affected by what they decide to do with this project and the fifty (50') foot easement coming across the road.

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

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

**The Public Forum was closed.**

**AGENDA**

**Item #4 Pine Ridge /Hidden Valley Homes:** Requests recommendation to the City Commission to amend the one and two (2) story townhouse unit ratio master plan requirement. Project includes 117 townhouse units and commercial outparcel frontage on 20.32 acres on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23)

**Item Representative: George Grundler, Hidden Valley Homes**

**Staff Discussion:**

- The City Commission at the December 9, 2021 meeting approved the project rezoning and preliminary master plan ordinance including a maximum sixty (60%) percent two (2) story units and forty (40%) percent one (1) story units.
- The current project final master plan includes 117 units with forty-seven (47) one (1) story units and seventy (70) two (2) story units.
- The applicant's request is to permit options for the units to be either one (1) or two (2) story units.
- Motion Option-Recommend to the City Commission to approve the request to permit all units to be either one (1) or two (2) story units per the applicant's request.
- Motion Option-Recommend to the City Commission to deny the request and maintain the requirement for limitations on the number of one (1) and two (2) story units. (Staff Recommendation-No ordinance basis but maintain consistency with original approval)
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

**Planning Commission Discussion:**

- Grundler stated the request is building a better and more usable home for the future residents.
- Grundler discussed the request not impacting the density of the homes, the layout, the location of the streets, the size of the lots or footprint of the neighborhood nor additional height for the homes that was previously approved.
- Grundler discussed the opportunity for additional square footage for the homes and requests the removal of the prior percentage of the one (1) level home requirement.
- Commissioner Gilmore discussed the 2021 approval and what's the reason for the change now.
- Grundler responded they are preparing to begin construction, and this is a better product for future residents with a bedroom on the main level and an opportunity for an office or third bedroom.
- Grundler stated with the one (1) level unit it becomes a restrictive product with square footage and price point.
- Trew discussed what was involved and not an easy decision to get the board and City Commission to approve what is approved today.
- Grundler responded this proposed change does not make these homes any closer or higher and not attempting to increase the density, working to deliver a better quality/usable home.
- Mayor Tinnin discussed the roof pitch, slope on the back of the building and would like to see aesthetically what they are working towards versus what they have and maybe defer for a month to give the citizens a better blueprint.
- Mayor Tinnin stated they want what looks best for the City.
- City Manager Ellis commented that Mr. Garrett stated the neighbors were not aware that this was being presented tonight and as Mayor Tinnin suggested defer this a month to allow the residents to get an understanding of what they are trying to achieve and comment on the project.
- Mayor Tinnin recommends a month to defer it so the residents can voice their opinions.
- Barnfield commented he would like to see actual drawings of bedrooms.
- Wheeler discussed the second-floor layout.
- McNeal discussed the location of the heating and cooling unit.

**Motion:** Motion by Mayor Tinnin to defer the request one (1) month to the October 6<sup>th</sup>, meeting, seconded by Barnfield. The motion passed unanimously.

**Item #5 Duncan Rowe, 214 Hasty Drive:** Requests review of the fire hydrant installation requirement at 214 Hasty Drive.

**Item Representative: Duncan Rowe – 214 Hasty Drive**

**Staff Discussion:**

- The Planning Commission at the September 2024 meeting denied a requested Subdivision Regulations variance to remove the fire hydrant installation requirement per the Rowe-Mabee Minor Subdivision plat.
- The Planning Commission at the March 2025 meeting approved a six (6) month timeline for the fire hydrant installation.
- The property owners at the August 2025 meeting discussed the request during the public forum section of the agenda.
- The owners discussed that fire protection is currently available to their house with the existing fire hydrant near the Hasty Drive and Tabor Drive intersection.
- The Planning Commission permitted the request to be reviewed again. If an additional fire hydrant installation timeline is not approved or the previous hydrant requirement revised, then staff will proceed with the City's violation and citation process.
- Staff notified the property owners of a regulatory option to void the original subdivision plat by adding the two (2) properties back into a single lot/property then any future division of the property include lots/properties over five (5) acres.
- This process would not meet the state law requirement of a subdivision and also not be required to meet the City's Subdivision Regulations.
- This option would result in no additional fire hydrant being required.
- Motion Option-Approve a revised installation timeline or revise the original installation requirement to coordinate with the proposed future house construction on Tract#1. (Staff Recommendation- Either Option)
- Motion Option-Deny any additional requested time for the fire hydrant installation and maintain the current requirement and City staff will proceed with the enforcement process.
- Motion Option-Defer the request to include any additional information as determined by Planning Commission.

**Planning Commission Discussion:**

- Rowe stated that he is requesting the first option, which is to delay or defer until his son-in-law and Daughter decides to build their house on the property.
- Rowe discussed the fire hydrant requirement based on the Subdivision regulations.
- Rowe stated the Goodlettsville fire chief said they have a thousand foot of hose, and should not be any problem covering his property with the existing fire hydrant.
- Rowe discussed the cost estimates he got for the installation of the fire hydrant.
- Trew asked Rowe so right now if your house you live in needed the fire department to put out a fire, you're covered and if you build another house on that property, it is not.
- Rowe responded I'm covered, and the other house is not my property.
- Commissioner Gilmore discussed the fire hydrant requirement being a stipulation of the City and a scenario if the Goodlettsville Fire department was not able to respond to the call and the next engine may not have a thousand-foot hose.

- Barnfield asked Rowe when are your daughter and son-in-law going to build?
- Rowe discussed a timeline between six (6) months and three (3) years.
- Barnfield discussed changing the two (2) properties back to four (4) acre tract.
- Staff discussed a regulatory option to void the subdivision plat that required the hydrant due to the City's Subdivision Regulations and deed divide the property per state law which is not defined as a subdivision.
- Mayor Tinnin discussed the need for a hydrant eventually for the properties.
- Attorney Freeman suggested the board extend the timeline six (6) months.
- Parnell left the meeting.

**Motion:** Motion by Mayor Tinnin to extend the request six (6) months , seconded by Commissioner Gilmore. The motion passed.

**Item #6 Community Development Staff:** Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections:-14-205 (3)(a)(i), 14-206 (6)(b), 14-208 (4)(c), 14-210 (4)(d), 14-210 (4)(f)(v), 14-210 (h)(xi), 14-210 (5)(e), 14-210 (6) (e), and Appendix A, Land Use Activity Matrix. The proposed amendments are based on the current one-year high density rezoning and development plan approval moratorium and include increased residential planned unit development design requirements including exterior building materials, attached garage requirements, and minimum living space square footage. The proposed amendments also include removing the detached two (2) family unit/duplex unit from permitted uses in the R-15, Medium Density and LDRPUD, Low Density Residential Planned Unit Developments zoning districts, and define minimum commercial square footage percentage requirements in mixed use developments proposals in the Commercial Core Overlay, Commercial and Regional Center Planned Unit Developments.

**Item Representative: Addam McCormick, Staff**

**Staff Discussion:**

- Previously discussed proposed amendments will impact the cost of housing due to the increased minimum square footage and building materials requirements, and the garage orientation design that impacts the lots size, widths, and available project density.
- These proposed amendments would only apply to new project proposals.
- Per state law, the proposed Zoning Ordinance amendment removing permitted uses will result in the existing uses being legal non-conforming uses.
- The remaining amendments would not alter existing approved development plans and master plans per vested rights as defined by state law.
- Proposed Amendment 6(a)--Remove the two (2) family detached dwelling unit from the permitted uses in the R15 and LDRPUD districts.
- Proposed Amendment 6(b)--Minimum Square Footage Requirements.
- Proposed Amendment 6(c)--Minimum Garage Requirements.
- Proposed Amendment 6(d)--Garage Orientation Requirements.
- Proposed Amendment 6(e,f)--Minimum Brick and Stone Requirements for all residential planned and multi-family residential projects.
- Proposed Amendment 6(g,h,i,j)--Define the Minimum Commercial square footage requirement for mixed use projects.
- Motion Option-The Planning Commission can decide to recommend approval or denial to the City Commission of all the proposed amendments or only select amendments.(Staff Recommendation)
- Motion Option-Recommend approval to the City Commission to amend the Zoning Ordinance sections

- as defined by staff or with revised amendments as determined by the Planning Commission.
- Motion Option- Recommend denial to the City Commission to maintain the current Zoning Ordinance Regulations.
- Motion Option- Defer the request to include any additional information as determined by Planning Commission.

**Planning Commission Discussion:**

- Wheeler discussed the minimum twenty-five (25%) requirement for mixed use projects.
- Staff discussed the regulation and how it would apply to different building designs based on the number of stories and building areas and other examples of mixed-use ground-floor buildings with the commercial shops not including the full ground floor area.
- Trew discussed the material requirement for all four (4) sides of the houses/buildings.
- McCormick responded with the new requirement all façades and exterior building walls shall include a minimum seventy-five (75%) brick or stone.

**Motion:** Motion by Barnfield to recommend approval to the City Commission, seconded by McNeal.

- Wheeler asked for clarification on the proposed amendments they are voting on.
- Wheeler commented she has concern about the twenty-five (25%).
- The board discussed an eight (8) story building requirement with twenty-five (25%) commercial, multi-use, ground level buildings and the ability to alter per the project plan process based on the project design and project location.

The motion passed.

**Item #7 Community Development Staff:** Requests recommendation to the Goodlettsville City Commission to amend the Design Guidelines Section 3.5 Colors and Materials to increase the masonry brick and/or stone requirement from fifty (50%) percent to seventy-five (75%) percent.

**Item Representative: Addam McCormick, Staff**

**Staff Discussion:**

- The Proposed Amendment to the Design Guidelines Section 5 – Color and Materials are consistent with the amendments referenced with Item#6 in the Zoning Ordinance.
- Motion Option-Recommend approval to the City Commission to amend the Design Guidelines as defined by staff or with revised amendments as determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission to maintain the Design Guideline requirements.
- Motion Option-Defer the request to include any additional information as determined by Planning Commission.

**Motion:** Motion by Barnfield to recommend approval to the City Commission, seconded by McNeal.  
The motion passed.

**DISCUSSION ITEMS:**

**-Comprehensive Plan Process Update-**

Staff is advertising the draft plan reviewed at the August 25<sup>th</sup> meeting with a survey to gain more public comments. Staff will present the outstanding plan items and a summary of the comments received at the October 6<sup>th</sup> Planning Commission. Staff will also discuss scheduling a study session for late October with City Commissioners members also. The intention is to have a Comprehensive Plan amendment on the November or December Planning Commission agenda for review and approval.

**-Zoning District Overlays-**

Staff delivered a presentation on Zoning District Overlays.

**With no further business, the meeting was adjourned at 6:30 pm.**

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Scott Trew, Chairman

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Sharon Reed, Planning Assistant