

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

November 3, 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, Sean Pfalzer (Staff), Sharon Reed (Staff), and Jenni Spivey (Staff).

Trew called the meeting to order and Barnfield offered prayer.

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

Item #2 Approval of October 6, 2025 Meeting Minutes: Wheeler made a motion to approve the minutes of the October 6, 2025 meeting, Commissioner Gilmore seconded the motion. The motion passed unanimously.

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

No one requested to speak at the meeting.

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

AGENDA

Item #4 301 Moss Trail, Property Owner: Requests approval to alter the property lines of the two (2) properties including 2.18 acres at 301 Moss Trail at the intersection of Moss Trail and Pleasant Green Road. If the request is approved, the subdivision plat amendment will be administered under a staff review process. The two (2) properties are referenced as Davidson County Tax Map/Parcel 02516005000 and are zoned R-25, Low Density Residential. Property Owner: Mark B Zygutis Sr.

Item Representative: Mark Zygutis, Property Owner

Staff Discussion:

- The current 2.18-acre property includes two lots/tracts including lot sixty-eight (68) of the Goodlettsville Heights Section Two (2) subdivision plat.
- The Goodlettsville Heights subdivision property at the corner of Moss Trail is 1.27 acres and the adjacent Pleasant Green Road 0.92-acre property that was created by deed is not included on a subdivision plat.
- The existing house is constructed over the property line between the two (2) lots/tracts.
- The proposal is to re-subdivide the two (2) lots and create a revised lot at the corner of Moss Trail and

Pleasant Green Road at roughly 39,200 sq. ft. (including offset due to intersection radius) or 0.90 acres to construct a new one family detached dwelling unit.

- The proposal would include the remaining 1.27 acres of property on a separate lot with the existing house.
- Since the property contains two (2) lots/tracts the proposal is not creating a new lot but altering the two (2) existing lots/tracts.
- Per the City's Subdivision Regulations, the proposed subdivision creating a 0.90-acre lot would meet the average lot size requirement of 38,768 square feet/ 0.89 acres (based on existing property dimension calculations due to multiple prior lot changes) of the Goodlettsville Heights Section Two (2) subdivision.
- The existing house would be roughly forty (40') feet from the proposed revised property line.
- The minimum side building setback per the R25, Low Density Residential zoning district is fifteen (15') feet and the minimum lot size is 25,000 square feet /0.57 acres.
- The request is to re-subdivide the two (2) existing lots/tracts and create a 0.90-acre and a 1.27-acre lot.
- The minimum new building(home) square footage required in the R25 zoning is 1,325 square feet with an attached two (2) car garage.
- The applicant's proposal would meet the requirement of the R25 zoning district for both of the proposed lots.
- Staff presented Subdivision Regulations Section: 1-108.2 Limitation on Resubdivision and Zoning Ordinance Section 14-208 (1)(iv).
- Staff Stipulation-If the request is approved, a two (2) lot subdivision plat amendment will be required to be reviewed and approved by city staff.
- Motion Option-Approve the proposed lot/tract alterations with the staff stipulation per determination by the Planning Commission that the proposed alteration meets the City's Subdivision Regulations and Zoning Ordinance Sections. (Staff Recommendation)
- Motion Option-Deny the proposed lot/tract alterations per determination by the Planning Commission that the proposed alteration does not meet the City's Subdivision Regulations and Zoning Ordinance Sections.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Zygutis discussed moving the lot line back forty (40') feet, and setbacks.
- Zygutis discussed the house size with brick exterior, driveway access and conforming with the neighborhood.
- Trew asked if the house will be facing Moss Trail or Pleasant Green Road?
- Zygutis responded it will be facing Moss Trail.
- Barnfield asked if there are any thoughts to tear down existing house and build there also?
- Zygutis responded no the existing house is beautiful and they are upgrading certain things.
- Parnell discussed subdividing lots after subdivisions have been created and would not want them to tear down the existing house but the lot they are asking to create is not in alignment with other homes.
- Parnell commented that he did not like the idea of the house being forty (40') to fifty (50') feet closer to Moss Trail than all the other houses in that alignment.
- Zygutis responded the seventy-five (75') to eighty (80') foot set back could easily be moved to one-hundred (100') feet and would like to move it back farther from Moss Trail.
- Mayor Tinnin discussed the setbacks off the back line.
- McCormick explained the one-hundred twenty (120') feet in the front and seventy-five (75') to eighty (80') feet in the front Moss Trail and the rear minimum setbacks.

-Zygutis discussed moving the South property line towards Moss Trail and they will have approximately one-hundred (100') feet in front and back from the house so the house would be in the middle.

Motion: Motion by Wheeler to approve with staff stipulation and setback additional forty (40') feet, seconded by Barnfield. The motion passed six (6) yes votes and one (1) Parnell no vote.

Item #5 Goodlettsville 56/ CLQ Land: Requests residential exterior architectural plan approval for 103 residential lots on 58.66 acres on Moncrief Avenue, McCoin Drive, and Barber Drive. The properties are referenced as Davidson County Tax Map/Parcels#025013500, 02505500, and 025005600 and are zoned MDRPUD, Medium Density Residential Planned Unit Development. Property Owners: Dania McVicker & Last of the Loggers LLC (8-24)

Item Representative: Tyler Deaton, MI Homes

Staff Discussion:

- The Planning Commission at the November 4, 2024 meeting approved the project final master plan/construction plans with the stipulation that the applicant submit exterior building designs plans for review and approval by the Planning Commission prior to building permit issuance.
- The final master plan included a typical lot layout design including a recessed front garage design.
- The building designs will be required to include a minimum fifty (50%) percent brick and or stone on all walls including a brick and/or stone-covered building foundation and a minimum twenty-two (22') feet garage dimension.
- The additional exterior building materials per the Zoning Ordinance are permitted to include wood or cement fiber board siding, glass, split face block, or a stucco like EIFS (exterior insulation finishing system) material.
- Vinyl or metal siding is only permitted in soffits and limited accent locations.
- The project approval is per the current regulations which are the same Planned Unit Development design regulations that were in place at the time of the project preliminary and final master plan approvals.
- Staff presented Zoning Ordinance Section 14-210 (5) (xi).
- Staff Stipulation-Building designs to meet the City's Planned Unit Development minimum exterior building material design regulations, recessed front garage design per the November 2024 final master plan approval, and the minimum garage dimensions of twenty-two (22') feet. Revised building plans meeting requirements to be submitted to City staff for approval.
- Motion Option-Approve the proposed building exterior design plan with staff stipulation per determination by the Planning Commission that the proposed plans meet the City's Planned Unit Development design requirements. (Staff Recommendation)
- Motion Option-Deny the proposed building exterior designs since per determination by the Planning Commission that the proposed designs do not meet the City's Planned Unit Development design requirements.
- Motion Option-Defer the request including requests for revised designs as determined by the Planning Commission per the City's Planned Unit Development design requirements.

Planning Commission Discussion:

- Deaton commented using masonry with brick and stone provides a nice aesthetic so that it's not just one flat front.
- Deaton discussed mixing hardie and brick attracting a more move up buyer and won't be the cookie cutter community.

- Deaton discussed the proposed featured lots being greater than fifty (50%) brick and the proposed standard lots one-hundred (100%) brick on the front.
- Barnfield asked if the thirty-one (31%) is on the sides and back and the total house would be fifty (50%) brick?
- Deaton responded the total house would be thirty-one (31%) for standard lots and the featured lots higher than fifty (50%).
- Commissioner Gilmore discussed the minimum requirement of fifty (50%) brick and the price point for the homes.
- Mayor Tinnin asked if everything outside of brick is going to be hardie and no vinyl?
- Deaton responded yes, they are committing to no vinyl.
- Trew commented he thinks they should hold to the fifty (50%) requirement.
- Commissioner Gilmore commented they have the percentage standard for a reason and people speaking about more brick and less hardie and vinyl siding.
- Deaton discussed one-hundred (100%) on the featured lots and on the standard, lots remain with the current proposal.
- Trew commented we spent a lot of time on the design standards, and I can't see eighty (80%) of this development going against the regulations.
- Barnfield commented they are discussing going from fifty (50%) to seventy-five (75%), so to change this down to thirty-one (31%) would be a big step backwards with what they are proposing new January 1.

Motion: Motion by Barnfield to approve with staff stipulation and a minimum fifty (50%) brick or stone on all sides of unit, seconded by Commissioner Gilmore. The motion passed unanimously.

Item #6 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) to define an additional permitted commercial use (car wash) within the Interchange Overlay District specific to the I-65 Exit 98 Louisville Highway overlay area.

Item Representative: Steve McClure

Staff Discussion:

- Staff received a request for a carwash site development for the Quik Trip station out lot on Louisville Highway (31W).
- The property is within the specific Exit 98 interchange overlay area.
- The City in January 2025 amended the INT, Interchange Overlay– Exit 98 Louisville Highway/31W specific overlay.
- A Zoning Ordinance amendment would be required to permit the use.
- The Planning Commission at the December 2024 meeting recommended approval of an ordinance amendment proposal for the additional uses in the Exit 98 interchange section including limited auto service uses but the City Commission decided not to include the auto service uses with the amendment adoption.
- This amendment is proposed to only include car washes and not any auto service uses.
- Motion Option-Recommend approval to the City Commission for an amendment of the Zoning Ordinance to permit the additional use in the INT Interchange Overlay for the Exit 98 -Louisville Hwy Section as presented by staff or with 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.

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

Planning Commission Discussion:

-McClure stated the exterior will be brick, metal roof, and two (2) bays will be touchless.

-Parnell asked if this is self-served with no employees on site?

-McClure responded there will be one (1) employee on site.

-Barnfield asked about landscaping in front of the Quick Trip.

-McClure responded it will match the Quick Trip with brick and landscaping.

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

Item #7 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-208 (1)(p) Requirements of Home Occupations to define provisions for limited on-site client/patron service.

Item Representative: Alejandra Tyler

Staff Discussion:

-Staff received a request for a home occupation with limited on-site customer service of three (3) customers a day for a spa/salon type use.

-The proposal would require an amendment to the Zoning Ordinance home occupation section.

-If approved, the amendment would permit limited customer on-site service associated with a home occupation business including spas/salon, offices, etc.

-Staff presented Zoning Ordinance Section 14-208 (1) (p), Requirements for home occupations.

-Motion Option-Recommend approval to the City Commission to amend the Zoning Ordinance section 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 current Zoning Ordinance Regulations.

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

Planning Commission Discussion:

-Barnfield asked the board to consider issues with complaints about traffic and enforcement of the business.

-Parnell discussed handling of complaints and enforcement of home occupation violations.

-Barnfield asked McCormick if this would open up for any kind of business?

-McCormick responded it would be limited service of clients based out of the house like hair salon, notary service and not creating a lot of noise and traffic.

-Parnell discussed subdivisions that have HOA's vs subdivisions/neighborhoods without HOA's.

-Parnell discussed scenarios for Zoning Ordinance Requirements of Home Occupations.

-Tyler responded that her business is a makeup artist and facialist.

-Trew commented that there are a number of businesses along Long Hollow Pike such as barber shops, nail and hair salons who are paying taxes and substantial rent and could hurt the business owners, because it is hard to compete.

- Tyler commented she is moving from studio space into her home and she has all the licensing and permits required through Davidson County and wanting to get approval to move it to the home.
- Wheeler discussed the no sales on the premises in connection with such home occupations.
- Commissioner Gilmore commented he remembers similar conversations regarding Airbnbs in residential neighborhoods and the issues with code enforcement and this may be opening up for other businesses.

Motion: Motion by Commissioner Gilmore to deny the request, seconded by Barnfield. The motion passed six (6) yes votes and one (1) Parnell no vote.

DISCUSSION ITEMS:

-Long Hollow Pike/Willis Branch Road- Horse Stables/Events- Conceptual Proposal-

Staff received a request for the 27.4-acre properties at the corner of Long Hollow Pike and Willis Branch Road. The properties are zoned R-40, Low Density Residential. The request is to use the property (in addition to existing homes) for a commercial horse stable and special events. The request would require a Zoning Ordinance amendment to permit the requested uses in a residential zoning district.

Tanya Long stated she currently lives on Long Hollow Pike has a photography studio and does small events like weddings, birthday parties and dinners in the creek. Long stated this property is larger and already has stables for horses. Long stated her daughter teaches riding lessons so she would like to bring this to the property and board a few horses. Long stated she would like to continue doing dinners, small events, photography and equestrian kind of events.

Mayor Tinnin asked Long if she would live on the property.

Long responded yes, she would live in one of the houses.

Barnfield asked McCormick if they go forward with this is there a way to limit event sizes and times? McCormick responded yes this would be one of those issues we would want to do a conditional use through the Board of Zoning and Appeals for the public notice process.

Wheeler commented she lives in the neighborhood and would like to know the size of the equestrian events, whether there will be lighting, the time of the events day or night, how accessible alcohol will be and other kinds of concessions.

Long discussed equestrian events, time and size of the events, other events like dinners and weddings, photography, parking and access roads for the property.

Trew stated we heard from one resident last month that is not for this, since this is a discussion item what is the next step?

McCormick responded it requires a Zoning Ordinance amendment coming back before this board.

Parnell stated he would like to see the property look similar to the way it does today in the future and would like to know that part of the process is not to turn it into commercial property but to keep it the way it is and utilize it so that other people can enjoy it like they have for decades.

Long stated her intention is to keep the property the way it is because it's beautiful and everything she plans to do with it as a photographer will just use the natural resources. Long stated she wants to go forward with requesting a Zoning Ordinance amendment.

-Comprehensive Plan Amendment Process – December 1st Planning Commission adoption.

With no further business, the meeting was adjourned at 6:35 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant