

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING COMMISSION

December 1, 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), Jenni Spivey (Staff) and Alex West (Staff).

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

**Item #1 Approval of Regular and Consent Agenda:** Mayor Tinnin made a motion to approve the agenda and consent agenda, McNeal seconded the motion. The motion passed unanimously.

**Item #2 Approval of November 3, 2025 Meeting Minutes:** Barnfield made a motion to approve the minutes of the November 3, 2025 meeting, Parnell 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.

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

**CONSENT AGENDA**

**Consent Agenda Items Review (Items 4-8)**

- Staff will present all the consent agenda items during the meeting including the motion options and staff recommendations.
- Motion Option-Approval of consent agenda items (4-8) including the staff stipulations as defined with each agenda item and any additional comments or stipulations by the Planning Commission.  
(Staff Recommendation)
- Motion Option-Denial of the consent agenda items including defined reason.
- Motion Option-Deferral of the consent agenda items.

**Item # 4 Ralph Estate Property, Bruce Rainey and Associates:** Requests a two (2) lot minor final subdivision plat to create a 0.99-acre, and a 5.10-acre lot with a remaining 19.61-acre property at 1364 Madison Creek Road. The existing 26.9-acre property is zoned R-40, Low Density Residential and is referenced as Sumner County Tax Map/Parcel# 140 02600 000. Property Owners: Barbara Ralph Kizer and Luwana Ralph Diane Ralph (7-25).

**Staff Discussion:**

- The subdivision plat is creating a 0.99-acre lot including the existing house at 1364 Madison Creek Road and an additional 5.10-acre lot from the existing 26.9-acre property/parcel.
- The subdivision will leave a remaining 19.61-acre property with roughly 585 feet of Madison Creek Road frontage.
- Staff Stipulation-Include area of septic field lines and Tennessee Department of Environment and Conservation (TDEC) signature approval block on the subdivision plat.
- Motion Option-Approve the final subdivision plat with the defined staff stipulation since the subdivision plat meets the City's Zoning Ordinance and Subdivision Regulations requirements.  
(Staff Recommendation)
- Motion Option-Deny the final plat with determination by the Planning Commission during the meeting that the subdivision plat does not meet the City's Zoning Ordinance and Subdivision Regulations requirements.
- Motion Option-Defer the request to include defined revisions needed to correct the subdivision plat.

**Item #5 Debar Land Company LLC:** Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2.

**Staff Discussion:**

- The developer has not requested a bond reduction.
- Staff requests to maintain the current bond (\$246,242) amount for the January 2026-2027 time due to the remaining cost improvements.
- The project developer recently contacted the City's Public Services Department to inspect the roadway in order to complete the final asphalt installation.
- Project Status: Twelve (12) of the fifteen (15) lots are under construction or completed.
- Subdivision Plat Recording Date: March 24, 2023
- Current Project Bond: \$246,242. - performance bond - January 13, 2026 Expiration.
- Remaining Project Improvements: Final asphalt paving, Street lighting, Site finish grading/stabilization, and Sidewalk sections.
- Improvement Cost Estimate: \$ 225,000 based on original cost estimates.
- Motion Option-Approval of a one-year bond extension at the current bond amount of \$ 246,242.  
(Staff Recommendation)
- Motion Option-Approval of a one-year bond extension at amount determined by Planning Commission based on information provided during meeting.

**Item #6 Community Development Staff:** Requests approval of 2026 Planning Commission Meeting and Plan Submittal Calendar.

**Staff Discussion:**

- The September 2026 meeting date has been revised due to the Labor Day holiday.
- The plan submittal timelines are based on the City using consultant engineers to review the plans twice during the roughly five (5) week defined plan review period.
- Motion Option-Approval of the proposed 2026 meeting and submittal calendar.  
(Staff Recommendation)
- Motion Option-Approval to include any different dates as determined by the Planning Commission.

**Item #7 Rivergate Mall Redevelopment/CESO INC:** Request final subdivision plat to combine eight (8) parcels totaling 56.45 acres into two (2) lots including a 44.70-acre lot and a 11.75-acre lot. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614003100, 02614005200, 02614005500, 02614005600, 03402007600. The properties are zoned RC1, Regional Center Planned Unit Development High Intensity. A portion of the properties are also in the Metro Davidson County Nashville Zoning Jurisdiction. Property Owners: MRH Rivergate LLC, KDI Rivergate Mall LLC, J.C. Penny Co Inc, Penny Property Sub Holdings LLC (7-24/1-25).

**Staff Discussion:**

- The proposal is to combine the existing multiple properties within the 56.45-acre portion of the Rivergate Mall area into two (2) larger tracts.
- The City of Goodlettsville's review is limited to the portion of the properties within Goodlettsville city limits.
- Metro Planning Department will also have to review and approve and sign the subdivision plats for the portion of the properties outside the Goodlettsville city limits.
- Staff Stipulation-Extend the public utility easements to the boundary of proposed Lot#2 for extension of services to the existing public mains.
- Motion Option-Approve the final subdivision plat with the defined staff stipulation since the subdivision plat meets the City's Zoning Ordinance and Subdivision Regulations requirements.  
(Staff Recommendation)
- Motion Option-Deny the final subdivision plat based on the determination by the Planning Commission during the meeting that the subdivision plat does not meet the City's Zoning Ordinance and Subdivision Regulations requirements.
- Motion Option-Defer the request to include defined revisions needed to correct the subdivision plat.

**Item #8 Goodlettsville Public Services Staff:** Requests approval of the proposed Moss-Wright Park Traffic Flow Improvements for the project grant process.

**Staff Discussion:**

- The City was recently awarded a Tennessee Department of Environment and Conservation (TDEC) Local Parks and Recreation Fund (LPRF) grant in the amount \$1,129,012.00 for vehicular and pedestrian traffic flow enhancements at Moss-Wright Park.
- The Planning Commission's review of the preliminary traffic flow enhancement plan is part of the grant administration process.
- The preliminary plan includes pedestrian and traffic improvements including internal traffic flow direction changes, drive and parking lot striping changes, and the installation of a roundabout.
- Motion Option-Approval of the preliminary plan. (Staff Recommendation)
- Motion Option-Deferral to include any additional requested information.

Consent Agenda Items Planning Commission discussion including item# 5 subdivision plat and review and approval process for the subdivision plat and existing zoning designation.

**Motion:** Motion by Parnell to approve the five (5) consent agenda items (Items 4-8) including the staff stipulations, seconded by Barnfield. The motion passed unanimously.

## REGULAR AGENDA (Items 9-13)

**Item #9 (PUBLIC HEARING) Community Development Staff:** Requests adoption of the updated Comprehensive Land Use Plan.

**Trew opened the Public Forum for Item #9.**

No one requested to speak at the meeting.

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

**Item Representative: Addam McCormick, Staff**

### **Staff Discussion:**

- The proposed plan was revised based on the October 30<sup>th</sup>, 2025 Planning Commission/City Commission study session.
- The residential neighborhood extension use area was removed.
- The residential neighborhood preservation area was amended to reference that vacant properties within the designated use area may be developed respecting the particular area use and density.
- The rural residential use area was amended to permit limited residential development per the LDRPUD, Low Density Residential Planned Unit Development zoning district including a maximum 1.5 units per acre density, minimum 100 feet wide residential lots, minimum twenty-five (25%) percent dedicated open space with project designs, and reduced sidewalk installation requirements.
- The proposed plan does not include separate defined areas for high density residential developments. -
- Per the proposed plan, future high density development projects would be limited to the Regional Center (Rivergate Mall and surrounding areas), Commercial Core/Town Center, North Main Corridor, and limited scale projects in the Walkable Core designated areas of the city.
- These areas were previously defined per amendments to the current Comprehensive Land Use Plan and Zoning Ordinance and Zoning Map amendments.
- Staff presented a list of properties the Planning Commission and City Commission discussed that are zoned HDRPUD, High Density Residential Planned Unit Development.
- The properties are proposed to be included in the residential neighborhood preservation use area.
- The proposed plan does not define a rezoning of the listed properties due to the locations of the properties with adjacent areas currently developed as high density residential.
- If the Planning Commission determines that these defined property areas should be defined to be rezoned to remove the existing high density residential zoning, then staff would recommend deferral of the plan to schedule a study session to determine the intended zoning for these property areas.
- Any property zoning would not impact properties with current active vested development rights.
- Motion Option-Approve the Comprehensive Land Use Plan as presented by staff.  
(Staff Recommendation)
- Motion Option-Approve the Comprehensive Land Use Plan including amendments determined by the Planning Commission.
- Motion Option-Defer the request and review additional amendments during a scheduled study session with the Planning Commission and City Commission.

### **Planning Commission Discussion:**

- Trew discussed a different zoning lower than high density because if it's already high density they can build for high density and other Commissioners discussed the plan and future developments.

- McCormick responded they would have to have plans approved to meet the requirements for high density and the option to defer the plan for staff to prepare possible zoning designations for the referenced vacant high density properties.
- McCormick discussed a different zoning for the 31.05 acres at 188 Dry Creek Road.
- City Manager Ellis asked McCormick if he got the direction he was needing in regards to the rezoning of the parcels?
- McCormick responded yes, it was decided to leave them.

**Motion:** Motion by Parnell to approve the Comprehensive Land Use Plan as presented, seconded by Wheeler. The motion passed unanimously.

**Item #10 Rivergate Master Plan:** Merus/Rivergate Holdings, LLC: Request revised master plan to alter the commercial uses and revise the location of residential uses on a 11.75-acre portion of the project master plan. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002800, 02614003100, 03402007600. The properties are zoned RC1, Regional Center Planned Unit Development High Intensity. Property Owners: MRH Rivergate LLC, KDI Rivergate Mall LLC, Penny Property Sub Holdings LLC (7-24/1-25).

**Item Representative: Kate Jarosh, Merus Development**

**Staff Discussion:**

- The proposal is to amend a section of the Rivergate Mall area redevelopment plans.
- The proposal is to amend the commercial uses of the defined project master plan section from a 120-room hotel and 17,000 square feet of commercial uses to 87,000 square feet of commercial square footage including a 51,000 square-foot grocery retail center and smaller retail and restaurant spaces.
- The proposed revision also includes relocating the 340-unit apartment project approved with the phase one project master plan (Macy's property area) to another portion of the redevelopment project.
- A revised master plan amendment detailing the relocated apartment project location and the project engineering site plans for this proposed area will also have to be reviewed by the Planning Commission.
- Staff determined the proposed amendment will not require City Commission review and approval due to the request changing the type of commercial use (hotel to retail) and relocating the future apartment project to an additional location within the project.
- Motion Option-Approve the master plan amendment based on the request meeting the intention for a commercial retail space component of the mixed-use redevelopment project master plan and not altering the overall mixed use design intention of the redevelopment project. (Staff Recommendation)
- Motion Option-Deny the proposed master plan amendment if the Planning Commission determines the proposed alterations would alter the overall mixed use design intention of the redevelopment project.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

**Planning Commission Discussion:**

- Jarosh stated they are changing around uses location on site and making more commercial forward on Rivergate Parkway.
- Barnfield asked if we gain more commercial retail space and lose the apartments.
- McCormick responded we are trading one of the defined hotels for additional retail space and not losing residential space.
- Parnell asked if the plan for a hotel is going away from the project.

- Jarosh responded no, they had two (2) hotels on the project and now they will have one (1).
- Commissioner Gilmore asked if changed the phase of construction at all?
- Jarosh responded it does not everything is still as planned.

**Motion:** Motion by Commissioner Gilmore to approve the master plan amendment, seconded by Barnfield. The motion passed unanimously.

**Item #11 Dollar General Corporation:** Requests recommendation to the Goodlettsville City Commission to close a section of the Mission Ridge Drive public road right of way.

**Item Representative: Tim Ellis, City Manager and Addam McCormick, Staff**

**Staff Discussion:**

- The request is to close off the Mission Ridge Drive public road right of way.
- The closed right of way section would become the property of the Dollar General Corporation.
- The Corporation currently owns adjacent properties and is in the process of purchasing the property referenced as 1000 North Chase Drive that fronts the right of way section.
- The Planning Commission and City Commission's review and any approval would be subject to the Corporation purchasing the property at 1000 North Chase Drive.
- The City would require the Dollar General Corporation to complete a revised subdivision plat altering the right of way area and designating utility and access easements for city and utility services.
- Staff Stipulation-Approval is subject to the property at 1000 North Chase Drive being purchased by the Dollar General Corporation and the completion of a revised subdivision plat to include access and utility easements along the roadway.
- Motion Option-Recommend approval to the City Commission to approve the right of way closure and change of property ownership to the Dollar General Corporation including the staff approval stipulation. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission to deny the Mission Ridge Drive right of closure.
- Motion Option-Defer the request to include additional information.

**Planning Commission Discussion:**

- City Manager Ellis stated that Dollar General has wanted to do this for the past four (4) years.
- City Manager Ellis stated what has kept this recommendation from coming forward was they did not own the third piece of property.
- City Manager Ellis stated it is anticipated by the end of the year they will purchase the property.
- City Manager Ellis stated Dollar General will take over all maintenance of the street.

**Motion:** Motion by Mayor Tinnin to approve with staff stipulation, seconded by Wheeler. The motion passed unanimously.

**Item #12 Mark Morris, Property Owner:** Request approval to move in a 1,344 one family detached residential structure at 404 Bass Street for a continuation of a non-conforming residential use. The 0.19-acre property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcel# 01816010800.

**Item Representative: Mark Morris, Property Owner**

**Staff Discussion:**

- The property recently contained a non-conforming one family dwelling unit (house).
- The property is zoned CSL, Commercial Services Limited.
- The house was demolished due to building conditions issues.
- Per the City's Zoning Ordinance non-conforming ordinance section, a non-conforming one family dwelling can be replaced within one year.
- The request is being reviewed per the Tennessee Code Annotated section defining the review and approval process to move in an existing residential dwelling/house in a residential area.
- The state law section does not define or exclude non-conforming or conforming residential dwelling structures that are in commercial or industrial zoning uses.
- The Planning Commission's review and approval is required in this situation since there is not a property owners association for the properties in the adjacent area.
- The Planning Commission's review and approval is to ensure the consistency (age, size, and value) of the proposed relocated residential dwelling.
- The request is to relocate a twenty-eight (28') x forty-eight (48') -1,344 square-foot house constructed in 1990 to replace the recently demolished one-family detached dwelling unit on the property at 404 Bass Street.
- The Planning Commission reviewed a similar request from the same owner for a 1960-1,740 square-foot house at 409 Bass Street and a 1952-988-square-foot house at 404 Church Street.
- The 2023 Wilson County building improvement assessed value for the house was \$139,300.
- The City's Board of Zoning and Sign Appeals on December 2<sup>nd</sup>, 2025 are scheduled to review a setback variance request to permit reduced side setbacks from fifteen (15') to ten (10') feet.
- Staff Stipulation-Approval contingent upon the City's Board of Zoning and Sign Appeals approval of the request setback variance.
- Motion Option-Approval with staff stipulation to permit the proposed one family dwelling unit to be moved onto the property since the proposal meets the provisions of the referenced Tennessee Code Annotated section including the proposed structure value, age, and size requirement.  
(Staff Recommendation)
- Motion Option-Denial to not permit the proposed one family dwelling unit to be moved on the property as determined by the Planning Commission during the meeting discussion.
- Motion Option-Deferral to include any additional information determined by the Planning Commission during the meeting discussion.

**Planning Commission Discussion:**

- Parnell questioned how the house will be placed on the lot and the location of front door.
- Morris responded that the house will be put in long ways, but they are going to alter the building for a front door fronting the street.
- Morris stated it will match the neighborhood.

**Motion:** Motion by Wheeler to approve with staff stipulation, seconded by Barnfield. The motion passed unanimously.

**Item #13 Mark Shell, Property Owner:** Request approval for alternative building materials for a proposed 576 square feet accessory building at 307 Rosehill Drive. The 1.02-acre property is zoned R25, Low Density Residential and is referenced as Davidson County Tax Map/Parcel# 02507001500.

**Item Representative: Mark Shell, Property Owner**

**Staff Discussion:**

- The request is to permit alternative materials for a proposed 576 square feet accessory building.
- The City's Zoning Ordinance requires accessory buildings exceeding 504 square feet to match the primary building (house) exterior materials.
- The house is a primary brick building with a concrete block foundation.
- The owner's request is based on the proposed building location and large property size of 1.02 acres.
- The owner asked about the variance procedure regarding the accessory building material requirement.
- Motion Option- Approve the requested alternative material metal accessory building as presented or with revised materials as determined by the Planning Commission based on the property size and rear yard grading reducing full view of proposed building.
- Motion Option-Deny the requested alternative material metal accessory building due to the Planning Commission's determination in the meeting that the property does contain any site limitations.  
(Staff Recommendation)
- Motion Option-Defer the request to include additional information include possible revised building Materials.

**Planning Commission Discussion:**

- Shell stated when he turned in the request it was 576 square feet and now wanting to go larger around 900 square feet.
- Trew stated basically you just have a garage door, entry door, and no windows.
- Shell responded correct, no windows.
- Trew asked if he could put windows in to break up the long wall.
- Shell responded he could put windows in and landscaping make it very attractive.
- Commissioner Gilmore stated they want to make it consistent with the neighborhood because what they allow him to do the neighbors will follow suit.
- Shell responded there are a lot of different structures in the neighborhood that are not attractive but this building will put vehicles and stuff out of sight and will be a nice looking building.
- Barnfield asked if he had multiple vehicles and are they his vehicles?
- Shell responded yes he has multiple vehicles and they are his.
- Wheeler stated the original proposal was 576 square feet and now what size building are you wanting?
- Shell responded a 24 x 36. It will be 864 square feet.
- Parnell discussed the size of the building compared to the size of the house.
- Trew stated they have spent a lot of time on materials for the outbuildings and they want to be consistent.
- Trew commented the 36' foot long wall needed something to break it up such as windows, landscaping, or color scheme.
- Shell responded he agrees and can put windows in and the building will be a taupe color and can do a wainscoting on the bottom.
- Shell commented he did not want to do a lot of brick work because of cost but he could possibly put some stone on the front around the garage door.
- Mayor Tinnin suggested he could do a split face block around the base a foot or two high and drop the metal down to that and that would break up the long wall.
- Commissioner Gilmore discussed upgrading standards for exterior products used on homes or commercial buildings across the City.
- Commissioner Gilmore stated that he is looking for brick on the front and maybe brick on the sides that are visible up to the window.

- Shell responded he would like to do the windows on the side and stone or brick on the front and not willing to go down the sides.
- Parnell commented the bigger he wants to build the building the more they are going to care about what it looks like.
- Parnell commented maybe this is worth deferring so Mr. Shell can think about his budget and what he wants to do.
- Trew restated the recommendations and option of deferring, approve as is, approve with other stipulations, suggestions of brick around the base, windows and landscaping.
- Barnfield asked Mr. Shell if he was interested in altering the building design.
- Shell responded to a certain point he is willing to do the windows and working with the sides and front making it as nice as possible.

**Motion:** Motion by Barnfield to deny the request as presented, seconded by Commissioner Gilmore for discussion.

- Commissioner Gilmore asked Mr. Shell if we were to defer this to give you time to look at a different design with the suggestions from the board would you be interested in that?
- Shell responded yes he would be interested.
- Trew stated he would like to see a better drawing and pictures for the January meeting.
- Trew stated we have a motion to deny the request as presented and we have a second.

Barnfield requested to withdraw the motion to deny the request as presented.

**Motion:** Motion by Commissioner Gilmore to defer the request, seconded by Barnfield. The motion passed unanimously.

#### **DISCUSSION ITEM**

**-Draft Zoning Ordinance Amendment- Agricultural/Open Space Tourism Conditional Use-**

The Planning Commission at the November 2025 meeting reviewed a concept for a commercial horse stable and event center on Long Hollow Pike. The property includes two (2) parcels totaling 27.4 acres. A Zoning Ordinance amendment would be required to define a conditional use review provision for the proposed use in the R40, Low Density Residential zoning district.

Staff presented and discussed a “Draft Zoning Ordinance Review Criteria”.

Trew commented he thinks there will be opposition to this use on this property.

Barnfield commented on the setbacks and acres.

Parnell commented on the acres, event occupancy, potential event facility, and parking for event.

Wheeler commented as a resident of the area there are a lot of questions regarding the type of event structure in the neighborhood because it’s a very different kind of neighborhood with Churches and schools within walking distance.

McCormick commented he will bring in another draft next month for the board to review.

Trew thanked Grady McNeal for his service to the City and on the Planning Commission and that this will be McNeal’s last meeting.

**With no further business, the meeting was adjourned at 6:38 pm.**

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Scott Trew, Chairman

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Sharon Reed, Planning Assistant