

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

January 5, 2026

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Terry Coats, Commissioner Cisco Gilmore, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler.

Absent: Billy Barnfield

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 Wheeler offered prayer.

Item #1 Approval of Agenda: Commissioner Gilmore made a motion to approve the agenda, Wheeler seconded the motion. The motion passed.

Item #2 Annual Chair and Vice-Chair Officer Election

Mayor Tinnin made a motion to nominate Scott Trew for Chairman. Commissioner Gilmore seconded the motion. The motion passed. Members voted to approve Scott Trew Chairman of the Goodlettsville Planning Commission.

Parnell made a motion to nominate Billy Barnfield for Vice-Chairman. Mayor Tinnin seconded the motion. The motion passed. Members voted to approve Billy Barnfield for Vice-Chairman of the Goodlettsville Planning Commission.

Trew welcomed new member Terry Coats to the Planning Commission Board.

Item #3 Approval of December 1, 2025 Meeting Minutes: Mayor Tinnin made a motion to approve the minutes of the December 1, 2025 meeting, Parnell seconded the motion. The motion passed.

Item #4 Trew opened the Public Forum on Planning Related Topics.

Wesley Horton – 127 Tara Lane

Horton is vice president of the Vineyard HOA. Horton discussed the Rural Event Center topic that is adjacent to the creek straight across from the Vineyard development. Horton stated the average age of the community is 75 years old and having an event center that's going to have dancing, loud music and whatever's going on would not benefit any of their residents. Horton stated he did not see it would be a lot of benefit for their community. Horton stated he has lived at this address 19 years and a great place to mature and retire. Horton stated he did not know why we need to have a rural event center. Horton asked they be diligent about finding the real benefits of what it would be to the community. Horton asked that they look in another location closer to town not directly related to a retirement community.

Jim Hitt – 723 Long Hollow Pike

Hitt stated he came before the board a couple of months ago opposing a variance for the Rural Event Center property. Hitt stated the reasons are basically the same traffic noise, and possibly alcohol being served and not proper for this property. Hitt commented the ordinance that would allow this type of development in low density and agricultural zoned areas, hopes it is not brought forward. Hitt discussed zoning for a Church or school in the zoned area not being exactly right because they are nonprofit and this is commercial request for profit. Hitt stated he did not think this is the proper way to put this property to use. Hitt discussed spot zoning and the zoning ordinance amendment. Hitt stated he hopes this ordinance is not sent to the Commissioners.

Drew Hardison – 854 Loretta Drive

Hardison owns property at 108 Caldwell Drive and is in the process of building a home there. Hardison wants to discuss the opportunity of building a guest house, a separate structure on the property. Hardison stated that it would serve for in-laws to live in. Hardison discussed the architecture and materials of the home. Hardison stated that they are not looking to subdivide the 3 acres but keep it one owner. Hardison stated that he would like to discuss with the board tonight.

Trew stated if there are no objections, we can add it to the end of the discussion items.

Tom Galbreath – 126 Tara Lane

Galbreath stated that Jim and Wesley have already stated what needs to be stated. Galbreath sits on his back porch watching birds because it’s a wonderful place and would hate to see something come in that nobody knows what it would be. Galbreath stated that event centers sometimes go later than the people that are older in the community go to bed so he hopes they do not do something like that.

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

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

The Public Forum was closed.

AGENDA

Item #5 Dry Creek Commons Phase 1: Vastland, Eatherly, McClung Development LLC: Requests performance bond one-year extension.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The phase one portion of the Dry Creek Commons townhouse project is completed.
- The project includes all private improvements.
- The \$40,000 bond was set up as a maintenance bond during the construction of phase two.
- The remaining improvements include sections of sidewalk replacements due to concrete finishing issues during installation.
- The developer completed the detention pond repair and several sidewalk replacement sections during the current bond period.
- The estimated cost of the remaining improvements is \$ 20,000.

- Motion Option-Approve the one-year bond extension at \$ 40,000 with notation that no additional bond extensions will be reviewed and permitted and for the sidewalk improvements to be completed during the 2026-2027 bond period. (Staff Recommendation)
- Motion Option-Deny the bond extension and require the improvements to be completed prior to bond expiration on January 30th.

Planning Commission Discussion:

-No discussion.

Motion: Motion by Mayor Tinnin to approve the request with notation, seconded by Parnell. The motion passed.

DISCUSSION ITEMS

Mayor Tinnin is excused from the meeting.

**-Draft Zoning Ordinance Amendment-
Rural Event Center and Agricultural Business Conditional Use**

The Planning Commission at the November meeting reviewed a concept for a commercial horse Stable, photography studio, 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 and Agricultural zoning districts.

Staff presented and discussed a draft “Zoning Ordinance Review Criteria” based on events and services like weddings, photography sessions, and horse stables.

Trew commented this is the third or fourth time they have been discussing this and would like to discuss and get a definitive answer on whether they want this or not.

Wheeler commented that she lives in the area and it is a quiet, lovely area. Wheeler discussed her past involvement with horse shows and showing horses and had not been to a show that was quiet.

Wheeler stated lots of people come for entertainment, and not just to show their horses, but to see the competition among the horses.

Wheeler discussed concerns about noise, the number of people and traffic in the area and who would monitor the events for whatever guidelines might be set-up to follow.

Commissioner Gilmore stated from the past couple of times they have discussed this there is really no direction of what they would see in the future (no renderings) and the zoning could open the door for other properties in the area.

Trew commented this is too close to residential and not a good location to do this, needs to be more rural and secluded.

Trew asked McCormick to let the applicant know what the board is thinking and where they stand. McCormick will let the applicant know.

**-Draft Zoning Ordinance Amendment-
Residential Neighborhood Preservation-Lot/Building Design**

The recently adopted Comprehensive Plan includes policies that will require Zoning Ordinance amendments to facilitate the revised policies. The plan includes a provision regarding new houses proposed to be constructed in established neighborhoods to match the general design associated with the neighborhood including building setbacks, building heights, building dimensions, and materials.

All proposals for new residential dwellings unit building construction and additions and alterations to existing dwelling units exceeding fifty (50%) percent of the existing square footage shall require compliance with the residential building consistency requirements as determined by the average residential dwelling unit design of the adjacent five (5) residential dwelling units in all directions or as measured 500 feet from the property lines of the proposed construction which ever dimension includes more adjacent residential dwelling units. The dimension would not apply to dwelling units within another defined and recorded subdivision/neighborhood. The applicable county tax assessor on-line information shall be used to determine the average residential building and site design criteria. The building design consistency requirements are required and shall be defined on a building plan with a building permit application except that thirty-three (33%) percent deviations from the defined averages of the determined adjacent residential dwelling units design criteria as defined above. All other design deviations shall require review by the City's Planning Commission.

Staff presented and discussed the "Residential Dwelling Unit Design Criteria" and Zoning Ordinance Amendment Residential Neighborhood Preservation Lot/Building Design.

Trew discussed building bigger and better vs property values and square footage.

Attorney Freeman discussed the intent and if applicable in all zoning districts or certain districts that have established neighborhoods.

McCormick discussed the average residential dwelling design of the adjacent five (5) residential dwelling units or 500 feet from property lines of the proposed construction.

McCormick discussed architectural requirements in neighborhoods with HOA's.

Parnell discussed a request that came in located on Carol Ann Drive to revise the lot lines so they could move the existing house and build a new house and the intent of the proposed ordinance in this scenario.

Parnell commented he likes the intent of maintaining and preserving our neighborhoods the way they are but understands how hard this would be to enforce.

-108 Caldwell – 3 Acre Tract-

The property is zoned R40. Property owners are building a shop first in the back and then the house and garage. The goal is to have a secondary living quarters. The current ordinance does not allow accessory dwelling units on one (1) piece of property so it would require a zoning ordinance amendment.

Hardison stated the intent would be that the in-laws live there.

Hardison discussed the plans for the primary home and how this accessory dwelling will look consistent and from the street you would not know if it is a pool house or a detached garage.

Parnell commented this is basically two (2) houses on one (1) lot.

McCormick stated he will draft a conditional use and bring to next month's meeting for them to review.

With no further business, the meeting was adjourned at 6:12 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant