

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 2, 2026

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Scott Trew, Billy Barnfield, Terry Coats, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler.

Absent: Commissioner Cisco Gilmore

Also Present: Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Sharon Reed (Staff), and Alex West (Staff).

Trew called the meeting to order and offered prayer.

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

Item #2 Approval of January 5, 2026 Meeting Minutes: Mayor Tinnin made a motion to approve the minutes of the January 5, 2026 meeting, Parnell seconded the motion. The motion passed.

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

David Smith – 201 Rose Hill Drive

Mr. Smith stated that they have lived in Goodlettsville since 1990 and loves living in Goodlettsville. Smith stated that he thinks Goodlettsville is the best kept secret place to live. Smith lives at the dead end of Rose Hill Drive and supports the Rosehill Park development. Smith stated the development plans show a turnaround at the dead end and thinks that will be a big help for the neighborhood.

Jim Snyder- 1008 Caldwell

Mr. Snyder attended last month's meeting and wanted to thank the members for their discussion on the secondary and accessory dwelling units. Snyder wants to speak in support of the secondary dwelling units that is listed on the agenda for discussion.

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

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

The Public Forum was closed.

AGENDA

Item #4 Rivergate Mall Redevelopment/CESO INC: Request revised final subdivision plat to combine existing parcels totaling 57.77 acres into two (2) lots including a 44.70-acre lot and a 13.05-acre lot. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 03402007600, 03402007700, and

02614006100. 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, and Dillard TN. Operating LTD. Partnership (7-24/1-25).

Item Representative: Kate Jarosh, Merus

Staff Discussion:

- The Planning Commission at the December 1, 2025 meeting approved a subdivision plat that did not include the Dillard TN. Operating LTD properties.
- The properties include a small section in the Goodlettsville City limits.
- The subdivision plat is a revision of the previous approval to include the Dillard TN. Operating LTD Properties.
- Motion Option-Approve the final subdivision plat 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 any Planning Commission determined revisions needed to correct the subdivision plat.

Planning Commission Discussion: N/A

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

Item #5 Rivergate Master Plan: Merus/Rivergate Holdings, LLC: Request revised preliminary master plan to include the revised location of a residential use per a previous master plan amendment. The properties are referenced as Davidson County Tax Map/Parcels# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 03402007600, 03402007700. 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, and Dillard TN. Operating LTD. Partnership (7-24/1-25).

Item Representative: Kate Jarosh, Merus

Staff Discussion:

- The Planning Commission at the December 1, 2025 meeting approved a preliminary master plan amendment to replace a 120-room hotel and 17,000 square feet commercial uses with 87,000 square feet of commercial use including a 51,000 square feet grocery retail center and smaller retail and restaurant spaces.
- The December amendment also included that the 340-unit apartment use would be transferred to an additional phase.
- The current proposed amendment includes relocating the 340-unit apartment use to the defined master plan area replacing the 75,000 square feet entertainment and 46,000 square feet commercial and medical office uses.
- Motion Option-Approve the master plan amendment based on the request meeting the intention for a 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:

- Parnell asked if there was not a market need for the sports and entertainment area at this time?
- Jarosh responded that all the changes that have been made are market driven.
- Parnell asked if the sports and entertainment was something Goodlettsville was wanting or was it in the original plan?
- McCormick responded in the original plan and thinks originally, they had a possibility, but the City's goal was to get as much commercial as possible.

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

Item #6 Rose Hill Park/ Nashville Civil LLC: Requests preliminary subdivision plat and construction plan approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 acres at the end of Rosehill Drive and one residential lot at the end of Harris Drive. Property referenced as Davidson County Tax Map/Parcel# 02508004600 and is zoned R-10, Medium Density Residential. Property Owners: Rosehill Park LLC (6-24)

Item Representative: Brian Hamilton, PE Nashville Civil LLC, Tom Harris, Accoa, LLC Developer, and Silas Mathes, Davey Resource Group, Inc.

Staff Discussion:

- The Planning Commission at the June 3, 2024 meeting approved the concept layout of the property.
- The proposal includes the extension of Rose Hill Drive with a private cul-de-sac.
- The private cul-de-sac will be required to be built to the City's Street Standards.
- The project design is proposed to separate the public storm water from the existing street and street side ditches and the development generated private storm water for storm water quantity and quality treatment.
- The project cul-de-sac design was previously considered and determined to maintain the existing Rose Hill Street slope in the cul-de-sac designed slope of 13.8% percent due to street design and lot buildability limitations with a street design attempting to transition the existing street slopes of 17.5% slopes at the cul-de-sac to meet the City's Street Standards.
- The project design includes a Subdivision Regulations design variances from the requirement of street slopes at ten (10%) and cul-de-sac slopes at five (5%) percent.
- The proposed storm water quality and quantity design includes proposed grading and vegetation replacement within the stream buffer which will also require review by the TDEC, Tennessee Department of Environment and Conservation to prove no water quality impacts to the stream area.
- The proposed storm water bio-retention design depending on the required TDEC review might be altered due to the stream buffer average requirement of sixty (60') feet buffer on both sides of the stream with a minimum dimension of thirty (30') feet.
- A fourth lot for a one-family detached dwelling unit was previously discussed on the portion of the property fronting Harris Street across the stream area.
- If that is still part of the proposal, then the plans will need to be amended to include a fourth lot for a one family detached dwelling unit.

- Due to the proposal for a private extension of the Rose Hill public street, the City will require with the project final subdivision plat process submittal of private maintenance documents for the street and storm water and improvements and the cul-de-sac street light utility service to be recorded with the subdivision plat.
- Staff Stipulation-Obtain TDEC approvals for the proposed stream buffer alteration.
- Staff Stipulation-Complete City's Engineer Consultant and City Staff plan review comments prior to any project land disturbance permit issuance including, but not limited to, full plan details, lot dimensions, location of utility and drainage easements, complete storm water facility design, sewer service capacity service and design approval, building architectural design requirements to include compliance with the Design Guidelines approved with the concept plan including a minimum fifty (50%) brick and/or stone and secondary material requirements, and cul-de-sac street light design per the Nashville Electric Services (NES) lighting manual.
- Motion Option-Approve the construction plans with the defined staff stipulations. The construction plan design includes the referenced Subdivision Regulations street and cul-de-sac slope variances.
- Motion Option-Deny the construction plans and define the needed construction plan amendments based on the Planning Commission's determination during the meeting that the construction plans do not meet the City's Subdivision Regulations and Zoning Ordinance.
- Motion Option-Defer the request for the applicant to provide additional information including the plan review comments and any other items as determined by the Planning Commission during the meeting discussion. (Staff Recommendation)

Planning Commission Discussion:

- Hamilton stated they will re-submit based on comments they have with outside reviewers but the re-submittal will be largely what is in front of you.
- Hamilton stated they are going to change the routing of one (1) storm pipe and show some easements.
- Hamilton stated they will not be changing the location of the units, or the design of the cul-de-sac.
- Trew asked if the cul-de-sac/turn around will be gated?
- Hamilton responded no and discussed the public/private turn around right-of-way.
- McCormick discussed working with them for a right-of-way/public street rather than a private street section.
- McCormick discussed the stipulation to obtain TDEC approvals for the stream buffer alteration because it could change the pond design.

Motion: Motion by Barnfield to defer the request, No second. The motion failed.

- Parnell asked if someone could speak on the TDEC issues.
- Mathes responded that the buffer regulations are applied through the TN Construction General permit for storm water discharges and discussed the permit from TDEC regarding equivalent measures that are designed by the engineer.
- Mathes stated the calculations are within the sixty (60') foot average buffer except for the offsite stream on the North side of the property.
- Mathes discussed the storm water along a swale and the alternative idea of taking a swale along the property boundary, allowing water to infiltrate.
- Parnell asked if they would have that approved by next month's meeting?
- Mathes responded it could maybe take forty-five (45) days to get all resolved.
- Tim Ellis-City Manager stated that the City engineer consultant is here if they want to hear from them.

- Trew stated that is a good idea.
- James Robert Dearman, OHM Advisors, stated they did a review of the sixty (60') foot buffer and because the stream is impaired, they can average sixty (60') foot off that stream, but from their review it looked like a lot less than sixty (60') foot and in the TDEC construction general permit it specifically says no grading or soil disturbance within an average of sixty (60') foot of that buffer, so we recommended either a TDEC waiver or a redesign before we could recommend approval.
- Wheeler asked McCormick how long it would take to work through the recommend staff stipulations?
- McCormick responded depending on how quick they could submit them, it could be two weeks, it would be up to them.
- Mayor Rusty Tinnin stated he has full faith and trust in the staff and asked McCormick after all the discussion are you still more comfortable with deferring the request?
- McCormick responded yes.

Motion: Motion by Mayor Rusty Tinnin to defer the request, seconded by Parnell.

- Mayor Rusty Tinnin stated we totally support this project and are excited about it, we are not wanting to deny or push out but Mr. McCormick is a thorough planner and we want to do what he recommends and thank you all for being here.

The motion passed.

DISCUSSION ITEMS

-Draft Zoning Ordinance Amendment- Secondary and Accessory Dwelling Units-

The Planning Commission at the January 5, 2026 meeting received comments during the Public Forum section of the agenda regarding permitting accessory dwelling units. The Planning Commission has previously discussed proposals for accessory dwelling units and decided not to proceed with a Zoning Ordinance recommendation to the City Commission. The property discussed during the Public Forum is located on Caldwell Drive and is zoned R40, Low Density Residential. The property includes 2.81 acres. Another option would be to amend the Zoning Ordinance to include a conditional use review by the City's Board of Zoning and Sign Appeals board for a secondary dwelling unit on a property. The secondary dwelling unit would only be an option in the case of properties including adequate roadway frontage and property dimensions to permit a subdivision of the property for a separate lot per the Zoning Ordinance and designated property zoning. The intention of the secondary dwelling unit would be to maintain the consistent building setting of the surrounding area and maintain the property size. The application of the secondary dwelling units would not apply to a majority of residential properties due to the property dimension requirements and private neighborhood property restrictions. Staff presented and discussed Zoning Ordinance Amendments: Accessory Dwelling Unit 14-205 (3)(b) Table 1 and Secondary One Family Detached Residential Dwelling Unit.

Trew discussed the maximum square footage for an accessory dwelling unit of 700 square feet.

Jim Snyder and his daughter property owner Ms. Bethany Hardison both discussed that a thousand (1,000) square feet meets their needs for the guest house or whatever they call it secondary unit.

Snyder stated that they could divide the property and put the second building on there, but it wouldn't be conducive to the adjacent property owner.

Jim Snyder discussed how the main house and the guest house would look on the property with the same type of roof line and materials.

Barnfield discussed the houses being side by side, and the setbacks if the property were to be split.

Parnell discussed a secondary residential unit with a restriction line added to the deed.

McCormick discussed zonings and deed restrictions.

Jim Snyder commented that they would offer a deed restriction in the deed regardless of what happens in zoning that the property would not be subdivided.

Parnell commented that when we talk about potentially adding a zoning use and what we're going to have in the books that everybody's going to be reading and trying to follow, we want to make sure we're not creating a problem.

Parnell talked about different secondary unit scenarios, zonings, and minimum lot requirements.

Trew discussed secondary units being at the rear of the house and the size of the house matching the neighborhood.

Parnell discussed the differences between an accessory dwelling unit and a secondary residential unit.

Russell Freeman-City Attorney discussed the location of a secondary residential unit on a lot, putting a restriction on the lot that it can't be subdivided in the deed, and specifically tailoring this to particular lot sizes, zoning districts and it should have a minimum and maximum square footage.

Parnell discussed conditional use restrictions and legal issues for the City.

Russell Freeman-City Attorney commented once you create the zoning it runs with the land and it's allowed it would be difficult to say no for conditional use.

McCormick commented he will take the discussion tonight and will draft a Zoning Ordinance for a secondary dwelling unit on a property.

With no further business, the meeting was adjourned at 6:32 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant