

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 2, 2026

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Jeff Parnell

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 Coats offered prayer.

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

Item #2 Approval of February 2, 2026 Meeting Minutes: Commissioner Gilmore made a motion to approve the minutes of the February 2, 2026 meeting, Wheeler seconded the motion. The motion passed.

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

No one requested to speak.

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

The Public Forum was closed.

AGENDA

Item #4 Cedar Side at Dry Creek Phase One/ Natelli Communities: Requests reduction and one-year extension of the project performance bond.

Item Representative: Addam McCormick, Staff

Staff Discussion:

-The developer has requested a bond reduction from \$285,600 to \$238,000 due to the site development improvements completed.

-Project Status: Five (5) of the fifty-five (55) lots are under construction.

-Subdivision Plat Recording Date: March 26, 2025.

-Current Project Bond: \$285,600 performance bond- March 13, 2026 Expiration.

-Remaining Project Improvements: Final asphalt paving, Site finish grading/stabilization, Site Landscaping, Sidewalk sections.

-Improvement Cost Estimate: \$225,000 based on original cost estimates with inflation percentages added.

-Motion Option-Approval of a one-year bond extension at the current bond amount of \$285,600.

- Motion Option-Approval of a one-year bond extension per the developer requested bond amount of \$238,000. (Staff Recommendation at \$242,760 includes 2.5% increase)
- Motion Option-Approval of a one-year bond extension at amount determined by Planning Commission based on information provided during meeting.

Planning Commission Discussion: N/A

Motion: Motion by Commissioner Gilmore to approve the one-year extension and bond amount of \$242,760 per staff recommendation, seconded by Barnfield. The motion passed.

Item #5 Springfield Highway/Hwy 41/Pape-Dawson Company: Requests recommendation to the City Commission to rezone the 7.4-acre property on Springfield Highway/Hwy 41 referenced as Sumner County Tax Map/Parcel# 14100801000 from CPUDL, Commercial Planned Unit Development Limited to CG, Commercial General. Property Owner: Wesley Greene

Item Representative: Benjamin Hawk, Pape-Dawson Co. and Wesley Greene, ABG Caulking

Staff Discussion:

- The request is to rezone the 7.4-acre property from CPUD, Commercial Planned Unit Development and CPUDL, Commercial Planned Unit Development Limited to CG, Commercial General to permit the proposed use of the property as an office and warehouse use including the preliminary layout plan.
- The rezoning request would permit all the permitted uses in the CG, Commercial General zoning district.
- The Comprehensive Plan designated the area of Springfield Highway north of the 31W interchange as commercial corridor intended for general commercial
- The current commercial planned unit development zoning districts are not connected to a preliminary master plan.
- Motion Option-Recommend to the Goodlettsville City Commission approval of the CG, Commercial General zoning district based on the Planning Commission’s determination during the meeting that the proposal is in compliance with the City’s Comprehensive Plan. (Staff Recommendation)
- Motion Option-Recommend to the Goodlettsville City Commission denial of the CG, Commercial General zoning designation based on the Planning Commission’s determination during the meeting that the proposal is not in compliance with the City’s Comprehensive Plan.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Hawk stated the zoning CPUDL only allowed for mini warehousing, but for business needs they are trying to zone to Commercial General to be able to bring in supplies and materials for the business.
- Greene stated that they would like to really grow this and they are at a point now where they are out of parking and space in the office.
- Greene stated that the zoning Commercial General would be a good way to help them expand and grow.

Motion: Motion by Mayor Tinnin to approve the request, seconded by Barnfield. 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) Deferred at the February 2nd Meeting.

Item Representative: Brian Hamilton, PE Nashville Civil LLC

Staff Discussion:

- The request was deferred at the February 2, 2026 meeting due to the number and type of remaining plan revisions required.
- 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 a limited reduced slope from the existing Rose Hill Street slope with the cul-de-sac designed slope of 13.8% percent due to the current 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 proposal includes the extension of Rose Hill Drive with a public cul-de-sac.
- 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.
- 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 full plan details, lot dimensions, notation that the lot#4 area referenced is to be open space, location of utility and drainage easements, complete storm water facility design, sewer service capacity service and design approval, 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. (Staff Recommendation)
- 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.

Planning Commission Discussion:

- Hamilton stated that they could have the TDEC approvals by the end of the week for the stream buffer alteration.
- Hamilton stated they have no problem with staff and engineer consultants comments or stipulations.
- Commissioner Gilmore asked for clarification on the buffers
- Hamilton responded that there's a 30' and 60' foot buffer and discussed the buffer along Mansker

Creek and stated that there's nothing in the 30' foot buffer, only grass on both streams.

Motion: Motion by Wheeler to approve the request with staff stipulations, seconded by Mayor Tinnin. The motion passed.

Item #7 Goodlettsville City Commission requests the Planning Commission to: Review and provide a recommendation for six (6) vacant properties with existing HDRPUD, High Density Residential Planned Unit Development zoning including a possible property zoning change.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The Goodlettsville City Commission has requested the Planning Commission provide a recommendation on the zoning on the following six (6) properties.
- The City Commission previously reviewed ten (10) current vacant properties zoned HDRPUD, High Density Residential Planned Unit Development.
- Four (4) of the properties include active development vested plan rights.
- The following six (6) properties do not include active development plan rights due to either the timeline of prior approvals or due to there being no available plans associated with the property.
- The Planning Commission can recommend maintaining the existing zoning for all of the six (6) properties or individual properties or recommend a revised property zoning district for all of the six (6) properties or individual properties.
- Motion Option-Recommend to the Goodlettsville City Commission to alter the HDRPUD, High Density Residential Planned Unit Development zoning of the six (6) properties or certain defined properties based on the Planning Commission's determination during the meeting that the revised property zoning designations are in compliance with the City's Comprehensive Land Use Plan.
- Motion Option-Recommend to the Goodlettsville City Commission to maintain the existing HDRPUD, High Density Residential Planned Unit Development zoning of the six (6) properties or certain defined properties based on the Planning Commission's determination during the meeting that the current HDRPUD property zoning designations are in compliance with the City's Comprehensive Land Use Plan.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

- Property#1- 6.69 Acres- 0 Alta Loma along east side of I-65 south of Rivergate Parkway: Property Owners: Brittney and Richard Fisher- Davidson County Tax Map/Parcel# 03401008200. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD or R25, Low Density. Staff Recommended Zoning District: HDRPUD.
- Trew stated this property is very rough and can't imagine anything going on the property.
- McCormick discussed the limitations of the property.
- Commissioner Gilmore discussed the connection to Cobblestone and the neighborhood opposition of past commercial applicants.

Motion: Motion by Mayor Tinnin to recommend staff recommendation to maintain HDRPUD zoning, seconded by Wheeler. The motion passed.

-Property#2- 5.92 Acres- O West Monticello Ave. Property Owner: Dr. D.N Singh. Davidson County Tax Map/Parcel# 03409002400. Property Zoning: HDRPUD, High Density Residential Planned Unit

Development. Zoning District Options: HDRPUD or R15, Medium Density. Staff Recommended Zoning District: HDRPUD. Zoning District Options: HDRPUD or R15, Medium Density.

-McCormick discussed the limitations of the property and best use of the property with limited road frontage.

Motion: Motion by Barnfield to recommend staff recommendation to maintain HDRPUD zoning, seconded by Wheeler. The motion passed.

-Property#3- 5.9 Acres- O Dry Creek Road. Property Owner: Warren B Properties, LLC. Davidson County Tax Map/Parcel# 03300020600. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD. Staff Recommended Zoning District: HDRPUD

-McCormick discussed the stream across the property and buffer issues with the property.

-McCormick discussed what they can build on this property currently zoned HDRPUD.

-Commissioner Gilmore discussed specifying zoning R15 for single family homes.

-McCormick discussed possible spot zoning limitations

-Trew commented when people hear high density they start thinking about apartment complex it could be high density single family homes or townhomes.

Motion: Motion by Mayor Tinnin to recommend staff recommendation to maintain HDRPUD zoning, seconded by Barnfield. The motion passed.

-Property#4- 2.54 Acres- Dry Creek Road. Property Owners: Sam Tinnin and James Simpson. Davidson County Tax Map/Parcel# 03300020400. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD or CPUD. Staff Recommended Zoning District: HDRPUD.

-Property Representative: James Simpson

-Simpson stated they do not have any plans for development at this time.

-Commissioner Gilmore asked Simpson if he would like to market the property more toward Commercial and is listed on the MLS now?

-Simpson responded it would be beneficial if it was zoned commercial and no it isn't listed on the market but he has received several calls regarding the property.

-Commissioner Gilmore asked Simpson on the calls he has received did he know what they were wanting to do with the property?

-Simpson responded he did not have a realistic price so he told them he would have more information after this meeting.

-Trew asked if the front part was zoned commercial what happens to the back part?

-Mayor Tinnin responded that part is high density residential.

-McCormick responded that if you are going to do commercial I recommend you do the whole property.

-McCormick discussed maintaining the back corner as HDRPUD and changing the front to CPUD.

-Barnfield asked McCormick what that would do to his tax base right now?

-McCormick responded he did not think anything until they actually use the property.

-Trew commented it would be nice to see a big piece of commercial there if possible.

Motion: Motion by Wheeler to recommend changing to CPUD, seconded by Commissioner Gilmore. Mayor Tinnin abstained. The motion passed.

- Property#5- 31.05 Acres- 188 Dry Creek Road. Property Owners: Donovan and Edna Grant. Davidson County Tax Map/Parcel# 03300002100. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD, MDRPUD, Medium Density Residential, LDRPUD, or R25. Staff Recommended Zoning District: HDRPUD or MDRPUD, Medium Density Residential Planned Unit Development.
- Property Representative: Donovan Grant
- Grant stated he is good with whatever they decide but at least medium density would be better for him.
- Commissioner Gilmore asked Grant if he had home builders talk to him about the property?
- Grant responded yes all the time but they want high density and because the way the land has a grade to it they want to build more units on less land.
- Grant discussed combining the property with Echo Hills and a developer wanting to develop the Properties as phase 5 and 6 of Echo Hills.
- McCormick discussed the approved Echo Hills phase 5 and 6 and the sixty-one (61) lots.
- McCormick commented if they do medium density they could specify in the ordinance it was intended for single family detached dwellings because medium density allows three (3) units an acre.

Motion: Motion by Commissioner Gilmore to recommend changing to MDRPUD for single family detached homes, seconded by Wheeler. The motion passed.

- Property#6- 6.9 Acres- 1211 S. Dickerson Road Rear Portion. Property Owners: Goodlettsville Partners, LLC. Davidson County Tax Map/Parcel# 03300003400. Property Zoning: HDRPUD, High Density Residential Planned Unit Development. Zoning District Options: HDRPUD, CS, Commercial Services. Staff Recommended Zoning District: HDRPUD.
- Trew asked McCormick if he thought this property could be a continuation of medium density and commercial on the front?
- McCormick responded medium density in the back with five (5) acres would be about fifteen (15) units with town homes and discussed the road frontage and maintaining the commercial frontage on the property.
- Barnfield asked McCormick how much commercial on the front of the property?
- McCormick responded maybe four or five hundred feet maintain roughly two (2) acres commercial.

Motion: Motion by Commissioner Gilmore to recommend staff recommendation of maintaining HDRPUD zoning for the back of the property, seconded by Barnfield. The motion passed.

DISCUSSION ITEM

-Draft Zoning Ordinance Amendment- Fence Regulations-

The City’s Board of Zoning and Sign Appeals recently reviewed an administrative appeal regarding the fence section of the Zoning Ordinance. The appeal was based on the ordinance section limiting solid fences over four (4’) feet in the front yard of the property and the percentage of open portions of the fence that would be required to not be considered a solid type fence.

A Board of Zoning and Signs Appeals member provided the following Zoning Ordinance amendment suggestion to address the open and solid fence ordinance text.

Staff discussed the proposed ordinance amendments to clarify open fencing and the ordinance amendment was researched and prepared by Mr. Stuart Huffman a member of the Board of Zoning and Sign Appeals.

The board and City Manager Tim Ellis thanked Addam McCormick for his dedication to the Planning Commission and wished him all the best in his new opportunity.

With no further business, the meeting was adjourned at 6:31 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant