

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 6, 2026

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

Also Present: Sean Pfalzer (Staff), Tim Ellis-City Manager, Sharon Reed (Staff), Jenni Spivey (Staff), and Alex West (Staff).

Trew called the meeting to order and Barnfield offered prayer.

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

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

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

David Degrella – 202 Pear Orchard Drive

David Degrella is the next door neighbor to the property on 7723 Old Springfield Hwy. Degrella is opposed to the rezoning of this property to commercial in a residential neighborhood. Degrella states that Hitt Lane and Old Springfield Hwy. are narrow country roads with heavy traffic now and adding commercial would make it worse. Degrella opposed the rezoning of this property.

Rick Rowe – 315 Isaac Drive

Rowe wants to know what the intent is for the 7723 Old Springfield Hwy property. Rowe has concerns about the traffic situation if the roads are not improved for a commercial business. Rowe discussed the term “commercial” what does that mean and can that be defined. Rowe discussed bringing in possible food service does that mean outside areas with music and noise?

Chris Howard – 1810 Baker Road

Howard states she supports the rezoning for 7723 Old Springfield Hwy property and it will not increase the traffic in the area.

Jeanette Clark – 6216 Lickton Pike

Clark states the home at 7723 Old Springfield Hwy is a beautiful home and special to her. Clark wants the home to stay like it is in the neighborhood with no commercial business.

Tim Tinnin – 2007 Baker Road

Tinnin stated the property at 7723 Old Springfield Hwy if sold commercial or residential there is a bigger problem with traffic. Tinnin discussed the issues with traffic flow and asked if there was a goal for long term to redirect traffic. Tinnin stated suggestions for the two (2) entry and exits on the property that would help the business and traffic flow.

Susan Tinnin – Hitt Lane

Tinnin discussed the need for a turn lane going up Hwy 31W/41. Tinnin stated that she came to the meeting and was opposed to the rezone of 7723 Old Springfield Hwy but after speaking with the prospective buyer she thinks the business will be a great fit for the property.

Jane Coats – 226 Swift Drive

Coats stated she has lived in Goodlettsville her entire life. Coats states this corner 7723 Old Springfield Hwy is a beautiful corner with a nice park across the street. Coats discussed concerns with parking spaces on the corner and traffic in a residential area. Coats stated we do not need to add commercial property on the corner.

Mindy Manley – 304 Mystic Hill Drive

Manley stated that traffic is a huge concern on Hitt Lane. Manley stated that if the property at 7723 Old Springfield Hwy is zoned commercial where does it end, what happens in five years if it is zoned commercial and they sell what would they be looking at a MAPCO? Manley opposed commercial property in the neighborhood.

Curtis Benz – 7723 Old Springfield Hwy. Executor

Benz stated that his parents have been at this house for 40 years, restored it, and have made it what it is today. Benz stated that his parents gave the City the ten (10) acres across the street for the park. Benz stated that one of the reasons they are excited about Chic Artique is that house has been there for over 200 years. The applicant's plan to restore it and keep it similar to the way his parents had it or do you want someone to buy it, knock it down, and build six (6) houses in there because that could happen. Benz stated there's traffic and they're not going to bring in additional traffic. Benz stated they already have a business in the City and they're good people. Benz stated the house was built in 1848 and they're going to keep it that way. Benz supports the rezoning of 7723 Old Springfield Hwy.

Leanne Benz – 7723 Old Springfield Hwy.

Benz stated that what she has heard from the neighbors that have spoken is not that they are against the plans that are going in there but they are against the traffic. Benz stated that this business will not be an additional traffic problem and she thinks this business should not be denied because of the traffic problem that exists already. Benz supports the rezoning of 7723 Old Springfield Hwy.

Chuck Howard – 1810 Baker Road

Howard stated if sewer goes to the house than the property could be zoned for multiple homes and a lot more traffic for the area. Howard stated the City could put stipulations there that they keep the house, they don't tear down the house, and they keep it up forever. Howard stated the idea we would deny them keeping the house the way it is and make it something great is beyond him. Howard supports the rezoning of 7723 Old Springfield Hwy.

Mark Paul – 7965 Old Springfield Pike

Paul stated he has lived on Springfield Pike for years and have watched the rehab of this property over the years and surprised to find it proposed for rezone commercial. Paul stated his problem is two (2) things. The commercialization of it and once it becomes a planned unit development you can't unplan the development and the other problem is traffic. Paul stated a serious problem getting emergency vehicles in there and once the door opens to commercial it can be whatever the people want it to be. Paul opposed the rezoning of this property.

Tori Wilt – 575 Brick Church Pike

Wilt stated that she has been in the Goodlettsville area for 50 years. Wilt stated she has concerns about once you zone that commercial and the business did not work out the property will stay commercial and who knows what would go up in that area. Wilt discussed the problem with traffic and the growth in the City. Wilt opposed the rezoning of this property.

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

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

The Public Forum was closed.

AGENDA

Item #4 Jonathan and Jenna Rummel: Requests recommendation to the City Commission to rezone the 4.54-acre properties at 7723 Old Springfield Highway referenced as Davidson County Tax Map/Parcels# 01808001000 and 01808001100 from A, Agricultural to CPUDL, Commercial Planned Unit Development Limited Property Owner: William W. Benz.

Item Representative: Jenna and Jonathan Rummel

Staff Discussion:

- The request is to rezone the 4.54-acre property from A, Agricultural to CPUDL, Commercial Planned Unit Development Limited to permit the proposed use of the property as a retail and possible food service commercial use.
- The rezoning request would permit all the permitted uses in the CPUDL, Commercial Planned Unit Development Limited zoning district.
- A proposed parking plan was submitted as part of the request to add additional parking to support commercial uses as well as provide ADA accessible parking spaces.
- Motion Option-Recommend to the Goodlettsville City Commission approval of the CPUDL, Commercial Planned Unit Development Limited 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 CPUDL, Commercial Planned Unit Development Limited 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:

- Jenna Rummel stated they currently own Chic Artique on Main Street in Goodlettsville and have been in business for 10 years and shares all of the concerns about traffic.
- Jenna Rummel stated that they would love to relocate the business to this beautiful old home.
- Jenna Rummel stated that they love the home as it is and plan on renovating most cosmetic and keeping it as much like it is.
- Jenna Rummel discussed the circular drive and parking plan with a designated in and a designated out.
- Jenna Rummel stated they hope to put a coffee shop in the back building.
- Coats asked what is your current commercial property across the street and are you moving that to the Springfield Highway location.
- Jenna Rummel responded it is Home Décor and yes we are relocating.
- Jenna Rummel stated they have sold to a boutique who sells mainly clothing and will be coming in February of next year.
- Parnell discussed issues with lighting and noise that might flood the neighborhood.
- Jenna Rummel stated that there's already one (1) parking light on the property and they hope that works and the latest they have remained open for an after-hour event is 7pm.
- Jonathan Rummel stated any lighting they would need for the parking area would be tastefully done that's more streetlamp style complimentary to the historic nature of the house.
- Trew asked Sean Pfalzer would there have to be a lighting plan for this?
- Pfalzer responded they could look at that as part of the preliminary site plan.
- Commissioner Gilmore asked Rummel what the times for delivery would be?
- Jenna Rummel responded it would definitely be within the open hours of 10 am to 5 pm and they generally receive deliveries around noon to 2 pm.
- Trew asked what kind of delivery is this a semi-truck or delivery truck like Amazon?
- Jenna Rummel responded they get delivery from all kinds of businesses but most of them are FedEx and UPS trucks and occasionally get larger deliveries but not every day.
- Commissioner Gilmore discussed operating hours for store and coffee shop.
- Jenna Rummel responded right now 10 am to 5 pm and closed on Sundays. She thinks the coffee shop will mimic their hours unless they have something earlier in the day.
- Commissioner Gilmore discussed the lot on Pear Orchard Drive remaining residential and putting a buffer there.
- Jenna Rummel responded that lot will stay residential in addition to landscaping to create a buffer that's currently not there.
- Commissioner Gilmore discussed concerns about the protection of the Garrett house and the history of that in Goodlettsville if this passes because it's not on a historical register and maybe put in the motion that the house would never be torn down so 5 years down the road a commercial developer could not tear it down.
- Jonathan Rummel responded they would not be opposed to a deed restriction added to the property.
- Commissioner Gilmore discussed keeping the circular drive coming off Old Springfield Hwy and exiting on Hitt Lane.
- Jenna Rummel responded it enters on Old Springfield Hwy and would exit on Old Springfield Hwy.
- Jonathan Rummel discussed the number of parking spaces based on the square footage of the buildings 28 parking spaces would be required and 1 handicap spot and they believe they can accommodate up to 30 spots.
- Wheeler asked if they have talked with the Goodlettsville Fire Department related to access for emergency vehicles to the property?

- Jenna Rummel responded not beyond their conservation with Addam McCormick when he met them on the property and they did go through what would be necessary.
- Mayor Tinnin asked if they spoke with Addam McCormick regarding drainage issues and water retention gravel or asphalt?
- Jonathan Rummel responded asphalt will be required and the square footage was below the threshold for the required detention pond.
- Parnell asked to review the Existing and Proposed Zoning matrix of what's allowed.
- Parnell stated he did not have concerns about anything listed and appreciates the third residential lot staying residential creating the buffer with additional landscaping and leaning to make a motion to approve.

Motion: Motion by Parnell to approve the request as presented.

- Mayor Tinnin as a conflict of interest will abstain from the vote.
- Trew stated if they approve the zoning change this is just a recommendation from the Planning Commission for the City Board of Commissioners to approve.

Motion: Motion by Parnell to approve the request as presented, seconded by Barnfield.

- Coats will abstain from the vote.
- Commissioner Gilmore asked to amend Parnell's motion adding the stipulation to remove Food Service Drive-in & Drive-thru option from proposed zoning.
- City Manager Ellis asked for clarification on Community Assembly and Entertainment & Amusement Services generally, what would that be?
- Pfalzer responded Community Assembly includes activities performed by or at institutions for various social or athletic or recreational purposes, such as civic, social, fraternal associations, private clubs, lodges, meeting halls or temporary nonprofit festivals. Entertainment & Amusement includes the provision of cultural entertainment, educational, athletic services other than those classified as community facility activities, such as batting, golfing, driving ranges, bowling alleys, auditoriums, exhibition halls, movie theaters and skating rinks.
- Trew stated he liked Commissioner Gilmore's recommendation, and would it be a problem taking out options on the zoning?
- City Manager Ellis responded that it's part of the Planned Unit Development (PUD) and an individual adoption for that rezoning on the property so this board recommends that to the City Board of Commissioners and it goes forward then those zoning options would limit the ability to use for those uses.
- Commissioner Gilmore asked for clarification on Convenience Commercial.
- Pfalzer responded Convenience Commercial includes retail sale from the premises of groceries, drugs and other frequently needed personal convenience items, bakeries, barber shops, beauty shops, drug stores, grocery stores, hardware stores, laundry, dry cleaning, shoe repair services, news stands, self-service gasoline pumps, excluding fuel services for trucks 10,000 lbs and gross vehicle weight, automated car washes.
- Parnell asked are they allowed to limit it to only food and beverage services and general retail trade?
- Pfalzer responded yes we are.
- Parnell asked the Rummel's if they are okay with limiting it to food and beverage services and general retail trade?
- Jenna Rummel responded that is what we're doing so, yes.

Motion: Revised motion by Parnell to approve the request with the revision of zoning only allowing food and beverage services and general retail trade under the proposed zoning request, seconded by Barnfield. The motion passed with five (5) yes votes and two (2) Mayor Tinnin, and Coats abstained.

Mayor Tinnin excused himself from the meeting.

Item #5 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-205 (3)(b), 14-213 (9)(h)(iv), and Appendix A, Table 1 define provisions for limited secondary residential dwelling units.

Item Representative: Sean Pfalzer, Staff

Staff Discussion:

- The Planning Commission at the February 2nd meeting discussed a citizen requested Zoning Ordinance amendment to permit secondary dwelling units on larger acreage properties with defined limitations.
- The Planning Commission discussed site design options and deed restrictions to prevent future subdivision of the property under the current property zoning designations and regulations.
- The Planning Commission has previously discussed and denied Zoning Ordinance requests to incorporate accessory dwelling units in the residential zoning districts.
- The key difference between secondary and accessory dwelling units is secondary dwellings units would only be permitted on properties with dimensions and acreage that permit a subdivision of the property per the property designated zoning.
- The proposed amendment Zoning Ordinance includes the defined administrative application process including 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 sufficient 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 minimum property dimension requirements and private neighborhood property restrictions.
- The Planning Commission previously discussed limiting the application of the secondary dwelling units to larger properties which would further limit the application of the ordinance section to only defined areas of the city based on designated property zoning and property dimensions.
- There is currently a proposal being reviewed this legislative session that if approved could alter and possibly eliminate the need of this Zoning Ordinance amendment.
- If the bill passes, cities will have defined limited regulations available for accessory dwellings units.
- Staff presented the proposed Zoning Ordinance Amendments: Secondary Dwelling Unit Sections 14-205 (3)(b) Table 1 and 14-213 (9)(h)(iv).
- Staff presented the proposed defined administrative application process for Secondary One Family Detached Residential Dwelling Unit.

- The following items are standards that shall apply to all one family detached secondary residential family dwelling units: 1. No more than one secondary residential dwelling unit shall be permitted in conjunction with the primary detached dwelling unit on a property. 2. No attached secondary residential dwelling unit shall be permitted. 3. A secondary unit shall be owned by the same person(s) as the primary dwelling unit. 4. The maximum size of all buildings including primary and secondary

dwelling units, and accessory buildings on a property shall be limited to the maximum lot coverage and floor area ratio requirements of the Zoning Ordinance. 5. The secondary dwelling unit minimum building square footage dimensions and attached garage requirements for the secondary unit shall be determined by the designated property zoning and the Zoning Ordinance. The Board of Zoning and Sign Appeals may review and permit proposed site designs that are intended for the secondary unit to be a detached extension of the primary dwelling unit due to the close proximity of less than a thirty (30') feet separation between the closest exterior wall of the secondary dwelling unit and the primary dwelling unit and in this setting the minimum square footage of the secondary dwelling unit may be permitted to be reduced to 1,000 square feet. 6. The secondary dwelling unit minimum building setbacks shall be the same as the minimum building setbacks of the designated property zoning and Zoning Ordinance. The Board of Zoning and Sign Appeals may review a proposed site design that is intended for the secondary unit to be a detached extension of the primary dwelling unit due to the close proximity of less than a thirty (30') feet separation between the closest exterior wall of the secondary dwelling unit and the primary dwelling unit. 7. The property shall contain adequate off-street parking for both the primary and secondary residential dwelling units per the parking requirements of the Zoning Ordinance. 8. A secondary dwelling unit shall not be located in front of the primary dwelling unit on the property. 9. A secondary dwelling unit shall not be located on a property less than two (2) acres.

- Motion Option-Recommend approval to the City Commission for the amendment of the Zoning Ordinance to include the Secondary Dwelling Units section as presented by staff or with ordinance revisions determined by the Planning Commission. (Staff Recommendation)
- Motion Option-Recommend denial to the City Commission to not include the Secondary Dwelling Units section in the Zoning Ordinance.
- Motion Option-Defer the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Trew commented he did not see anything in there regarding the style of the secondary unit having to be like the primary unit so could you have something totally different, different brick, different structure, different roof lines?
- Pfalzer responded I think the intent was to match the primary unit.
- Parnell discussed Conditional Use approval for all the agricultural, residential and low density residential limiting it to a two (2) acre track.
- Trew commented on how often this comes up in a year, what is a secondary dwelling, who can live there, what does it have to look like, what are the setbacks and standards.
- Barnfield commented he thinks he was one of the ones who recommended the lot size so maybe they should change some the P's on the Land Use Activity Matrix to N's so we're not accepting all of them.

Motion: Motion by Parnell to approve the request with the change of R10 and R7 to N, Not permitted instead of C, Conditional on the Land Use Activity Matrix, seconded by Barnfield. The motion passed.

With no further business, the meeting was adjourned at 6:41 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant