

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

May 4, 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:** Sean Pfalzer (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, 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, Mayor Tinnin seconded the motion. The motion passed.

**Item #2 Approval of April 6, 2026 Meeting Minutes:** Wheeler made a motion to approve the minutes of the April 6, 2026 meeting, Commissioner Gilmore seconded the motion. The motion passed.

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

**Connie Childress – 127 N Maple Ridge Lane**

Connie Childress stated her home is directly beside and to the back of the proposed Ironwood Development. Childress has concerns about the proposed emergency gate at the end of N Maple Ridge Lane cul-de-sac and asking for clear information on the access point. Childress has concerns for the trees they want to remove because those trees provide many benefits for clean air, water runoff, natural habitat, and wildlife. Childress asked please just communicate with us and let us know our concerns are heard.

**James Childress – 127 N Maple Ridge Lane**

James Childress discussed the access road at the end of the cul-de-sac. Childress stated they have been told several times it's required, and then not required, then just an emergency route. Childress does not want heavy truck traffic and construction traffic coming down the road using the intersection cul-de-sac because they have no access to the proposed Ironwood Development. Childress stated the large oak trees they plan to remove could fall on his house and if at all possible, preserve some of those trees. Childress asked that they take the citizens comments regarding the Ironwood Development into consideration.

**Sarah Childress – 127 N Maple Ridge Lane**

Sarah Childress stated construction of the proposed Ironwood Development will have an irreversible impact on the neighborhood therefore requesting from the Planning Commission and builders to be transparent about the plans and for the Planning Commission to take up their concerns and advocate for them with the builders. Childress asks the builders to keep them informed and act as a company that's

rooted in this community. Childress request ecological preservation because she is concerned about the environmental impact this project will have. Childress, suggest they have an environmental impact assessment done by someone from the TN Wildlife Resource Agency to comply with the regulations and guidelines meant to protect wildlife. Childress asked that they do their due diligence to avoid destruction of their wildlife. Childress is concerned by the clear cutting of trees indicated on the plans because trees serve a number of ecological roles such as providing habitat, producing oxygen, filtering watering and air, preventing erosion, and retaining rainfall to decrease runoff. So, in consideration of their privacy and to make the new neighborhood attractive to home buyers, she would urge the company to leave as many trees in place as possible.

**Andy Thorpe – 131 N Wynridge Way**

Andy Thorpe stated there's a lot of deficiencies in the proposed plans for 4408 Long Hollow Pike and should not be submitted for final approval. Thorpe stated he voiced his displeasure with our poor leadership around zoning before rural residential that wasn't done right. Thorpe stated that Allen Farms is not being developed right now because mistakes were made in getting that set up and feels we are doing the same thing with the Ironwood development. Thorpe stated the plans are calling for steep slopes of 11% slope and 8% slope. Thorpe stated the truth is if it's not in the plans, it's not enforceable. Thorpe stated that the stormwater design says 5-year design TDEC says 25 years why are we doing that? Don't we care about storm water? Don't we care about our community? Thorpe stated the ponds are not sized right and the grades are being forced through.

**Cory Spano – 117 N Maple Ridge Lane**

In an email Cory Spano stated that there are multiple issues with the proposed plans including slopes of the roadways. Spano stated there should be no lots and a large buffering zone along the border with N Maple Ridge Lane. Currently there is no mention of a large dense landscape buffer. The current design also has the front of the homes facing Long Hollow. The existing vegetation border along the creek and Long Hollow Pike should be kept and the lots should have their backyards facing the creek with thick vegetation buffer for sound and privacy for themselves and the Wynridge neighborhood. These homes should be required to have 100% brick as Wynridge is 100% brick. I believe the right thing to do here is to ensure the community, who is directly and most negatively affected by this receives some very significant and material mitigation of these legitimate concerns as we are losing our privacy, peace, and quality of life in our own backyards.

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

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

**The Public Forum was closed.**

**AGENDA**

**Item #4 Dry Creek LLC, Cedar Side at Dry Creek Section Two (2):** Requests performance bond one-year extension.

**Item Representative: Sean Pfalzer, Staff**

**Staff Discussion:**

-The current \$190,000 performance bond expires June 3, 2026.

- The project developer has requested a one-year bond extension.
- The requested bond amount is based on the estimated cost of remaining improvements and Public Works identified items based on construction damage to the roadway asphalt binder layer, curbs, and sidewalks.
- The project phase includes sixty-two (62) attached townhouse type units.
- The property phase unit completion is at one hundred (100) percent.
- The remaining project items include final street paving and striping, sidewalks, finish grading and bio retention storm water quality feature construction maintenance and finish work, and sewer line final testing.
- Motion Option-Approval of the requested one-year bond extension at \$190,000. (Staff Recommendation)
- Motion Option-Approval of one-year bond extension including an additional two (2%) inflation to the existing bond amount at \$193,800.
- Motion Option-Approval of one-year bond extension at amount determined by Planning Commission based on information provided during meeting.
- Motion Option-Denial of one-year bond extension to direct staff to notify property owner to complete the remaining items prior to bond expiration date or request payment on bond to prioritize and complete the remaining project improvements.

**Planning Commission Discussion:**

- Trew asked why we would not recommend an additional 2% inflation to the existing bond amount?
- Pfalzer responded they didn't ask for a reduction, so we think this amount will cover the remaining items.

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

**Item #5 Community Development Staff:** Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-201(3), 14-208 (1)(b) to define provisions for fence regulations.

**Item Representative: Sean Pfalzer, Staff**

**Staff Discussion:**

- 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 a Zoning Ordinance amendment suggestion to address the open and solid fence ordinance text.
- At the March Planning Commission meeting, staff discussed the proposed ordinance amendments to clarify open fencing and the ordinance amendment researched and prepared by a Board of Zoning and Sign Appeals member.
- The goal of this amendment is to clarify definitions and administration of open-style and solid-style fences.
- The main change in this ordinance would be the language about the height of the fence in any residential district in the front yard.

- Staff presented Zoning Ordinance Amendments Sections: Fence Regulations 14-201(3) Definitions and 14-208(1)(b) Fences and Walls.
- Motion Option-Recommend approval to the City Commission for the amendment of the Zoning Ordinance to include provisions for fence regulations 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 provisions for fence regulations section in the Zoning Ordinance.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

**Planning Commission Discussion:**

- Trew confirmed you can have a chain link fence going around the perimeter of your property, front, back and sides, in the rear can be solid up to eight feet (8') in height.
- Commissioner Gilmore asked for clarity for people wanting to extend their fence to the front yard in residential neighborhoods.
- Pfalzer responded the language in this reads: In any residential district, no fence or wall shall exceed eight feet (8') in height and shall not extend past the front of the principal building. Between the front of the principal building and the street right-of-way, no open type fence shall exceed six feet (6') in height and solid type fence, or wall are limited to four feet (4') in height. Between the front of the principal building and the street right-of-way, any fence exceeding four feet (4') *in height shall be an open-style fence and shall not exceed fifty percent (50%) opacity.*
- Attorney Freeman stated that there's some definitions that need to be clarified.
- Attorney Freeman stated we need to be cautious with regard to being able to put up a six foot (6') fence between the front façade all the way to the street and along the street right-of-way.
- Attorney Freeman stated we need to address the issue of actual percentage of openness rather than saying it's based on an area composed.
- Attorney Freeman stated we need to address when somebody wants to do a double-sided fence, will that be considered an open fence on that style?
- Mayor Tinnin commented that there needs to be some more work on this so we probably need to defer for a month.
- Attorney Freeman suggested some more work for definitional modifications and refinement with what this board suggests and come back with any of their questions answered in regards to the final draft.
- Trew commented he agrees with the six-foot (6') height in the front sounds extreme.
- Parnell commented he is opposed to a six-foot (6') in the front yard for aesthetic purposes.

**Motion:** Motion by Mayor Tinnin to defer the request, seconded by Wheeler. The motion passed unanimously.

**Item #6 Ironwood Residential Development, Phillips Builders/Development Management Group, LLC:** Requests final master plan approval for sixty-six (66) one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24)

**Item Representative: David Abby, Development Management Group and Jason Phillips, Phillips Builders**

**Staff Discussion:**

- At the October 6, 2025 meeting, the Planning Commission denied recommendation to the City Commission to annex and rezone the 45.02-acre properties at 4408 Long Hollow Pk.
- At the November 2025 meeting, the City Commission approved on first reading resolutions to approve the plan of services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pk. and a 1,770 feet section of Long Hollow Pk.
- At the December 2025 meeting, the City Commission adopted resolutions to approve the plan of services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pk and a 1,770 feet section of Long Hollow Pk. right of way and roadway.
- The final master plan proposes sixty-six (66) lots for single-family homes.
- The proposal is zoned LDRPUD, Low Density Residential Planned Unit Development.
- The dwelling units per acre of 1.49, within LDRPUD, Low Density Residential Planned Unit Development up to 1.7 units per acre.
- The final master plan meets setback requirements, and exceeds rear setback requirements for lots that abut the Wynridge subdivision and the west side of the property.
- Primary access is from Long Hollow Pk/SR 174 with a proposed turn lane.
- The project design provides gated limited-access emergency drive that connects to Wynridge.
- The project design provides 29% open space, exceeding the 10% requirement.
- The plan identifies tree preservation/removal, street-yard plantings along Long Hollow Pk. and Type 1 buffer plantings using existing trees and supplemental shrubs.
- Outstanding Road Design Issues: Multiple roads exceed the maximum grade of 10%, need to clarify street section, ROW radii, stop signs/bars, sidewalk ramps, vertical curves, and coordination with TDOT on Long Hollow Pk. improvements.
- Outstanding Environment, Stream, and Erosion Control Issues: Additional information is needed regarding stream buffers, temporary construction access, any temporary stream crossings, and protective measures before installation of the proposed box culvert or bridge structures, the erosion control plans need additional measures for steep slopes, stabilization methods, and erosion control blankets.
- Outstanding Drainage and Stormwater Issues: Need to provide details on large drainage structures over the streams, need additional detail on the grading of lots, including building pads and diversion swales where drainage flows onto lots from higher elevations, need additional detail on how off site water will be addressed for Lots 35, 49, and 50, need to provide detention outlet details, easements, pond grading, riprap/outlet protection, pavement spread calculations, outfall locations, and water-quality unit placement.
- Outstanding Utilities Issues: Multiple sewer mains exceed the maximum grade of 10%, need details for the sewage pump station, sanitary sewer force main, utility easements, sewer profiles, and existing sewer connection detail.
- Motion Option-Approve the final master plan with the defined staff stipulations.
- Motion Option-Deny the final master plan and define the needed plan amendments based on the Planning Commission's determination during the meeting that the final master plan does not meet the City's Subdivision Regulations and Zoning Ordinance.
- Motion Option-Defer the request for the applicant to provide additional requested information as determined by the Planning Commission during the meeting discussion. (Staff Recommendation)

**Planning Commission Discussion:**

- Abby stated they have resubmitted and a lot of the easements are on the resubmittal, notations about the structures for storm drainage going over the streams, will make modifications to some of the sewer grades and the pump station design is currently with the vendor.

- Abby discussed roadway issues and road "F" being a steeper slope based on location.
- Abby stated that they have engineering comments that they have to finish up and get reviewed and approved as final before any permits or anything being issued.
- Trew stated he wanted to address some of the citizens comments and one thing he heard is that they want to be informed on what's going on.
- Trew asked if the access road is required by the Fire Marshal and is there no other place to put a second Entrance and during construction will they be using the access road in Wynridge to get to the construction site.
- Abby responded access road is required by the Fire Marshal and is supposed to be an emergency access only and generally it'll be only for fire and will not have construction traffic going through Wynridge.
- Phillips responded no it won't be used for construction traffic and won't be built until the last phase of the development gets complete and they can put the gate up as soon as the road gets connected.
- Trew asked if they were going to have at least 2 if not 3 trees per lot and do they plan to salvage any of the current trees.
- Abby responded yes to at least 2 trees per lot and they are working through to salvage some and even the ones that are currently being shown as removed anywhere they can salvage.
- Trew asked if they have the expertise to remove the trees without damage to adjacent property homes.
- Abby responded yes crews are able to accomplish that.
- Coats asked if there was a way to alleviate the Road "F" grade 13%, by lowering the grade on the driveways on the lot instead of on the road?
- Abby responded they will have to look into because it's based on location.
- Wheeler asked what was sent in today that is not part of the packet that they have in front of them tonight?
- Abby responded should be notations that talk about culverts, easements and street lighting.
- Attorney Freeman asked what specific easements would be involved?
- Abby responded they have added storm drainage easements, and sewer easements.
- Commissioner Gilmore commented that he understands the concerns the neighbors have for the access road and understands why we have to have it and wants to know is that something that would be on a list for the police department to go through and ensure the gate is locked and no access through that point.
- City Manager Ellis responded that will not be an issue and his intent would be for no other one to have a key to that lock and will be like a knox box lock.
- City Manager Ellis stated that it would be controlled totally by the City of Goodlettsville and can be checked daily.
- Commissioner Gilmore commented they have not had an opportunity to review changes brought in today and Road "F" grade is 13% but standard is 10% so we need to get to 10% or make changes to meet that standard and our standards are set for a reason.
- Commissioner Gilmore stated the discussion is open but will make a motion to defer for the applicant to provide additional information.

**Motion:** Motion by Commissioner Gilmore to defer the request for applicant to provide additional information.

- Parnell commented that they often approve plans with defined staff stipulations and that is one of the options here but recommended them to defer why in this case?
- Pfalzer responded that looking at the plans they lost three (3) lots since the preliminary master plan and general concern was in addressing some of the outstanding issues that the number of lots may not

be the same based on that.

- Pfalzer stated presenting the board with a proposal that is accurate is the goal.
- Parnell stated we are saying yes or no to the layout, and you're concerned that some of these comments may change the layout.
- Pfalzer responded yes.
- Parnell asked Abby to meet the staff stipulations do you think that will change the layout?
- Abby responded likely no, and if it does, it would be minor because the way the lots are set up he can't imagine it's going to take away any lots on those two (2) streets.
- Parnell discussed setting the road at 10% and the grading falls where it falls and if you have to have walls you will have walls.
- Phillips responded he did not think the plans are going to significantly change and if anything they would have to lose a lot.
- Parnell stated that a motion was made to defer, and he does not agree with that and thinks they should approve with defined staff stipulations and let them go back to the drawing table and fix it and if they lose a lot or two than they lose a lot or two or add walls.
- Trew stated we have a motion to defer; we had comments from Mr. Parnell that he did not agree with deferring, so we are looking for a second, and if we do not have a second, we will go to another motion.
- Mayor Tinnin discussed the motion made by Commissioner Gilmore and the information they received late this afternoon.
- Mayor Tinnin commented on a citizen's comment regarding City Manager Ellis about the project going forward, stating City Manager Ellis was more comfortable with deferring the project because of additional information they needed to review.
- Mayor Tinnin commented on the road access will be only an emergency gate with a Knox box lock that only the fire department will have a key to the gate and will not be an access road.
- Mayor Tinnin stated that he did not see any major problems with the project and hope they keep moving forward but out of respect for the Planning Department will second Commissioner Gilmore's motion.

**Motion:** Motion by Commissioner Gilmore to defer the request for applicant to provide additional information, seconded by Mayor Tinnin. The motion passed five (5) yes votes and one (1) Parnell no vote.

**DISCUSSION ITEM:**

**-Copper Valley Subdivision:**

Sean Pfalzer advised that Copper Valley development located on Moncrief Ave. have a minor request to eliminate the pedestrian crossing as part of the development and maintain the pedestrian connections without the pedestrian bridge. They have proposed the removal of the pedestrian bridge and adding pickleball courts. Staff supports approval of this processing as an administrative adjustment.

**With no further business, the meeting was adjourned at 6:13 pm.**

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Scott Trew, Chairman

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Sharon Reed, Planning Assistant