

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

July 6, 2026
5:00 p.m.

Goodlettsville City Hall
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: Sean Pfalzer (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Michelle Carroll (Staff), Sharon Reed (Staff), and Alex West (Staff).

Trew called the meeting to order and offered prayer.

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

Item #2 Approval of June 1, 2026 Meeting Minutes: Parnell made a motion to approve the minutes of the June 1, 2026 meeting, Barnfield seconded the motion. The motion passed.

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

No one requested to speak at the meeting.

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

The Public Forum was closed.

AGENDA

Item #4 ALLRIDES TOUCHLESS WASH, LLC/M2 Group, LLC: Request site plan approval for a 3,514 square foot car wash on 1.00 acre at 956 Louisville Highway. The property is referenced as Sumner County Tax Map/Parcel# 14105001000 and is zoned CG, Commercial General and Interchange Overlay District. Property Owner: ALLRIDES Touchless Wash, LLC

Item Representative: John Newman, M2 Group, LLC

Staff Discussion:

- The request is for site plan approval for a 3,514 square foot car wash on 1.00 acre at 956 Louisville Highway.
- The proposal is to add a new car wash with 3 self-service bays, 2 express automatic bays, and 7 vacuum stalls.
- The property is located within the Exit 98 Louisville Highway Interchange Overlay Area that permits the following additional uses: convenience commercial; personal services; financial, consultative and administrative services; and general retail trade.

- **Staff Stipulation:**
 1. Complete City's Engineer Consultant plan review comments prior to any project land disturbance permit issuance.
- **Motion Options:**
 1. Approve the site plan that meets the City's Zoning Ordinance and Design Guidelines with the listed staff stipulation including any additional items determined by the Planning Commission. (Staff Recommendation)
 2. Deny the site plan based on the Planning Commission's determination during the meeting that the site plan does not meet the City's Zoning Ordinance and Design Guidelines and define the items needed to revise the plan to meet the City's Zoning Ordinance and Design Guideline site plan requirements.
 3. Defer the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Parnell asked if there is a reason there is no other entrance or exit connection made to the ingress and egress easement?
- Newman responded that the existing entrance easement on the north side of the lot is for the Quick Trip primarily through the one (1) acre parcel that's on the northwest corner of the Quick Trip lot and for circulation of the car wash just to maintain people coming in, paying, going through the car wash, and leaving.
- Parnell commented that it looks like they are all automatic car wash bays.
- Newman responded there are 3 self service bays and 2 automatic wash bays on the north side of the building.
- City Attorney Freeman expressed concern regarding a general easement across the Quick Trip.
- Newman responded there is a specific ingress egress easement from the existing curb on Louisville Highway that leads to the car wash entrance, so they are within that easement.

Motion: Motion by Parnell to approve the request with staff stipulations, seconded by Barnfield. The motion passed unanimously.

Item #5 Club Car Wash Operations/Cochran Engineering: Request site plan approval for a 4,565 square foot car wash on 1.48 acres at 155 Long Hollow Pike. The property is referenced as Davidson County Tax Map/Parcel# 02601015400 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Josh and Sarah Bowmar.

Item Representative: Eric Kirchner, Cochran Engineering

Staff Discussion:

- The request is for site plan approval for a 4,565 square foot car wash on 1.48 acres at 155 Long Hollow Pike.
- The proposal is to add a new car wash with one automated bay, 18 vacuum stalls, lobby, office, restroom, and equipment room.
- The proposal meets requirements for improvements to parking, landscaping, sidewalk, lighting, and design standards.

- Given configuration and size of the parcel, the applicant requested a variance from the 60-foot water quality riparian buffer zone requirements under Sec. 18-306.
- The Administrator may approve variances from the water quality buffer requirements, and staff has approved a variance from the 60-foot water quality riparian buffer zone requirements.
- **Staff Stipulations:**
 1. Complete City's Engineer Consultant plan review comments pertaining to stormwater prior to any project land disturbance permit issuance.
 2. Obtain TDEC approvals for necessary permits.
 3. Obtain TDOT approval for access onto Long Hollow Pike.
- **Motion Options:**
 1. Approve the site plan that meets the City's Zoning Ordinance and Design Guidelines with the listed staff stipulations including any additional items determined by the Planning Commission. (Staff Recommendation)
 2. Deny the site plan based on the Planning Commission's determination during the meeting that the site plan does not meet the City's Zoning Ordinance and Design Guidelines and define the items needed to revise the plan to meet the City's Zoning Ordinance and Design Guideline site plan requirements.
 3. Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Kirchner stated that the existing access point is like a split access right now and we're going to make that into one access point to offer up and give more landscape buffer space in the front along Long Hollow Pike. We are going to modify the entrance to bring it to just one access point instead of having split access.
- Kirchner stated they are going to install an 8-foot sidewalk along Long Hollow Pike with a connection from that sidewalk up to the building.
- Kirchner stated that the code requires 16 stacking spaces for receiving, we are providing 29 stacking spaces to provide extra capacity for our customers.
- Kirchner stated that the project will collect the storm water from their improvements and put it into a stormwater facility, which will be designed according to the City's requirements.
- Kirchner stated operations for this facility will be 7:00 a.m. to 8:00 p.m. Monday through Saturday, then 8:00 a.m. to 8:00 p.m. on Sundays. When not in operation, then no one is allowed to use the facility. So, the tunnel wash does not operate off business hours, and the vacuums are not available. So, it only operates when there are employees on the site.
- Kirchner stated the western or southern receiving lane at the pay booth is a cash line and the other one is for the members only. So you have two different lines.
- Parnell stated this is a different layout, but it has a similar problem that I had with the McBee's car wash, and that once you are in the queue, you are stuck. There is no way out of that queue there. Once you are in there, you cannot get out. I am just looking at it trying to find a way to make that a little bit better. There is no exit anywhere.
- City Attorney Freeman commented he made that same observation. Say you pull in and you look and there are 18 cars in front of you and then somebody pulls behind you, you

are there until you at least get all the way ready to go into the bay before you have the ability to turn right and get out of there.

- Parnell stated that he wanted to make sure everybody knew that it was that design and you are not getting out of that line once you are in it. You know, you go to a fast-food restaurant, and you are in line in the drive-thru and something happens, you just drive away. You just pull out of the line and go away. But with this you are going through the whole line and I do not like that.
- Kirchner stated what we have done before a bypass line in the queue before you get to the pay booth, so at the end of that longer row of vacuums, we could add one there so that you could escape before you have to go through the pay booth. If you would like us to add one there, we can certainly add one. You could escape there and then you could also have the escape once you get through the pay booth as well. So, we could have two if you want me to add one.
- Parnell commented that would make me happier.
- Trew asked, if you did that, would you not do away with a couple of vacuum lines?
- Kirchner responded we can take a look at it and try not to lose vacuums. We could put a bypass lane just to the south of the last vacuum there and make it work. That way, at least you would have a chance to get out before you got to the pay booth.
- Coats asked, can you explain to me how you are going to get to the vacuum line, because it looks to me like you either go with the car wash or the vacuum line, but not both. How do you get to the vacuums?
- Kirchner responded you go through your queue line, come out the tunnel on the north end, and when you come out, then you would make your right turn to go into your self-vacuum, and then you would leave and go out the exit.
- Parnell asked, is there a gate or some control that keeps people from just coming in and using the vacuums?
- Kirchner responded that the vacuums are welcome for anybody to use. There is no control.
- Mayor Tinnin asked what is the width of that opening to turn in and turn out of Long Hollow Pike?
- Kirchner responded it is 25 feet back and a 24-foot opening.

Motion: Motion by Wheeler to approve the site plan presented that meets the City's guidelines with the staff stipulations included and makes the adjustment relative to cars being able to get out of another bypass lane, seconded by Coats. The motion passed unanimously.

Item #6 Rivergate Master Plan - Merus/Rivergate Holdings, LLC: Request revised preliminary master plan to include additional right in/right out driveway onto Rivergate Parkway, revised location of uses, and additional units of residential use per a previous master plan amendment. The properties are referenced as Davidson County Tax Map/Parcels# 02614006200, 02614006300, 02614006100, 03402007700, 02614005400, and 02614003400. The properties are zoned RC1, Regional Center Planned Unit Development High Intensity. Property Owners: Rivergate MP Holdings, LLC, Dillard TN. Operating LTD Partnership, 756 Plaza Partners GP, and Just Trucks, LLC.

Item Representative: Kate Jarosh, Merus/Rivergate Holdings, LLC

Staff Discussion:

- August 4, 2025: Planning Commission approved a master plan.
- December 1, 2025: Planning Commission approved a 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 amendment also included that the 340-unit apartment use would be transferred to an additional phase.
- February 2, 2026: Planning Commission approved a master plan amendment to relocate 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.
- The latest request to revise the master plan includes an additional right in/right out driveway onto Rivergate Parkway, revised location of uses, and additional units of residential use.
- An additional right in/right out driveway will be located across from Wren Road and improve access to commercial uses on the west side of the development.
- The revised location of uses includes approximately 10,000 sq. ft. of additional commercial space.
- The additional residential use consists of 30 more townhouses and a shift of 50 more multifamily units from Metro Nashville to Goodlettsville City limits.
- Additional parking spaces have been added to exceed parking requirements.
- **Motion Options:**
 1. 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)
 2. 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.
 3. Defer the request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Jarosh stated they did a groundbreaking in March and have taken down about 60% of the enclosed mall including Sears, Macy's, and Smart Buys. JC Penney closed at the end of June so we are doing the abatement in that portion, and that will be coming down as well. We will be continuing to move forward with demolition until all of that is down.
- Jarosh stated alongside that, we are working on the infrastructure starting with the storm water storm structures to the south side of the site. That is where everything is draining too and we will follow that with water and sewer.
- Jarosh stated that we did move some of the multi-family from the Metro Nashville side to the Goodlettsville side.
- Jarosh stated that anytime we come here to ask for any sort of amendment, it is always market driven whether it is on the residential or the commercial side. This one was driven by a couple of different forces. Overall we did reduce the number of multi-family units on site.
- Jarosh stated we had 1,030 units approved between Goodlettsville and Metro Nashville. That is reduced to the 714 multi-family units and 80 senior units.

- Jarosh stated the multi-family is on the Goodlettsville side and the senior is on the Metro Nashville side.
- Jarosh stated for the town homes we have engaged with a number of prospective developers looking to densify that and we are looking to go from 105 to 135 self-parked.
- Jarosh commented that the right in and right out we are asking for off of Rivergate Parkway, we have a number of interested parties for those out parcels and that would be a requirement of theirs.
- Barnfield asked for simplicity, Davidson County versus Goodlettsville on the number of homes. How is that split up currently, overall number of keys, including hotels and houses?
- Jarosh responded that the 120 key hotel is on the Goodlettsville side and that is the only hotel that is on the site and previously there were 664 houses on the Goodlettsville side and the balance of that was on the Metro Nashville side. With everything that has gone on in the market, we moved it to be 714 multi-family units and 135 townhomes on the Goodlettsville side. The 80 senior units are on the Metro side.
- Barnfield asked if Goodlettsville is losing commercial space?
- Jarosh responded no, you were right at 51,000 square feet there's a slight bit more than what we had the last go round.
- Barnfield commented that on December 1, 2025, it said we had 87,000 square feet of commercial use.
- Jarosh responded that is before the last amendment when there was the prospect of a grocery store that unfortunately is not going to be joining us.
- Barnfield asked when did that change from 87,000 square feet to 51,000 square feet?
- Jarosh responded February.
- Parnell asked City Manager Ellis from a tax-based perspective, how is this affecting it? It sounds like Davidson County is getting the commercial and we're getting the residential and does not sound as good for our tax base.
- City Manager responded when you look at it from a square footage basis yes, it has changed but has not changed that significantly. I think at this point they are doing what they can do to get this project moving forward and with only 50 units being moved over to the portion that is within our City limits is a pretty good trade off. Because I want to remind everyone, previously with Rivergate Mall only 30% of the mall sits inside the City limits of Goodlettsville and now we are probably going to have 55% of those properties in Goodlettsville.
- Mayor Tinnin stated on the right in and right out please put in the notes to make that big and wide enough to get in and out of there with a dually truck.
- Jarosh responded if you look at the way it is designed, we did not put that median in the middle so that it is truly the right in and the right out. Because there will not be a way to get anywhere else.

Motion: Motion by Wheeler to approve the request for an additional wide right in/right out driveway onto Rivergate Parkway, seconded by Mayor Tinnin. The motion passed unanimously.

Discussion Item

South Dickerson Pike - Paradyme Vehicle Storage and Gym - Conceptual Proposal

- The proposal is for 95 luxury storage units, a 10,000 square foot gym, and parking spaces at 1219 S Dickerson Pike. The luxury storage units are intended for personal use and are a minimum size of 600 square feet.
- The proposal will be heard by the Board of Zoning and Sign Appeals on July 7, 2026.
- This proposal does involve a conditional use approval for storage units, which would have to go through the Board of Zoning and Sign Appeals and then an additional variance request for the size of the units, which is 500 square feet. This proposal would be above that. That is the reason it will go through the Board of Zoning and Appeals.
- They submitted a conceptual site plan that shows the 95 units and the gym as well as a rendering of that.
- Along the South Dickerson corridor, there are some parcels that there has been interest in more commercial development on that corridor however, some of the parcels are quite challenging, very long and narrow as this site is.

Paradyme Vehicle Storage and Gym:

- Robbie Sampson with Selberg Associates. I am here on behalf of Paradyme Companies. Ryan Garland, CEO of Paradyme Companies, is here.
- This opportunity is a gym concept focused on weightlifters and it is also a storage concept for people who have toys, such as RVs, boats, and so on.
- They've done a market analysis, and it revealed that this is a needed concept for this area and with the amount of traffic that travels South Dickerson Road on a daily basis, this seems like a real winner.
- What we are proposing is commercial at the street. It will meet all the criteria brick and stucco and will have similar finishes pre-engineered metal building, metal siding on the sides but anything visible from the street will be stone, glass and stucco.
- All of the units are spaced appropriately, and all the setbacks are appropriate.
- We have some work to do with our engineering groups to make sure we have got all of the storm water retention required.
- Trew asked on the storage units pictured, are there entrance doors on the inside, is that where you gain access or is there doors on either side?
- Sampson responded right now it is all single individual garage doors and there will not be any man doors into them unless maybe the end units, but right now it's all essentially one door that rolls up that is your only access into the unit.
- Trew asked how many vehicles would go into one of these storage units?
- Sampson responded these are essentially double wide and they will have at least a 16-foot door on them, so it is essentially set up for two. You can get boats, you can get classic cars, you can get RVs or a mixture of each.
- Trew asked about how many regular size sedans or whatever in each unit?
- Sampson responded about 10 total automobiles can fit in the unit and you could also put a lift in there and get 10 more on top of that.
- Trew asked, would you be able to work on vehicles in these units?
- Sampson responded no. These come with a very strict CCRs. These are proposed as condominiums, so you would purchase them. It is something that you have an ownership that is paying into an HOA on a regular or on a monthly basis and this has been a proven concept for us.

- Trew asked so there is different size units on this property?
- Sampson responded No, these are all proposed as 20 feet by 50 feet.
- Trew asked approximately what would one sell for?
- Garland responded they are going to be roughly about \$300 a square foot. Every one of the units are about 1,000 square feet. So, about \$300,000.
- Barnfield asked so each individual unit can be owned by a different person?
- Garland responded yes.
- Barnfield commented and then they lease them out, rent them out, whatever.
- Garland responded correct.
- Barnfield asked if you have one person manage all the rentals or is it done individually?
- Garland responded they have to buy each one, so each one has its own address/APN so they are individual lots in essence and people can buy as many as they want. It is like buying multiple houses in one master plan.
- How would that work on taxes for this property?
- City Attorney Freeman responded if each individual lot is owned, I would imagine it would come in under what is called a horizontal property regime, and you would have some common area, you would have your common wall on either side, you would own the square of the unit, but there would be common area owned by all and you would have an HOA basically for a commercial lot.
- Barnfield stated so the space itself for the stuff would be owned by X.
- City Attorney Freeman discussed a plated deed and a master plat of record.
- Barnfield stated and each individual then would pay property taxes based on that.
- City Attorney stated just like any other HOA, you would have restrictions, covenants and conditions in a master deed and separate which would allow for what you can do in the units.
- Barnfield asked so the size of these in this conceptual plan are 16 feet or 20 feet by 50 feet and the width 50 feet from front to front. Is that correct?
- Sampson responded 20 feet by 50 feet by 16 feet tall and the driveway is 63 feet.
- Mayor Tinnin asked can you run businesses out of these areas?
- Garland responded you absolutely can. So a people may build little offices in there and they can work from there.
- Mayor Tinnin asked Mr. Ellis, how would that work if you have these places rented out and they can run a business out of it?
- City Manager Ellis responded I do not have a good answer right now, but we will definitely get you that answer before this is considered.
- Sampson responded we are not going to be able to meet the parking requirement for a commercial business to run out of here so this would be someplace you'd buy to store your material.
- Trew stated we do have somebody in the audience that would like to ask a question so if you would come up and tell us your name.
- My name is Tim Tinnin and from that property I own 11 parcels of property across the street, and I'm interested in the CCR wording of like vehicles parked outside. My concern is maybe not so much what goes on in the buildings, but the road traffic to get in and out to ensure that it is a wide enough area so people can get in and out, and maybe consideration for sidewalks. Once people own something, they feel entitled that they can do what they want to do. It would be interesting to see how that lays out for their HOA and their rules and guidelines.

With no further business, the meeting was adjourned at 6:25 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant