



February 7, 2022 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of February 7, 2022 Meeting Agenda

Approval of Meeting Minutes

2. Approval of January 3, 2022 Meeting Minutes

Individual Review of Regular Agenda Items

3. IFP Realty, LLC /AZIM Tech Engineering: Requests site plan approval for a 12,000 sq. ft. office and service center on 1.52 acres on Windsor Green Ct. Property is zoned GOPUD, General Office Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 026060B02400CO. Property Owner: IFP Realty, LLC (#1-22)
4. Publix/Caldwell Square/Ravenbolt: Requests review of required screening requirements for an additional back-up generator at 460 Long Hollow Pike (SR 174). Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Tax Map/Parcel 143JG001.00000. Property Owners: PSM Tennessee Holdings LLC
5. ABG Caulking & Waterproofing/ Thomas L. Anderson, Architects, Inc: Request site plan for alterations of existing building and parking for an additional 4,966 sq. ft. of building area and revised parking area layout on 1.22 acres at 861 Springfield Hwy 41 (SR 11). Property is zoned CG, Commercial General and is referenced as Sumner County Tax Map/Parcel# 141MA 00100000. Property Owners: ABGFLP NO 1 LP / ARLES B GREENE. (#2-22)
6. McBee's Coffee 'N Carwash / Davidson Architecture & Engineering, LLC: Request site plan approval for a 6,335 sq.ft. automated car wash facility on 1.47 acres at 155 Long Hollow Pike. Property is zoned CPUD, Commercial Planned Unit

Development and is referenced as Davidson County Tax Map/Parcel# 02601015400. Property Owner: McBee Coffee N' Carwash, Inc. (#3-22)

7. Dry Creek Villages/ Wamble & Associates: Requests final master plan approval for thirty-seven (37) townhouses on 11.00 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcel# 03300020500 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Gallardia Properties, LLC (#12-21) *Preliminary Master Plan approved as Dry Creek Townhomes*
8. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 Commercial District Regulations to add section (8) Main Street Mixed Use Overlay
9. Bratcher Property Goodlettsville: Request recommendation to the City Commission to amend the Zoning Map to designate the Main Street Mixed Use Overlay onto 1.25 acres on N. Main Street which is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 01816022100. Property Owner: Billy Joe Bratcher
10. WES Outdoor Power Equipment: Request designation of a proposed lawn mower sales and service facility as a general retail trade use in the CPUD, Commercial Planned Unit Development Zoning District at 122 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 0260101050. Property Owner: Square One Properties LLC

DISCUSSION ITEM:

11. West Monticello Avenue- High Density Residential Planned Unit Development Zoning-Mixed Use Setting
12. East Cedar/Long Hollow Pike- Retail Sales/Event Trailer Proposal

Public Forum on Planning Related Topics

For more information regarding this agenda, please contact the city recorder by email at:

amccormick@goodlettsville.gov

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