

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday November 7, 2022 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of November 7, 2022 Agenda

ITEM#2 Approval of October 3, 2022 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 ITEM#5 Dry Creek Commons: Vastland, Eatherly. McClung Development LLC:
Requests performance bond reduction

ITEM#5 Dry Creek Townhomes Phase One / Ragan Smith Associates Inc: Request *revised* final subdivision plat approval for *fifty-five (55) town home* lots and public right of way dedication on 9.61 acres on Robert Cartwright Drive. Properties referenced as Davidson County Tax Map/Parcel# 03300029700 and a portion of 03300004200 and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Dry Creek, LLC

ITEM#6 Al Neyer Louisville Highway Industrial Development/ CESO, Inc: Request site plan approval for two (2) industrial buildings totaling 225,200 square feet at 1016 Louisville Hwy 31W. Properties referenced as Sumner County Tax Map 141 Parcels# 58.00, 58.02, 59.00. Properties are zoned CG, Commercial General, and IC, Industrial Commercial. Property Owners: Felix, Nancy, and Sarah G Neely (#12-22)

ITEM#7 BJ'S Wholesale Club/Barge Design Solutions: Request site plan approval for a 103,004 square feet retail building at 1000 Rivergate Parkway. Properties referenced as Davidson County Tax Map/Parcel# 02614003900, 026140002700, 02614005300, 02600000700, 02600012700, and 02614004600 and are zoned CSL, Commercial Services Limited and GOPUD, General Office Planned Unit Development. Property Owners: BJ Rivergate, LLC and KDI Rivergate Mall, LLC (#13-22)

ITEM#8 R&C Enterprises: Request recommendation to the Goodlettsville City Commission to rezone a 0.32 property at 107 Harris Street from R-10, Medium Density to CSL, Commercial Services Limited/Commercial Core Overlay The property is referenced as Davidson County Tax Map/Parcel# 02508002100. Property Owner: Goodlettsville Church of Christ

ITEM#9 Zoning Ordinance Amendment/ Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-201 (3) (ii) and 14-213 (9)(e)(ii)(a) to define a Home Day Care Center as including three (3) to eight (8) kids. **(City resident submitted request)**

ITEM#10 Zoning Ordinance Amendment/Planning and Development Services Staff: Request recommendation to the City Commission to the amend the Zoning Ordinance Sections 14-205 (3)(b) and 14-213 (9)(h) to include a conditional use in residential zoning districts for an accessory residential unit in defined residential zoning districts. **(City resident/property owner submitted request)**

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

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