

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday March 4, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of March 4, 2024 Agenda

ITEM#2 Approval of February 5, 2024 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 New Heights Church/ Evergreen Site Solutions: Requests site plan approval for 4,500 square feet building and parking lot improvements at 363 Caldwell Drive. The 1.82-acre property is zoned R-15, Medium Density Residential and is referenced as Sumner County Tax Map/Parcel# 143 07300 000. (1-24)

ITEM#5 Scooter's Coffee Site Improvement Plan /Ware Malcomb: Requests site plan approval for a 664 square feet drive thru building and revised site improvements at 801 Rivergate Parkway. The 0.55-acre property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcel# 02614002000. Property Owners: Maymee Miller and Harvey Cantrell (2-24)

ITEM#6 Fast Pace Health / MB Civil Engineering, LLC: Requests revised Dollar Tree site plan per the November 6, 2023 approval for an additional 3,726 medical office building on 2.05 acres at 413-419 S. Main Street and 107 Harris Street. Properties are referenced as Davidson County Tax Map 025 Parcels 018, 019, 020, and 021 and are zoned CSL, Commercial Services Limited/Commercial Core Overlay. Property Owners: Cindy and Rick Morrow (3-24).

ITEM#7 213 S Main Street Site Plan/R.L Montoya Surveying: Requests conceptual site plan for six (6) attached residential units at 213 S. Main Street. The 0.92-acre property is zoned CSL, Commercial Services Limited/CCO, Commercial Core Overlay/Town Center and is referenced as Davidson County Tax Map/Parcel# 02504009900. Property Owner: First Holding, LLC. (4-24)

ITEM#8 Burnett Real Estate Group/CSR Engineering, Inc: Requests site plan approval extension for a 2,318 sq. ft. office building at 400 Two Mile Parkway. Planning Commission approval at the December 4, 2017 meeting. The property contains 0.29 acres and is referenced as Davidson County Map/Parcel# 02605013600 and is zoned OP, Office Professional. Property Owner: Matthew Barnett (20-17)

ITEM#9 Long Hollow Pike Rezone/ Green LID Design: Requests rezoning from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for twenty-four (24) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property Owners: Lindsey and Johnathan Runion (5-24)

ITEM#10 Ryan Munding and Jill Gardner, Property Owners: Requests a Subdivision Regulations variance to permit a two (2) lot subdivision of the 3.05-acre property at 120 Connor Drive with property access provided an easement. The property contains a one family detached dwelling. The proposal is to subdivide the property for an additional lot and the construction of a one family detached dwelling unit. The property is zoned R25, Low Density Residential and is referenced as Davidson County Tax Map/Parcel# 02512001000. Subdivision Regulations Section 1-112-109

ITEM#11 Community Development Staff: Requests recommendation to the City Commission to amend

the Zoning Ordinance Section 14-206 (7) Interchange Overlay District to expand the uses permitted under the fuel and service station classification. The request is per a business proposal within the INT Overlay District on Long Hollow Pike.

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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