

CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday July 1, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of July 1, 2024 Regular and Consent Agendas

ITEM#2 Public Forum on Planned Related Topics

ITEM#3 Consent Agenda Items Review (*ITEMS 4-8*)

-ITEM#4 Approval of June 3, 2024 Meeting Minutes

-ITEM#5 Dry Creek LLC, Cedar Side at Dry Creek Section Two (2): Requests performance bond *reduction* one-year extension

-ITEM#6 Meridian Capital Group, LLC, Dry Creek Cottages: Requests letter of credit one-year extension

-ITEM#7 Extreme Electric, Inc: Requests approval for a 5,000 sq.ft. commercial office and storage building to be installed at 1004 Louisville Hwy 31W. The 1.8-acre property is referenced as Sumner County Tax Map/Parcel# 141 05300 001 and is zoned CG, Commercial General. Property Owner: J & J Property Development LLC (11-24)

-ITEM#8 Seven (7B)Brew Drive Thru Coffee/Toth & Associates: Request site plan approval for a replacement 745 square feet drive through restaurant building on 0.54 acres at 305 Long Hollow Pike. The property is referenced as Davidson County Tax Map/Parcel# 01914000500 and is zoned CPUD, Commercial Planned Unit Development/Interchange Overlay INT. Property Owner: JAG Retail Property Holdings, Inc & The Just Trust (12-24)

ITEM#9 622 Rivergate Parkway/ DF+H Services: Requests recommendation to the City Commission to rezone 4.73 acres on Rivergate Parkway/Wade Circle from CSL, Commercial Services Limited/ INT Interchange Overlay to RC2, Regional Center Planned Unit Development and preliminary master plan approval to convert 151 existing hotel rooms to residential units and a 16,000 sq. ft. commercial center. The properties are referenced as Davidson County Tax Map/Parcels# 0261304300, 026101300, 026140400, and 026140300. Property Owners: Hari Dhawar, LLC (9-24) (***Deferred at June 3rd Meeting***)

ITEM#10 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-206 (7)(b) to define a provision for permanent and transient residential uses and other defined uses for the Regional Center Planned Unit base zoning district within the INT Interchange Overlay.

Item#11 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-206 (6)(b) to increase the permitted ground sign square footage and height of twenty-five (25) sq.ft. and six (6) feet in height for properties along Main Street within the Commercial Core Overlay and include a reference to the signage district in the Zoning Ordinance section 14-305 (6).

ITEM#12 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-306 (1) to amend the Temporary Sign requirements to reduce the permitted timeline, type, and number of temporary signs.

DISCUSSION ITEMS:

Residential Lighting -Property Maintenance Code Amendment

Old Springfield Pike/Pear Orchard Drive Two (2) Lot Subdivision

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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