

CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday December 2, 2024 5:00 PM

ITEM#1 Approval of December 2, 2024 Agenda

ITEM#2 Approval of November 4, 2024 Meeting Minutes

ITEM#3 Public Forum on Planned Related Topics

ITEM#4 Joshua Randolph, Property Representative/ Delta Civil Engineering: Requests recommendation to the Goodlettsville City Commission to rezone the 0.57-acre property at 208 Graves Road from R7, High Density Residential to RLSPUD, Residential Limited Scale Planned Unit Development and preliminary master plan approval for four (4) detached residential units. The property is referenced as Davidson County Tax Map/Parcel# 01816015100. Property Owner: Kathryn Leeman 16-24 (Deferred at November 4th Meeting)

ITEM#5 Towe Homes LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 2.39-acre property referenced as 0 Hardaway Drive- from R-25, Low Density Residential to R-7, High Density Residential Zoning District. The property is referenced as Davidson County Tax Map/Parcel# 03401000400. Property Owner: Greater Faith Missionary Baptist Church

ITEM#6 Pine Ridge/ Dale and Associates: Requests approval of final master plan for phase two (2) including 89 of total 117 townhouse units on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23)

ITEM#7 Community Development Staff : Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-202 (6)(o)(xlili), 14-206 (5)(i) and 14-206 (3) (a) (1) Appendix A- Table 1 to define Specialty Smoke and Vape Shops and limitations on the permitted zoning districts and minimum separation requirements for the uses.

ITEM#8 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Section 14-206 (7) (b) to define additional permitted commercial uses within the Interchange Overlay District specific to the I-65 Exit 98/ Louisville Highway

ITEM#9 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-206 (4)(e) and Appendix A, Table 3 to define reduced commercial lot widths for subdivisions including shared access easements.

ITEM#10 Community Development Staff: Requests approval of 2025 Planning Commission Meeting and Plan Submittal Calendar

ITEM#11 Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-304 (5), 14-305 (1) (c) (iv), and 14-305 (2) (b) to permit an increased percentage of changeable message boards on a pole or ground sign

DISCUSSION ITEMS:

- Conference Drive/ Windsor Green Blvd Mixed Use Development

