



January 6, 2025 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of January 6, 2025 Agenda

Approval of Meeting Minutes

2. Approval of December 2, 2024 Meeting Minutes

Individual Review of Regular Agenda Items

3. Annual Chairman and Vice Chairman Elections
4. Public Forum on Planned Related Topics
5. Cedar Side at Dry Creek Phase One, Ryan Homes/NVR Inc: Requests final master plan revision to change the townhouse exterior building material percentage requirements
6. Dry Creek Commons Phase 1: Vastland, Eatherly. McClung Development LLC: Requests performance bond one-year extension
7. Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2B
8. Hotel 2 Suites by Hilton/ Arnold Consulting and Engineering Services: Requests site plan approval for a 100 room 61,786 square feet hotel on 2.14 acres at 320 Cartwright Street. Property referenced as Davidson County Tax Map/Parcel# 01913010300 and is zoned CS, Commercial Services/Commercial Core Overlay. Property Owner: Unique Omega, LLC (17-24)
9. Keel Development, Property Owner Representative: Request recommendation to the Goodlettsville City Commission to approve the plan of services for the proposed annexation of 45.02 acres at 4408 Long Hollow Pike. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (Deferred at September 2024 Meeting)

10. Keel Development, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 45.02-acre properties at 4408 Long Hollow Pike from Sumner County RR, Rural Residential to MDPUD, Medium Density Residential Planned Unit and preliminary master plan approval for ninety-one (91) one family detached dwelling unit lots. The properties are referenced as Sumner County Tax Map 140 Parcels 124 and 124.01. Property Owner: William B Ralph JR Trustee (15-24) (Deferred at September 2024 Meeting)
11. Michael Hite, Property Owner Representative: Requests recommendation to the Goodlettsville City Commission to rezone the 1.08-acre property at 608 Alta Loma Road from R25, Low Density Residential to R15, Medium Density Residential. The property is referenced as Davidson County Tax Map/Parcel# 03401000800. Property Owner: Robert Hite (Deferred at November 2024 Meeting)
12. Allen Farms Subdivision, Collier Engineering, Inc: Request recommendation to the Goodlettsville City Commission to revise the project master plan to increase the number of one family detached dwelling unit lots from seventy-one (71) to **125** lots and revise the site development design. The properties are referenced as Sumner County Tax Map/Parcel 143 03300, Map 139 Parcels 06100, 06201, 09800 include 91.55 acres and are zoned LDRPUD, Low Density Residential Planned Unit Development and R25, Low Density Residential. Property Owner: Allen Farms Investment, LLC. (22-18)
13. Dry Creek Cottages, Lose Design: Requests recommendation to the Goodlettsville City Commission to revise the project master plan to include and rezone an adjacent 1.49 acre property referenced as Davidson County Tax Map/Parcel#03304003300- 0 Draper Drive from R-25, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development to increase the number of one family detached dwellings units from fourteen (14) and a two (2) family detached dwelling unit to twenty (26) one family detached dwelling units. The existing project is located on the 2.34-acre property referenced as Davidson County Tax Map/Parcels# 033040C90000CO0 to 033040C01400CO at 0-120 Old Ryman Way/Dry Creek Road and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owners: Meridian Capital Group, LLC and O.I.C. Dry Creek Cottages. (9.1 07-04/9.1# 15-17)
14. RYZE Windsor Green Community, Pearl Street Partners, LLC: Requests recommendation to the Goodlettsville City Commission to rezone the 15.05-acre properties at 0 Conference Drive and O Windsor Green Boulevard from GOPUD, General Office Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 224 residential apartment units and 18,300 square feet of commercial /retail. The properties are referenced as Davidson County Tax Map/Parcel#02600011400, 02600011000, 026060B02700CO. Property Owner: Armed Services Mutual Benefit Association (18-24)

DISCUSSION ITEM:

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

amccormick@goodlettsville.gov

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