



August 4, 2025

Planning Commission
5:00 PM

City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of August 4, 2025 Agenda

Approval of Meeting Minutes

2. Approval of July 7, 2025 Meeting Minutes

Individual Review of Regular Agenda Items

3. Public Forum on Planned Related Topics
4. Meridian Capital Group, LLC, Dry Creek Cottages: Requests letter of credit one-year extension
5. RiverGate Infrastructure Plan (Final Master Plan Approval Process-Phase One), Fulmer Lucas: Requests site demolition and road, stormwater, and utility design plan approval for the 42.25-acre portion of the RiverGate Mall redevelopment within the Goodlettsville city limits. The properties are zoned RC1PUD, Regional Center Planned Unit Development. The properties are referenced as Davidson County Tax Map/Parcel# 02614002400, 02614002600, 02614002800, 02614005200, 02614005500, 02614005600, 02614006100, 02614003100, 03402007600, and 03402007700. Property Owners: KDI Rivergate Mall, LLC, J.C. Penny Co, INC, Penny Property Sub Holdings LLC, Dillard TN Operating LTD Partnership, MRH Rivergate, LLC (7-24, 1-25)
6. Drew Hardison, Applicant: Requests alternative building materials for a proposed accessory building at 1008 Caldwell Drive. The 2.81-acre property referenced as Sumner County Tax Map/Parcel# 161004.02 is zoned R-40 Low Density Residential. Property Owners: Carole and George Dudney
7. Community Development Staff: Requests recommendation to the Goodlettsville City Commission to amend the Zoning Ordinance Sections 14-208 (4)(b) and 14-213 (10) (e) to define increased public hearing time frame for Zoning Ordinance

and Zoning Map amendments and to reference state law vested rights for site plan approvals

DISCUSSION ITEMS:

8. Residential Planned Unit Development and High-Density Zoning Districts- Zoning Ordinance
Amendment Review- Garage Orientation, Exterior Building Materials, and Permitted Density
9. Comprehensive Land Use Plan Review Meeting#4 August 25, 2025 -6 pm

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

amccormick@goodlettsville.gov

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