

**CITY OF  
GOODLETTSVILLE, TENNESSEE  
PLANNING COMMISSION MEETING**

**Monday December 5, 2016 5:00 PM**

**Call to Order**

**Approval of Agenda**

**Approval of November 7<sup>th</sup> Meeting Minutes**

- Item#1**                    **Wade Circle Property/ Chandler Surveying: Requests minor final subdivision plat approval to combine two (2) properties into one 0.6 acre property at 620 Wade Circle. Property is zoned CSL, Commercial Services Limited. Property is referenced as Davidson County Tax/Parcel 02610000700. Property Owners: David Henley and Horace U and Betty G. Henley Living Trust. (9.1 16-16)**
- Item#2**                    Northcreek Business Park Lot 1 Section 13/HFR Design: Requests minor final subdivision plat approval for a 1.5 acre property on Business Park Circle. Property is zoned GOPUD, General Office Planned Unit Development. Property is referenced as a portion of Sumner County Map 143J, Group F, Parcel 9.03. Property Owner: Northcreek, LLC. (9.1 17-16)
- Item#3**                    Dr. Clark Higgs Pediatric Dentistry/ Lukens Engineering Consultants: Request site plan approval for a 4,742 sq. ft. medical office building on 1.5 acres on Business Park Circle. Property is zoned GOPUD, General Office Planned Unit Development. Property is referenced as a portion of Sumner County Map 143J, Group F, Parcel 9.03. Property Owner: Northcreek, LLC. (9.1 18-16)
- Item#4**                    **515 Rivergate Parkway Office Building/Barge Cauthen & Associates/ South East Venture Design Services: Request revised site plan for access drive connections. Property is zoned CSL, Commercial Services Limited. Property is referenced as Davidson County Tax Map/Parcel 02605013400. Property Owner: LL&E Holdings, LLC (9.1 19-16)**
- Item#5**                    Zoning Ordinance Amendment/ Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-213 Administration and Enforcement, Item (9) Conditional Use Permits and Appendix A, Table 1 Land Use Activity Matrix regarding amendments to the conditional use permit review procedure for community extensive impact activities.
- Item#6**                    Zoning Ordinance Amendment/ Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning

Ordinance Section 14-208 Supplementary District Regulations, Item (4) Site and Architectural Design Standards and the Design Guidelines to define requirements for industrial projects and non-residential projects in residential zoning districts.

**Item#7** Zoning Ordinance Amendment/Planning and Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-213 Administration and Enforcement, Item (9) Conditional Use Permits and Appendix A, Table 1 Land Use Activity Matrix to incorporate provisions for tourist oriented limited manufacturing activities.

**Item#8** Zoning Ordinance Amendment/ Planning and Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 Supplementary District Regulations to incorporate temporary family healthcare structures in single family residential zoning districts. **Deferred from November 7<sup>th</sup> Meeting.**

**Item#9** Planning and Development Services Staff requests approval of the 2017 Planning Commission Meeting and Plan Submittal Schedule.

**Discussion Item:**

Staff approval of minor subdivision plats and site plans.

Agenda Items: **Davidson County/ Sumner County**

**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.*

*105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212*