

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

March 5, 2012

5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Scott Trew, Grady McNeal, Jim Driver, Garry Franks, Jim Hitt, Jerry Garrett, City Commissioner John Coombs and City Commissioner Jane Birdwell

Absent: Bubba Willis

Also Present: Rick Gregory, Charlie Lowe, Tim Ellis, Tom Tucker, Larry DiOrio, Guy Patterson, Alicia Prince, and Rhonda Carson

Chairman Jim Galbreath called meeting to order. Scott Trew offered prayer.

Item #1 Minutes of the February 6, 2012 Planning Commission meeting stand approved as written.

Item #2 Consider request by Civil Site Design, 630 Southgate Avenue, Suite A, Nashville, TN 37203 for approval of a Revised Final Master Plan for Cottage Grove at Twelve Stones Crossing (formerly The Villas at Twelve Stones Crossing), Willis Branch Road, Sumner County Tax Map 143, Parcels 48.03, 51, 51.01, 51.05, 52, 102, 103, 104, 105, 106, and 107. (9.1 #38-03)

The proposal is to bring additional acreage into the development, expanding the PUD and adding units to the PUD based on additional property.

Mr. Jim Harrison represented Civil Site Design Group.

Staff reviewed. Rick Gregory reported that he had met with the developer on Friday March 2, 2012 to discuss concerns. He stated that the developer is able to change the proposal enough to satisfy the requirements. Mr. Gregory stated the following:

1. Fifty foot strip that runs between the two buildings on the east end can go away and access to lot 49 will be provided off the end of True Vine Way through a private easement across the adjoining lot so that this PUD would not be crossed by access to another property not part of the PUD.
2. Concerns about slope have been or are being addressed so that things like storm water run off to the back of units 84-95 can be diverted. Sidewalks behind 84-95 is a way for staff to address the issue of slope and separation to provide a buffer or a more certain separation between potential storm water and the backs of the units.
3. By installing fire sprinklers in these buildings, the required fire access is not needed.
4. Issues with buffering against properties, reconciliation of caliper of inches of trees that were taken down as part of the mass grading of the site, and making those parts of the property to be developed meet the requirements of the landscaping portion of the ordinance would need to be satisfied along with other housekeeping issues that the staff may include.

Questions or comments from the Commission were discussed.

Based upon staff recommendations, input from developers and discussion had at this meeting, Mr. Scott Trew made a motion to conditionally approve request based on staff report. Mr. Garry Franks seconded the motion and the motion passed unanimously 9-0.

Item #3 Consider request by Crawford & Cummings Surveyors, 1929 21st Ave., Nashville, TN 37212 for Final Plat-Consolidation Cottage Grove at Twelve Stones Crossing, Sumner County Tax Map 143, Parcels 102, 103, 104, 105, 106, 107, part of parcel 48.03 and part of parcel 52. (9.1 #1-12)

The request is to combine those separate lots from a previous approval into one large parcel.

Mr. Jim Harrison represented Crawford & Cummings Surveyors.

Planning Director Gregory stated that with minor technical issues that have been identified, and are being addressed or have been addressed, staff recommends it for approval conditionally.

No questions or comments by commission.

Mr. Harrison stated that he is in agreement with all conditions that were outlined and will make those changes.

Based upon staff recommendations, input from developers and discussion had at this meeting, Mr. Grady McNeal made a motion to conditionally approve request based on staff report. Mr. Jim Driver seconded the motion and the motion passed unanimously 9-0.

Item #4 Consider request by Ragan-Smith & Associates, 315 Woodland St., P.O. Box 60070, Nashville, TN 37206 for Final Plat, Dry Creek Farms, Phase II, ROW Dedication for Dry Creek Road & Old Dickerson Pike, Davidson County Property Map 33, Part of Parcel 21.

The request is for right-of-way dedication for Dry Creek Road and Old Dickerson Pike.

Mr. Ted Stevens represented Ragan-Smith & Associates. He stated that they had reviewed and agreed with all the comments.

Planning Director Gregory stated that the road had been paved and with minor issues that need further attention, Staff recommends conditional approval.

Commissioner Combs and Goodlettsville citizen, Denver Schimming expressed concern about construction material, trash, piping, concrete along the roadway. Mr. Schimming also wanted to know if the sidewalks would be extended to the road, and if the property's grass would be maintained.

Mr. Gregory stated that the City had been in contact with the developer to get the materials along the roadway removed, and that the City will pursue the issue. The sidewalks will be extended in the future, and at this point, the property should be maintained by the owner.

Based upon staff recommendations, input from developers and discussion had at this meeting, Mr. Jim Hitt made a motion to conditionally approve request based on staff report. Mr. Franks seconded the motion and the motion passed unanimously 9-0.

Item #5 Consider action on Letter of Credit No. 00200 in the amount of \$255,500 for installation of infrastructure of Loretta Drive Extension, Braxton Park @ Woodwyn Hills. The applicant is Phillips Family Investment, 3012 Business Park Circle, Suite 400, Goodlettsville, TN 37072.

Mr. Eddie Phillips represented Phillips Family Investment.

Staff reviewed. Rick Gregory stated that the need for the connection still remains and that staff recommends letter of credit be renewed for face value for 1 year.

Commissioner Birdwell stated that there were many citizens in the audience that wanted to speak and she had asked this in the last meeting. She asked if they could now speak.

Chairman Galbreath stated that with the boards permission, he would allow this after the commission had continued discussion.

Mr. Eddie Phillips stated that the property was originally zoned for 113 townhomes (Zoned HDRPUD). He stated that he and his brother are the executors of the estate. He stated that they are proposing not to renew the Letter of Credit and to sell the property with 5 single family building sites (which would meet R40 requirements) on it leaving the majority of common area that was there with the original PUD. He also stated that they had no problem leaving a dedicated right-of-way. He had sketch plans and left those with Mr. Gregory.

After much discussion between the board, Chairman Galbreath stated that he would allow one person from the audience to represent the group to speak on behalf of the citizens.

Mr. John Tidwell of 847 Loretta Drive stated that they would like to see the connection deleted from the plan and not have a dedicated right-of-way, so there would be no question of it connecting in the future.

Questions or Comments from the Commission were discussed.

Based on the information Mr. Gregory provided and discussion held at meeting, Mr. Gary Franks made a motion to deny the extension of the Letter of Credit. Commissioner Birdwell seconded the motion and the motion passed 7-2 (Mr. Jim Driver and Mr. Jerry Garrett opposed.)

Item #6 Consider action on Letter of Credit No. 522 in the amount of \$53,750 for installation of infrastructure for The Vineyards @ Twelve Stones Crossing, Phase I and II, Tara Lane, Sumner County Tax Map 143F, Parcels 51.01 and 36.00. the applicant is Villa Property, LLC, 509 Indian Hills Mound, Goodlettsville, TN

Staff reviewed. Mr. Gregory stated that there are still some things in need of installation, such as a section of sidewalk that is not yet complete. He stated that the amount had been reduced to the minimum about 6 months ago, and since it was not feasible to reduce it any more, he asked that it be extended at least another 6 months in the amount of \$53,750. This will give the opportunity to finish the installation of things and bring that section of Tara Lane, Phase I and II to a point where The Letter of Credit can be released.

No questions or comments by the Commission.

Based on the information Mr. Gregory provided and discussion held at meeting, Mr. Garry Franks made a motion to extend the Letter of Credit a minimum of 6 months if needed. Mr. Jim Hitt seconded the motion and the motion passed unanimously 9-0.

Item #7 Commission Comments

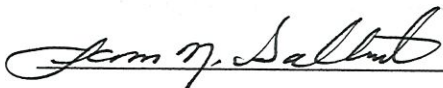
There was discussion regarding:

Letter of Credit of Infrastructure at Cobblestone (Alta Loma) and the financial institution and the Stop Work Order placed on the property.

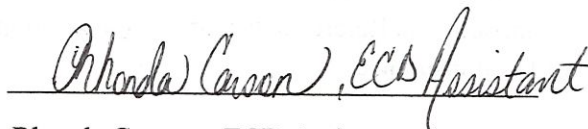
Commissioner Birdwell stated that she would like to see the Fire Marshal/Codes Inspector document or sign a report saying that they have looked at the projects/property (The Cottages) and they feel comfortable with the safety issues. True density of property also discussed.

Discussion concerning citizens comments and public hearings.

The meeting adjourned at 6:22 p.m.



Jim Galbreath, Chairman



Rhonda Carson, ECD Assistant