

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

October 3, 2011

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, City Commissioner John Coombs, Grady McNeal, Jim Hitt, Carol Crews, Scott Trew, Garry Franks, Bubba Willis and City Commissioner Jane Birdwell

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, City Commissioner Dan Bloodworth, Charlie Lowe, Randy Caldwell, Allan Ramsey, Larry DiOrio, Frank Schmidt, John Heisse and Alicia Prince
Thompson

Jim Galbreath called the meeting to order. City Commissioner Coombs offered prayer.

Item #1 Minutes of the September 12, 2011 Planning Commission meeting stand approved as written.

Item #2 Consider submittal of a PUD signage plan by Dollar General Corporation, 100 Mission Ridge, Davidson County Tax Map 26, Parcel 129.00. The applicant is Gresham Smith and Partners, 511 Union Street, Ste. 1400, Nashville, TN.

Staff reviewed. Gregory reported that the request is for a signage plan for Dollar General Store's headquarters to utilize the corporate logo. This signage will pinpoint corporate headquarters and also benefit the identity of Goodlettsville. The proposed signs meet all requirements of the newly revised Goodlettsville Sign Ordinance and staff recommends approval of the signage plan.

Coombs made a motion for approval of the PUD signage plan for Dollar General Corporation, 100 Mission Ridge, Davidson County Tax Map 26, Parcel 129.00. Willis seconded the motion. The motion passed 8-0, Trew abstained.

Item #3 Consider action on Letter of Credit No. 522 in the amount of \$215,000 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. Gregory reported this request is to reduce the amount of the surety for The Vineyards, Phase I and II. Staff met with the developer for an onsite inspection which indicated the need for the following actions: two (2) separate locations identified for re-seeding and vegetative stabilization; new drainage swale grading including seeding and vegetative stabilization; pipe inlet reshaping of grades, clean up, rip-rap including seeding and vegetative stabilization; and pipe outlet clean up of sedimentation debris, pipe/headwall mortar including seeding and vegetative stabilization.. Staff recommends the subdivision regulation relating to sureties reduction to 25% of the current surety amount which totals \$53,750. Brock Rust, developer, requested the one year maintenance surety's expiration date be deemed retroactive from January, 2011 to January, 2012 due to the completion of infrastructure and landscaping other than the outstanding items enumerated by staff. Coombs made a motion to permit homeowners in The Vineyards to address the current issue. Willis seconded the motion. The motion passed unanimously. Frank Schmidt, President of HOA of The Vineyards @ Twelve Stones stated the HOA is in agreement with staff recommendations. Mr. Rust suggested the expiration date be extended to April 6, 2012.

Driver made a motion to reduce the amount of the infrastructure/landscaping surety for The Vineyards, Phase I and II from \$215,000 to \$53,570 as required by the subdivision regulations and extend the expiration date of the surety to April 6, 2012. Crews seconded the motion. The motion passed unanimously, 9-0.

Item #4 Consider action on Cashier's Check No. 15005471 in the amount of \$2,769 for installation of landscape for Integrated Properties Office Bldg., 302 Northcreek Blvd., Davidson County Tax Map 26, Parcel 153.00. The applicant is McPherson-Shaw Inc., 147 Maple Row Blvd., Ste. 300, Hendersonville, TN.

Staff reviewed. Gregory reported the project's landscape architect presented a letter in 2009 indicating the landscaping was installed according to the approved plan. After a recent on-site inspection, two (2) trees which did not survive need to be replaced. Staff recommends the property owner be notified on the landscape issue and that the surety be released upon the replanting of the sited trees.

Trew made a motion for conditional approval of the release of Cashier's Check No. 15005471 in the amount of \$2,769 for installation of landscape for Integrated Properties Office Bldg., 302 Northcreek Blvd., Davidson County Tax Map 26, Parcel 153.00 based on McPherson-Shaw Inc. replacement of noted trees. Willis seconded the motion. The motion passed unanimously, 9-0.

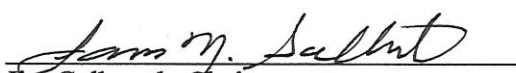
Item #5 Consider review and approval of the Goodlettsville Design Review Manual.

Staff reviewed. Jim Galbreath, Chairman requested the meeting be turned over to Vice Chairman Jim Driver in order for Mr. Galbreath to comment on the document as a citizen. Driver opened the public hearing relating to review of the Goodlettsville Design Review Manual. Randy Caldwell, Ragan Smith Associates, presented the initial draft of the formatted issues of the manual. As requested by the Planning Commission, specific standards of the design review guidelines of Germantown, TN and Berea, KY were incorporated into the proposed document. The city's zoning ordinance, subdivision regulations and Main Street Streetscape Plan were reviewed to insure regulation consistency throughout the documents. Community character, specific design guidelines criteria and a defined procedure for the submission and review process are the three (3) areas identified in the guidelines. Specific design criteria include site design, landscaping, screening, lighting, architecture and signage. Charlie Lowe and Allan Ramsey, Ragan Smith Assoc. offered additional technical expertise relating to the criteria formatting. *Thompson*

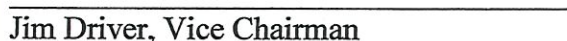
After the presentation commissioners and citizens shared specific concerns with certain issues and requirements and the framing of the document's text. It was determined that all concerns were to be submitted in writing to staff by October 12, 2011. Staff and Ragan Smith personnel would address each comment and suggestion, revise the design review guidelines accordingly and present revisions of the document at the November 7, 2011 Planning Commission meeting. Driver closed the public hearing.

Commissioner Comments: Jim Thomas, City Manager, was recognized for his excellent service to the citizens of Goodlettsville, well wishes were given regarding his impending retirement and new position with Municipal Technical Advisory Service (MTAS).

The meeting adjourned at 7:10 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant


Jim Driver, Vice Chairman