

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

September 12, 2011

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Grady McNeal, Jim Hitt, Carol Crews, Scott Trew, Bubba Willis, City Commissioner Jane Birdwell

Absent: City Commissioner John Coombs, Garry Franks

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Bruce Hite, Shawn Henry, Alison Birge and Vicky Ignatz

Jim Galbreath called the meeting to order. Galbreath offered prayer.

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

Item #2 (9.1 #5-11) Consider action on the Amended Final Master Plan for The Retreat at Dry Creek Farms, Phase II, Davidson County Tax Map 33, Parcel 296.

Staff reviewed. Gregory reported this proposal will add ninety-two (92) residential units to the Retreat at Dry Creek Farms as Phase II of the development. Phase II of the Retreat at Dry Creek Farms follows the Preliminary Master Plan previously approved by this commission. Much of the mass grading for the site was accomplished at the time of construction of Phase I. Six (6) residential buildings and six (6) garage buildings comprise Phase II of the development. A number of technical issues were identified by staff as needing further consideration: inclusion of additional erosion matting, additional curb radii to be depicted with the proposed curbing, pipe materials and locations of energy dissipating headwalls need to be added to the drawings. Architectural style and materials will conform to existing buildings. Gregory noted that the status and completion of the Dry Creek Road from Robert Cartwright Drive to Old Dickerson Road; although, not the responsibility of Pedcor, is intimately tied to the development. The property owner/developer recently provided staff with a timeline for the completion of paving the remaining portion of Dry Creek Road to Old Dickerson Road. Paving bids are to be received by the property owner/developer by next week. Paving is to commence within the next two weeks. Total time until completion of the paving project is thirty (30) to forty-five (45) days out.

The Planning Commission discussed the following issues: outstanding technical issues, parking spaces, rerouting of construction traffic, placement of utilities, concrete materials to be utilized for decking floors, and garage floor elevations. Also considered was tying the paving completion of Dry Creek Road as a condition for approval. Mr. Shawn Henry, counsel for Pedcor, shared his concern with the proposed condition of attaching completion of Dry Creek Road to final approval of The Retreat at Dry Creek Farms. Mr. Henry stated that Jim Himelrick, property owner/developer, is responsible for completion of the roadway and Pedcor should not be responsible for the project. After additional discussion, the completion of paving of Dry Creek Road was removed from consideration in the approval.

Motion by Willis for conditional approval of the amended Final Master Plan for The Retreat at Dry Creek Farms, Phase II, Davidson County Tax Map 33, Parcel 296 based on review and final approval by staff of technical issues cited by staff, plans submitted for review, presentation by applicant, and discussion by Planning Commission. The motion was seconded by Driver. Hitt abstained from voting. The motion passed 7-0.

Item #3 Consider release of Cashier's Check No. 302184 in the amount of \$4,000 held as surety for installation of infrastructure and maintenance for Ivy Hill @ Dry Creek Farms, Phase I, II and III, Davidson County Tax Map 33, Parcel 236.

Staff reviewed. Gregory reported an inspection of the site indicated the need for sidewalk repairs to a portion of Ivy Hill Lane. Staff requested conditional approval to release funds if it is determined that the city has accepted the right-of-way for this development which would make the city responsible for any repairs.

Trew made a motion for conditional approval to release Cashier's Check No. 302184 in the amount of \$4,000 for maintenance of infrastructure for Ivy Hill @ Dry Creek Farms, Phase I, II and III, Davidson County Tax Map 33, Parcel 236 based on review and final approval by staff of the ownership of the development's right-of-way, staff

recommendations and discussion by the Planning Commission. Willis seconded the motion. The motion passed unanimously 7-0.

Item #4 Commissioner Comments.

City Manager Jim Thomas updated the commission regarding the revision process of the Design Review Manual. The revised document will be considered at the October 3, 2011 Planning Commission in a joint session with the Board of Commissioners. Interested citizens, local developers, general contractors, engineers, architects, etc. will be invited to attend and participate in the discussion. Public Notice of this meeting will be included in the next two issues of The Community Ledger.

The commission and staff discussed procedural matters relating to guidelines for architectural design of new/ redeveloped sites within the city.

The meeting adjourned at 6:12 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant