

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 7, 2011

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Jack Tompkins, Charlie Lowe, Mike Bauer, Vicky Ignatz, Kim Hawkins, Alise Adler, Dominic Gobaletta, Brock Rust, Jim Harrison, Tom Mosier, Teresa Galbreath, John & Nancy Edmondson, Barclay & Nancy Cox, Diana Grubbs, Jackie Ragland, Marie Buck, Yvonne Jennings, Beverly Hosse, R.D. & Ellie Dillon, Chuck Cameron, Ken Norfleet, Liz & Norman Travis, Daralyn Farris, Pat & Frank Schmidt, John & Suzy Bracey, J.D. & Linda Jones, Darlene & David Batson, Tom & Cheryl Galbreath, John Embler, Vic & Anne Wiss, Eddie & Janice Crook, Wayne & Jane Johnson, Sue Coombs, Betty Holt, Don & Nellie Douglas, Glenn & Nancy Jenkins, Don & Anita Durham, Bill & Linda Gentry, Ben & Mary Anne Jagger, Ray & Mary Martin, Don & Laura Tracy, James Hayes, Macie Buchowski, Margaret & Homer Chance and others

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

Galbreath questioned if there is no objection, the minutes of the will be approved as printed (or as corrected)."

Item #1 Vice Chairman Driver declared the minutes of the February 7, 2011 Goodlettsville Planning Commission meeting approved as corrected by indicating in Item #9 that "Hitt agreed that 20 percent of the Planning Commission made up of elected City Commissioners is excessive".

The Planning Commission requests that the City Commission be informed of the stated concerns by members of the Planning Commission at the February 7, 2011 PC meeting relating to excessive representation by City Commission members serving on this commission. A voice vote was taken with a unanimous vote to recommend. There were no negative or abstention votes recorded.

Item #2 Presentation of updated landscape plan for the Goodlettsville Library.

Alise Adler, Kim Hawkins, Hawkins Partners Inc., presented the landscape concept plan for the Goodlettsville Library. The Johnny Claude Garrett family has graciously funded the construction of a life cycle garden adjoining the library which will include organic gardens, demonstration gardens, seasonal garden planters, a designated memorial garden, amphitheater, and pedestrian walkway connecting the library and elementary school. The library building will be opened in July, 2011. The completion of the life cycle garden area will be concluded in the fall, 2011.

Item #3 (9.1 #2-10) Consider request by Civil Site Design, 630 Southgate Avenue, Suite A, Nashville, TN for the Annexation, Plan of Service and Rezoning of 11.95 acres portion of the Pratt property, 1205 Willis Branch Road, Sumner County Tax Map 143, Parcel 48.01 and the approval of the revised Master Development Plan to include designated portions of the Pratt property to be added to both The Vineyard at Twelve Stones Crossing and Cottage Grove at Twelve Stones Crossing, Master PUD approval, Willis Branch Road, Placid Grove Lane and Truvine Way, Sumner County Tax Map 143, Parcels 38, p/o 48.01, 51.00 51.02, 102, 103, 104, 105, 106, 107 and 108.

City Commissioner John Coombs recused himself from discussion and voting on this issue.

Staff reviewed. Galbreath chronicled the history of plans submitted to this commission relating to The Vineyards at Twelve Stones Crossing. Gregory reported the request is to again consider annexation of adjoining properties and the amended Preliminary Master Development Plan to combine designated portions of the Pratt property to The Vineyards at Twelve Stones and Cottage Grove at Twelve Stones Crossing. Previous consideration of this plan at the December, 2010 Planning Commission meeting included the need for connectivity primarily due to the age restricted, multi-family, multi-level development formerly referred to as the Manor House. This amended Preliminary Development Plan proposes to

eliminate the age restricted, multi-family, multi-level development (Manor House) and is to be replaced by attached dwelling patio homes which is a continuation of the development pattern established on Tara Lane and Truvine Way. The Manor House was originally approved with High Density Residential Planned Unit Development (HDRPUD) zoning. The HDRPUD density zoning for the amended Preliminary Development Plan for The Vineyards at Twelve Stones is not justified given the fact that the same type and style of units are presented on this plan with this topography changes the scope of the plan in a way that the high density component is no longer driven by the plan, but is merely a means of increasing density. The additional property to be annexed by Cottage Grove at Twelve Stones Crossing with Medium Density Residential Planned Unit Development (MDRPUD) zoning is applicable based on the fact that it is a continuation of the previously approved development pattern and zoning. There are also a few technical issues identified in the review. Most of these issues have been addressed; however, road connectivity has not been addressed. Civil Site Design provided an exhibit depicting the steep slope surrounding the property, the potential for extending these streets to better serve this property if it were further development where connectivity would become more necessary. Our concerns continue to remain the connection of streets and the continuation of the street pattern which has been established which would allow this development and any future adjoining developments to expand. Based on these issues, staff cannot recommend approval of the submitted Preliminary Master Development Plan.

Brock Rust, Villa Properties, LLC, stated the revised plan requests the annexation of twelve (12) acres to the existing properties: approximately one-half (1/2) of the acreage goes to The Vineyards and approximately one-half (1/2) of the acreage goes to Cottage Grove; rezoning of the annexed property to Low Density Residential Planned Unit Development (LDRPUD) and a Plan of Service for the twelve (12) acres. An amendment to the High Density Residential Planned Unit Development (HDRPUD) Plan previously approved as a high rise building consisting of forty-eight (48) units for people ages 60 years or older to be effectively revised to allow for a continuation of the attached dwelling patio homes currently existing on Tara Lane. This plan does not increase density; whereby, the previously approved plan allowed for forty-eight (48) units per acre. The proposed revised plan decreases density to twenty (20) units per acre which is less than the maximum seven (7) units per acre currently required by city regulations and reshapes the outline of the parcel as a result of the current configuration of the development. These homes will be age restricted at 55 years or older. These proposed buildings will be a part of The Vineyards Homeowners Association and have the same restrictive covenant, rules and regulations. Three single family parcels planned for the top of the hill will be required to abide by the same architectural standards of The Vineyards which is 1,750 square footage minimum, eighty (80) percent brick/stone/other approved masonry. These new single family homes will not be a part of The Vineyards Homeowners Association. As a result of the lengthy discussion at the December, 2010 PC meeting Rust felt that there were two (2) major things that this commission and others wanted to see: 1) additional access for emergency and construction vehicles, and 2) would like to see the four story high rise building go away. Without saying it, there was insinuation that it would be great if we could get rid of the high rise building. This proposed plan takes away the high rise building, decreases density and provides for a twenty-five (25) foot gravel driveway easement which will be established along the Loretta Lynn property to allow primarily for construction ingress/egress and for emergency access.

Gregory reiterated that the proposal for the seven units per acre is somewhat subjective because this regulation is designated for a HDRPUD. The original master development plan approval of HDRPUD zoning was approved based on a proposed multi-family, multi-level development. The amended master development plan proposal before you is requesting the multi-family, multi-level development be removed; therefore, the HDRPUD zoning density should also be removed. In this case, the amended master development plan proposal offers an extension of an existing LDRPUD zoning and I contend there is no basis for the HDRPUD zoning to remain on the amended master development plan. Lowe reviewed the submitted plan and agrees with staff that density and interconnectivity are the major concerns relating to the plan.

Frank Schmidt, representing The Vineyards Homeowners Association President, Mike Torano acknowledged that the current residents don't truthfully understand the engineering and planning regulations and requirements and therefore cannot approve or disapprove of the proposed plan at this time. The homeowners have several issues which need to be addressed before we can move forward. The first is stormwater issues at the northern elevation of the development. The northern elevation contains the slope which is located in the HDRPUD zoning district behind the existing homes built by Phillips Builders and on the southern entrance where the stormwater drain meets Willis Branch Road at Tara Lane. We do believe, with the proposed development and defoliation of the hillside, that current stormwater issues will severely elevate for the homeowners. Another concern is construction traffic and how it will negatively affect Tara Lane and want to know if the city is prepared to properly maintain this roadway throughout the construction phase. As part of the approval process, the homeowners request that the developer is required to maintain a construction entrance somewhere on the property other than Tara Lane or Truvine Way; the developer be held to the highest standards as recommended by

the Planning Commission and civil engineering requirements; and that the stormwater issues be resolved prior to approval of the proposed amended Final Master Development Plan. Driver asked what the developer has provided in the proposed plan to address the additional stormwater flow to homes on Tara Lane. Rust stipulated that the project engineers have looked at the stormwater retention process in depth and detail at this stage of the planning process more than normal, met with Jack Tompkins, Goodlettsville City Engineer, met on site during rain events and taken photographs, met with Mr. Tompkins and discussed the issues; there is some documentation relating to the south drainage issue; he believes he understands the north drainage issue and the concern about the development. Our engineers have prepared and submitted to the City Engineer a schematic drainage plan complete with some preliminary calculations and retention/detention pond sizing. Essentially the new roadway rides at the top of a ridge. The western elevation of the roadway – part of those lots would drain from the front yards into the new roadway which is curved by design and contains storm drainage which will carry stormwater to two newly proposed stormwater detention basins. The eastern elevation of the roadway flows into the same proposed detention basins. A portion of the northern elevation of the proposed homes will have stormwater drain from the back of the homes with a diversion swale and a piping system to capture the stormwater drainage from the rear of those homes. Again, normally construction documents are not submitted at this stage of the planning process; in anticipation of responding to the stormwater issues, the civil engineer has prepared the stormwater plans, submitted them to the City Engineer and has spoken to him regarding the review of the preliminary plans. Jack Tompkins, City Engineer, Reported that Jim Harrison, Civil Sign Design, presented a series of calculations and drawings indicating how stormwater flowing off of the proposed development sight would be addressed. There are not details design drawings available during the preliminary stage. He has reviewed these documents and determined that the south elevation of the site, a small .67 acre area was not addressed; however, he has been assured by the design engineer that, should this project move to the next planning phase, they will address the stormwater issues relating to the noted area. Tompkins explained to the design engineer that the city doesn't want any excess stormwater flowing onto the existing properties from any elevation and with no increase in stormwater flow for multi-year design storms, 2 years to 100 year storms. In terms of the existing stormwater issue at the south entrance at Willis Branch Road and Tara Lane, the developer needs to install a swale along Willis Branch Road to prevent ponding. Tompkins reported that the issue of the standing stormwater behind the existing single homes on the northern elevation of the development has not been reported to him; however, he will be happy to inspect the drainage situation if a resident with stormwater problems will call his office. He noted the design engineer for the proposed project is the same civil engineer for the existing portions of The Vineyards and will work with staff to address all stormwater issues.

Driver asked what affect passing the annexation, rezoning and Preliminary Master Development Plan and denying the HDRPUD zoning would have. Gregory answered that the specific action would lessen the overall density and would require a redesign of the plan. Gregory explained that the original approval and rezoning to HDRPUD of the three and one-half (3 & ½) acre parcel of The Vineyards at Twelve Stones was based on a multi-story, multi-family, age restricted development building identified as the Manor House. Lowe responded that the entire master development plan would need to be either approved or denied. Rust stated that the proposed plan eliminates twenty-eight (28) units and if more units are lost by denying HDRPUD zoning, it may not be logical or economically feasible to give up the original plan for the multi-family, multi-story building. Nancy Edmondson, 1039 Willis Branch Road, voiced her concern with the word "assurances" used in tonight's discussion relating to the developer. At the May 7, 2007 Planning Commission meeting the developer assured us that Jim Harrison, project civil engineer, would work with us regarding our issues and concerns relating to Cottage Grove. We have yet to see meet Mr. Harrison. At the April 12, 2010 Planning Commission meeting the developer stated that Edmondson Court would be completed by October, 2010 and we are still waiting. Gregory stated there was earlier discussion relating to building type for the proposed development as 80 percent brick, stone, or masonry; however, the remaining 20 percent building material needs to be specifically identified unless the current approved materials will be used on the new structures. The Cottage Grove development will add several acres from the annexation from the Pratt property which will not affect the density of the development. However, there is an existing two and one-half (2 & ½) acre parcel belonging to the Edmondson family that is currently included in the density of Cottage Grove; however, it is no longer a part of the development and future density calculations need to reflect this change.

Driver made a motion for approval and a recommendation to the City Commission for consideration of Annexation, Plan of Service and Rezoning of an 11.95 acre portion of the Pratt property, 1205 Willis Branch Road, Sumner County Tax Map 143, Parcel 48.01 to be distributed as approximately six (6) acres for Twelve Stones Crossing with LDRPUD zoning, approximately six (6) acres for Cottage Grove at Twelve Stones Crossing with MDRPUD zoning, and deny the Amended Preliminary Master Development Plan based on exclusion of the High Density Residential Planned Unit Development based on this zoning providing more density than required in the development and in being inconsistent

with the purpose of the Master Plan Development proposed. Hitt seconded the motion. The motion passed 6-2-1, Crews - yea, McNeal - yea, Driver - yea, Hitt - yea, Birdwell - yea, Trew - yea, Franks - no, Galbreath - no, Coombs - abstained.

Gregory stated the recommendation will be sent to the City Commission for consideration at the next available scheduled meeting. It would be appropriate that the developer present to staff a revised Preliminary Master Plan with corrections indicated by the Planning Commission prior to the this time.

Item #4 Consider action on Letter of Credit No. 001200 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.

Staff reviewed and recommended a one year extension of surety at the current amount. Hitt made a motion to extend Letter of Credit No. 001200 in the amount of \$255,500 for installation of infrastructure of Loretta Drive Extension, Braxton Park @ Woodwyn Hills for a one year period based on staff comments and recommendation and Planning Commission discussion relating to the ongoing surety and an interest in the project being completed. Franks seconded the motion. Motion passed unanimously, 8-0.

Item #5 Consider action on Letter of Credit No. 118 in the amount of \$9,880 for landscape maintenance for the Courtyard @ Marriott, 865 Conference Drive, Goodlettsville, TN. The applicant is Sage Hospitality, 280 Warfield Ave., Suite 201, Clarksville, TN.

Staff reviewed. Staff recommended a conditional release of the surety upon receipt of required documents from landscape engineer or renewal of surety for a one year period.

Driver made a motion for conditional release of Letter of Credit No. 118 in the amount of \$9,880 for landscape improvements for the Courtyard @ Marriot, 865 Conference Drive, Goodlettsville, TN due to expire 4/20/11 upon receipt of a letter from the Landscape Architect indicating the landscape plan has been installed as approved; however, should this document not be received in a timely manner, Letter of Credit No. 118 shall be renewed for a one year period in the current amount. The motion is based on staff comments/recommendations and Planning Commission discussion relating to the status of the surety. Crews seconded the motion. The motion passed unanimously, 8-0.

Item #6 Consider action on Letter of Credit No. 119 in the amount of \$10,000 for installation of temporary retention pond for the Courtyard @ Marriott, 865 Conference Drive, Goodlettsville, TN. The applicant is Sage Hospitality, 280 Warfield Ave., Suite 201, Clarksville, TN.

Staff reviewed. Staff recommended a conditional release of the surety upon receipt of required documents from the project civil engineer or renewal of the surety for a one year period.

Franks made a motion for conditional release of Letter of Credit No. 119 in the amount of \$10,000 for installation of a temporary retention pond for the Courtyard @ Marriott, 865 Conference Drive, Goodlettsville, TN due to expire 4/20/11 upon receipt of a letter from the Civil Engineer indicating the retention pond has been installed as approved; however, should this document not be received in a timely manner, Letter of Credit No 119 shall be renewed for a one year period in the current amount. This motion is based on staff comments/recommendations and Planning Commission discussion relating to the status of the surety. Trew seconded the motion. The motion passed unanimously, 8-0.

Item #7 Consider action on letter of Credit No. 120 in the amount of \$5,000 for receipt of civil engineers As Build drawings for the Courtyard @ Marriott, 865 Conference Drive, Goodlettsville, TN. The applicant is Sage Hospitality, 280 Warfield Ave., Suite 201, Clarksville, TN.

Staff reviewed. Staff recommended a conditional release of the surety upon receipt of required documents from the civil engineer for stormwater revisions or renewal of the surety for a one year period.

McNeal made a motion for conditional release of Letter of Credit No. 120 in the amount of \$5,000 for civil drawings for stormwater revisions for the Courtyard @ Marriott, 865 Conference Drive, Goodlettsville, TN. due to expire 4/20/11 upon receipt of a letter from the Civil Engineer indicating that any and all stormwater revisions have been approved and installed as approved; however, should this document not be received in a timely manner, Letter of Credit 119 shall be

renewed for a one year period at the current amount. This motion is based on staff comment/recommends and Planning Commission discussion relating to the status of the surety. Birdwell seconded the motion. The motion passed unanimously, 8-0.

Item #8 Consider action to recommend to the Goodlettsville City Commission an amendment to the Goodlettsville Zoning Ordinance relating to Ordinance No. 11-753, Goodlettsville Wind Turbine/Wind Energy Facility.

Staff reviewed. Gregory referred to the Metro Nashville Wind Turbine ordinance as a primary guide to craft the document and maintain continuity between cities. The commission discussed several issues: a requirement for residential site plans including photo visualization be submitted for wind turbine installation; Section 3, Item K – eliminate “minimum of three sight lines”; specific distance requirements established between lot lines for residential districts or allow for site specific distance requirements; noise requirements; and clarification of definition for NES – Utility Notification (page 2, Item 10) to verify this is a separate requirement beyond the city’s ordinance. Staff will work to incorporate these issues in the ordinance and present a final draft to the commission.

Item #9 Continue discussion of the Goodlettsville Design Standard Regulations.

Staff reviewed. Staff requested commissioner input regarding the need for specific attention to designated areas such as Rivergate Parkway, Long Hollow Pike, Two Mile Pike, etc. City Commissioner Birdwell requested staff to invite Imagine Goodlettsville representatives to present their ideas to the Planning Commission as it relates to design guidelines, rezoning, etc. McNeal indicated that Germantown, TN Design Standard Guidelines are preferable; however, Brea, KY approach by identifying parts of town with different design specific guidelines and specifically addressing the background of these areas. Staff will work to finalize the design standard regulations.

Item #10 Consider adoption of the Goodlettsville Planning Commission Bylaws.

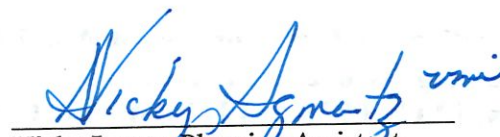
Staff reviewed. Gregory was instructed to prepare the final draft of the bylaws document and forward to the planning commissioners for a two week comment period prior to the PC meeting.

Item #11 Commissioner Comments.

Galbreath requested that all documentation directed to the Planning Commission utilize the PDF format for security purposes.

Meeting adjourned at 7:15 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant