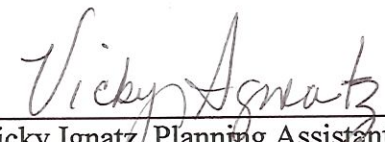


The meeting adjourned at 6:22 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

September 12, 2010

5:30 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, City Commissioner John Coombs, Grady McNeal, Carol Crews, Scott Trew and Bill Carter

Absent: Jim Hitt, Garry Franks

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Jack Tompkins, Masoud Fathi, Bob Panvini, Matt Frey, Alan Thompson,
John VanMater, Vicky Ignatz and others

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

Item #1 Chairman Galbreath declared the minutes of the August 2, 2010 Planning Commission approved as written.

Item #2 (9.1 #8-10) Consider submittal by Steven E. Arts and Associates, Inc., 514 South Brown Street, Ste. 600, Springfield, TN for an amended Final Plat for the Homestead Property, 1199 Willis Branch Road, Sumner County Tax Map 143, Parcels 48 and 48.01. The applicants are John S. VanMater, 1199 Willis Branch Road and Jason L. Higgins, 1201 Willis Branch Road, Goodlettsville, TN.

Staff reviewed. Gregory reported this proposal for a two lot subdivision involves moving lot lines to incorporate the existing pond from the current owner to the new owner. A few minor technical issues remain regarding the verbiage in the certificate statements requiring meeting standard certificate language. The surveyor has agreed to make the changes identified. Matt Frey, Steven E. Arts and Associates, Inc. informed the commission that a revised Final Plat for the Homestead property is completed and available for staff immediately.

Willis made a motion to recommend conditional approval of the amended Final Plat for the Homestead Property, 1199 Willis Branch Road, Sumner County Tax Map 143, Parcels 48 and 48.01 based on review and final approval by staff. Driver seconded the motion. The motion passed unanimously, 7-0.

Item #2 (9.1 #9.10) Consider submittal by Ragan Smith Associates, 315 Woodland Street, Nashville, TN for an amended Final Plat for Conference Subdivision, 846 Conference Drive, Davidson County Tax Map 26-00, Parcel 155, Lot 2. The applicants are Fred W. Williams and Edward A. Whitley, 105 Ashlawn Court, Franklin, TN.

Gregory stated that the Final Plat survey documents were not provided in a time manner to allow adequate review of the proposed property line relocation. Crews made a motion to defer until the next Planning Commission meeting consideration of the Final Plat for Conference Subdivision, 846 Conference Drive, Davidson County Tax Map 26-00, Parcel 155, Lot 2. McNeal seconded the motion. The motion passed unanimously, 7-0.

Item #4 (9.1 #10-10) Consider submittal by Masoud Fathi, Civil and Environmental Engineering Services, LLC, 218 Third Avenue North, Ste. 200, Davidson County Tax Map 34-05, Parcel 56 and Davidson County Tax Map 34-09, Parcel 5, Lots 31, 33 and 35.

Staff reviewed. Gregory reported this is a proposal to add approximately 23,100 square feet to the existing Gateway

Elementary School which currently is approximately 23,000 square feet. This is a Metro Nashville School Board project and, as such, will be seeking LEED Silver Certification status. Site improvements are sensitive in how stormwater is handled and will incorporate such measures as bio-retention basins in addition to traditional detention ponds. This will provide for the release of stormwater with improved water quality in addition to water quality. Stormwater is a sensitive subject in the area surrounding Gateway Elementary and the engineers are very aware of these issues. This addition will add at least four new classrooms, expansion of the library and cafeteria, a music room and art room. A number of technical issues identified by staff have been addressed by the engineer. Only minor issues remain to be corrected on the site plan. Due to the compact timeline that the designers are under, final architectural plans will be submitted later to the Planning Commission for consideration.

Masoud Fathi, project engineer, stated he met with Jack Tompkins, City Engineer to discuss site detention and retention relating to the Dry Creek and Janette Drive stormwater study. He will review the site stormwater management plan to confirm all recommendations from the city's study are incorporated into the site plan. Landscaping requirements were discussed. Alan Thompson, Ragan Smith Associates, confirmed an additional one hundred and three (103) caliper inches of landscaping is required to replace trees scheduled for removal from the site. Bob Panvini, project architect, stated the deficit in landscaping is based on the development of only one-half of the remaining buildable property. Gregory stated that the proposed landscaping plan meets buffering requirements based on the modified building structure. Requesting buffering of the entire perimeter of the school property is not applicable and outdoor activities are not considered in buffer requirements.

Coombs made a motion for conditional approval of the revised Site Plan for Gateway Elementary School, 1524 Monticello Avenue, Davidson County Tax Map 34-05, Parcel 56 and Davidson County Tax Map 34-09, Parcel 5, Lots 31, 33 and 35 based on 1) the proposed site drainage plan is to be in compliance with the recent stormwater study for Gateway Subdivision developed for the City of Goodlettsville; 2) the additional planting of one-hundred and three (103) inches of landscape buffering to meet ACI requirements for the northern elevation of the site; and 3) the submittal and future review by the Goodlettsville Planning Commission of the architectural plans and color renderings of the proposed expansion of Gateway Elementary School. Willis seconded the motion. Driver requested the landscape buffering requirement be removed from the motion due to the low impact additional buffering will provide for the northern elevation of the site. Willis withdrew his second to the initial motion made by Coombs.

Driver made a motion for conditional approval of the revised Site Plan for Gateway Elementary School, 1524 Monticello Avenue, Davidson County Tax Map 34-05, Parcel 56 and Davidson County Tax Map 34-09, Parcel 5, Lots 31, 33 and 35 based on 1) the proposed site drainage plan is to be in subsequent compliance with the Civil Engineering and Information Technologies' recent stormwater study relating to Gateway Subdivision developed 2) the submittal, review and consideration by the Goodlettsville Planning Commission of the architectural plans and color renderings for the proposed expansion of Gateway Elementary School. Willis seconded the motion. The motion passed 4-3: Driver – yea, Willis – yea, McNeal – yea, Carter – yea, Trew – no, Crews – no, Coombs – no.

Item #5 Planning 101 – Continuing Education

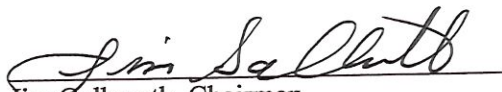
Gregory reported the Nashville Area Metro Planning Organization received a national "Best Project" award for their Bicycle and Pedestrian Plan measuring 1,100 miles of bicycle lanes and walkable sidewalks which incorporates the subset plan of the Goodlettsville Bicycle and Pedestrian Plan tying pedestrian greenways, bicycle lanes and street network together. This plan will affect the method in which TDOT repaves the plan's designated streets.

Item #6 Commissioner Comments

There was discussion regarding the city's responsibility to be proactive regarding the maintenance of dedicated public right-of-ways. The City Commission passed Ordinance 10-747 amending the City's Zoning Ordinance relative to the keeping of farm animals in certain zoning districts in the City, Chapter 14-1409(g)(1) permitting the inclusion of chickens and chicken coops with the provision of a setback requirement of one-hundred (100) feet from an adjoining residence. The raising of gaming roosters and fighting roosters are excluded. Thomas reported that the City of Goodlettsville commissioned the stormwater drainage study in 2009 which was initiated in February, 2010. Civil Engineers and Information Technologies identified three (3) sections of the city which requires stormwater drainage improvements: 1) Main Street @ Memorial Drive @ French Street, 2) Old Two Mile Pike @ Frances Street, and 3) the entire Gateway Subdivision bound by Dry Creek, Alta Loma Drive, Jeannette Avenue, CSX Railroad and I-65. Thomas

specified that this commissioned study did not include the Dry Creek flooding issue which is beyond the City's scope. The cost estimates relating to this study, at the current 2010 dollar value, is \$22,000,000. As it relates to the Gateway Elementary School site plan, the study identifies a significant retention area which will require enlargement on the school's conditionally approved site plan. The city frequently requests TDOT to improve the capacity of the stormwater drainage system at I-65 @ Long Hollow Pike and this issue have been submitted to Congressman Jim Cooper.

Thomas reported the stormwater equilization basin is scheduled for completion around Feb., 2011. Sewer rehabilitation projects are scheduled in multiple phases for the next two years. The city is in negotiations with Metro Nashville regarding a new wastewater treatment contract.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant