MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

June 7, 2010 | 5:30 PM | Goodlettsville City Hall, Massie Chambers

Present: Jim Galbreath, Jim Driver, City Commissioner John Coombs, Grady McNeal, Scott Trew, Garry Franks, Bubba Willis
Absent: Jim Hitt, Bill Carter and Carol Crews
Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Mayor John Finch, Tom Tucker, Charlie Lowe, Brendan Bowles, Mike Bauer, Jane Birdwell, Jeff Kimbro, Vicky Ignatz and others

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

Item #1 The minutes of the May 3, 2010 Planning Commission meeting were approved as written.

Item # 2 (9.1 #5-10) Consider the request of Jeff Kimbro, Thornton and Associates, Inc, 1205 S. Graycroft Avenue, Madison, TN for approval of the amended subdivision plat for 501 Donald Avenue, Davidson County Tax Map 26-05, part of Parcel 131 – Goodlettsville Elementary School.

Staff reviewed. Gregory reported this is an approval for a division of property owned by Nashville Davidson County to allow for the construction of a new library. The designated property contains approximately five (5) acres and currently serves as the northern portion of the Goodlettsville Elementary School tract. All technical issues have been adequately addressed. Jeff Kimbro, Thornton and Associates, Inc., agreed that technical issues were identified and corrected. The amended final plat is required by Metro to separate deeds for the school and the library buildings. The properties are divided as 5.96 acres for the library and 5.62 acres for the elementary school. He highlighted that Jack Tompkins, City Engineer, has accepted ownership on behalf of the city of the existing on-site sewer. Existing library signage will be relocated to the new site. The current sidewalk and fire hydrant are to be removed.

Driver made a motion for approval of the amended subdivision plat for 501 Donald Avenue, Davidson County Tax Map 26-05, part of Parcel 131 – Goodlettsville Public Library. McNeal seconded the motion. The motion passed unanimously, 7-0.

Item #3 (9.1 #6-10) Consider the request of Brendan Boles, Lose and Associates, 1314 5th Avenue, N., Suite 200, Nashville, TN for approval of a site plan for the Goodlettsville Public Library, Rivergate Parkway at Donald Avenue, Davidson County Tax Map 26-05, part of Parcel 131 – Goodlettsville Elementary School.

Staff reviewed. Gregory reported seeks site plan approval for the proposed 16,000 square foot Goodlettsville Public Library which is targeted for LEED Silver certification. LEED Silver certification, as adopted by the US Green Building Council, involves consideration of the entire site and building and includes consideration of things like: site sustainability; water efficiency; energy and atmosphere; materials and resources; indoor environmental quality, innovation and design process, among other requirements. Features such as the "Discovery Gardens", the "Rock Garden", outdoor seating and amphitheater areas and the re-use and relocation of the existing Goodlettsville Library Sign indicate that the citizens will benefit from the elements of new technology Brendan Boles, Lose and Associates, stated the traffic study for this site indicates no problems with traffic flow and will comply with all recommendations by staff: Charlie Lowe stipulated the traffic report indicated the following recommendations : 1- addition of a left turn lane onto Rivergate Parkway, 2- determine lanes required based on the generation of traffic, 3- traffic to not back out into the entry movement, and, 4- reviewing and determining appropriate site distances at the intersections on Rivergate Parkway/ plan meets all requirements. All traffic recommendations have been incorporated into the site plan. The Commission requested further study by the engineer relating to the radius of the left turn westbound from the property onto Rivergate Parkway.
Mr. Boles agreed to review the left turn radius onto Rivergate Parkway. Boles also confirmed the city's quantity detention regulations into account and that the library and school stormwater is engineered to flow to north into the underground stormwater drainage system.

Motion by Trew for conditional approval of the site plan for the Goodlettsville Public Library, Rivergate Parkway at Donald Avenue, Davidson County Tax Map 26-05, part of Parcel 131 based on additional review of radius of the left turn westbound on Rivergate Parkway. Motion seconded by Franks. Motion passed unanimously, 7-0.

Item #4 Consider action on Letter of Credit No. 600160600 in the amount of $5,000 for landscape maintenance for PreVost US Car, 800 South Cartwright Street due to expire June 29, 2010. The applicant is Corporate Investors Partnership VI, LLC, 652 Old Ezell Road, Nashville, TN.

Staff reviewed. Gregory recommended conditional release of the surety based on replacement of minimal landscaping which failed to survive.

McNeal made a motion for conditional release of Letter of Credit No. 600160600 in the amount of $5,000 for landscape maintenance for PreVost US Car, 800 South Cartwright Street due to expire June 29, 2010 based on replacement planting of specified landscaping. Driver seconded the motion. The motion passed unanimously, 7-0.

Item #5 Mayor John Finch will address the Planning Commission regarding City Commission, economic development and regional transportation issues.

Mayor Finch stated that the feedback as a result of the Economic Development Expo hosted by Tom Tucker which was extremely successful. There is a direct connection between the Economic Development effort and the Planning Commission and the city's 2010-2011 fiscal budget which is the tightest, toughest, least appropriate budget in the history of the city. We are for the third year in a row not funding any capital projects, not funding improvements or repair of infrastructure nor a significant amount of the basics required by a municipality. This is based on revenue due to the historic economic decline, the gradual decline of revenue from Rivergate Mall, have experienced very little success in increasing retail sales within the city limits. Tom Tucker and city staff are working aggressively on these issues and Mayor Finch added that he is absolutely believes that when the economy does turn around, the city will be in a strong position to attract retail developers. The Planning Commission needs to be aware of these goals and work with the staff, Tom Tucker as they work to bring retail development to our city. He encouraged the Planning Commission to hold all developers coming before them to very high standards. There are excellent designers and developers who are aware of the citizens' investment through tax dollars. These developers know they are fiscally responsible for building top quality structures and infrastructure. However, when designers and developers present a plan which only meets the bare minimum of requirements and the infrastructure is marginable, the city inevitably pays for it based on improper design and/or installation of drainage and stormwater runoff. Make the developer responsible for providing a top quality product. Staff and our consulting engineers will meet to take a fresh look at the overall, global management of stormwater management and requirements to ensure they are precise and understandable. These stricter standards will not be counter-productive to growth for the city.

The MPO transit movement is progressing well. There will be a proposal in some form of dedicating funding based on a new tax that will be directed to mass transit. Possible funding may come for wheel tax or emission tax. Mayor Carl Dean is very supportive that mass transit progress in this area. We will have to find a way to produce mass transit based on environmental issues, traffic capacity issues and traffic counts scheduled to double over the next ten years. A concept Transit Oriented Development – the type of development will change dramatically around a mass transit corridor. This is based on studies indicating densities increasing around a mass transit hub. He reported that the federal government will soon begin issuing federal loans to cities and municipalities which will mandate a tax for mass transit transportation. The Northeast Corridor will run Nashville to Gallatin. Routing will travel through Hendersonville and terminate in Gallatin. We believe that the corridor will run through the city and provide a stop in Goodlettsville which will drive high density development around the rail stop. Bus Rapid Transit (BRT) is the first mass transit entity which will be utilized and should develop within the next five years. BRT provides a designated travel lane for buses to travel from point A to point B with more flexible ingress/egress locations.

Matt Kisber, TN Economic Development Director, stated at the GNRC Summit shared that his office is experiencing more activity inquiries about economic development and relocation than ever in the last seven and one-half years. Better times will come and staff, the Planning Commission and the City Commission need to be of like mind to be ready for future growth.

Item #6 Commissioner Comments.

Commissioner John Coombs encouraged staff to look closely at grant pools for opportunities to bring monies to our city.

Jim Galbreath, Chairman

Vicky Ignatz, Planning Assistant