MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

May 3, 2010 | 5:30 PM | Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, City Commissioner John Coombs, Grady McNeal, Scott Trew, Carol Crews, Bill Carter and Bubba Willis
Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Vicky Ignatz, Bob Murphy Preston Elliott, Randy Jordan, Jane Birdwell and others

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

Item #1 The minutes of the April 12, 2010 Planning Commission meeting were approved as written.

Item #2 (9.1 #3-10) Consider submittal by Atwell, LLC, Two Towne Square, Ste. 700, Southfield, MI for a site plan for Fifth Third Bank, Caldwell Square, Long Hollow Pike @ Caldwell Road, Sumner County Tax Map 143-I, Parcel 4.00.

Staff reviewed. Gregory reported this proposal is for a 4, 905 sq. ft. bank building located in the southeast corner of the Caldwell Square shopping center property. An existing ingress/egress to Caldwell Road provides access to this site. A number of minor technical issues remain to be addressed. These items include: drainage around the canopy, depicting the backflow preventer and required landscaping, stormwater intensity calculation change, numerous landscaping calculation changes and increasing the installed caliper inch requirements and installation, lighting fixture details. The one item the Planning Commission will need to address is the request to use a residential style asphalt shingle which is contrary to the standard commercial development flat roof.

Chad Hall, Atwell, LLC, stated that the company will work with staff to address and rectify all concerns noted. He stated that the asphalt shingles is a signature feature of the latest structure prototype for the bank building and that PUD requirements do not exclude the use of said shingles. The Commission requested additional architectural improvements with the use of brick to the northern elevation at the drive-in lane area, the revised architectural plan be presented, reviewed and approved by staff.

Drive made a motion for conditional approval for the site plan for Fifth Third Bank, Caldwell Square, Long Hollow Pike @ Caldwell Road, Sumner County Tax Map 143-I, Parcel 4.00 based on corrections of all technical issues, approval of dimensional asphalt shingles for the building's roof, revision of landscape plan to be compatible with existing landscaping plan at Caldwell Square, and architectural improvements to the northern elevation of the building to be submitted, reviewed and approved by staff. Willis seconded the motion. The motion passed unanimously, 8-0.

Item #3 Preston Elliot representing RPM will present the Goodlettsville Bicycle/Pedestrian plan.

Staff reviewed. Bob Murphy, RPM Transportation Consultants, LLC presented the final draft of the Goodlettsville Bike/Pedestrian Plan which establishes the framework for the city becoming a more bicycle and pedestrian friendly community and the commitment to create a multi-modal transportation system. The draft includes recommendations for eleven (11) miles of designated bike lanes, thirty-five (35) miles of signed bike routes, three (3) miles of greenway connections, supporting the Goodlettsville Greenway Master Plan with twelve (12) miles of bike route for a total of approximately sixty (60) miles of new bikeway and greenway routes. Funding of this plan is available from federal, state, local and private sources.

Item #4 Randy Jordan will address the Planning Commission regarding wind turbine installation regulations for the city.

Staff reviewed. Randy Jordan, owner of HomeEnergy, presented information relating to wind turbine manufacturing, installation and energy production. Gregory provided the Commission with copies of the Metropolitan and Greater

Nashville Government Ordinance BL2009-477 which addresses and amends regulations and definitions for renewal wind energy facilities to review.

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

Deferred.

Item #6 Consider action on Letter of Credit No. 522 for infrastructure in Twelve Stones Crossing, Phase I and II in the amount of $215,000 due to expire May 8, 2010. The applicant is Brock Rust, Villa Property, LLC, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Gregory recommended the renewal of LOC 522 in the amount of $215,000 for Twelve Stones Crossing, Phase I and II for a period of one year based on additional infrastructure and landscaping required.

Carter made a motion for a one year renewal of LOC No. 552 for infrastructure in Twelve Stones Crossing, Phase I and II in the amount of $215,000 due to expire May 8, 2010. Willis seconded the motion. The motion passed unanimously, 8-0.

Item #7 Consider action on Letter of Credit No. 7100085310 in the amount of $160,000 for installation of infrastructure for Dry Creek Road, Phase II due to expire June 5, 2010. The applicant is Investors Equity Holdings, LLC, 100 Winner Circle, Suite 400, Brentwood, TN.

Staff reviewed. Gregory requested that the Planning Commission grant authority to staff for extension or reduction of the surety based on review of the completed work on site.

Motion by Driver to grant authority to staff to determine action on Letter of Credit No. 7100085310 in the amount of $160,000 for installation of infrastructure for Dry Creek Road, Phase I due to expire June 5, 2010. Willis seconded the motion. The motion passed unanimously, 8-0.

Item #8 Consider action on Letter of Credit No. 7100085310 in the amount of $450,000 for installation of infrastructure for Dry Creek Road, Phase I due to expire June 5, 2010. The applicant is Investors Equity Holdings, LLC, 100 Winner Circle, Suite 400, Brentwood, TN.

Staff reviewed. Gregory requested that the Planning Commission grant authority to staff for extension or reduction of the surety based upon review of completed work on-site.

Motion by Carter to grant authority to staff to determine action on Letter of Credit No. 7100085310 in the amount of $450,000 for installation of infrastructure for Dry Creek Road, Phase I due to expire June 5, 2010. Willis seconded the motion. The motion passed unanimously, 8-0.

Item #9 Commissioner Comments.

Due to current flood conditions, water quality and conservation was discussed

Jim Galbreath
Jim Galbreath, Chairman

Vicky Ignatz
Vicky Ignatz, Planning Assistant