

Item #2 Discuss existing and on-going studies effecting commercial development in Goodlettsville.

Staff reviewed. The Planning Commission reviewed the following Metropolitan Planning Office's (MPO) studies: 1) Tri-County Transportation and Land Use Study for Robertson, Sumner and Wilson counties relating to upcoming growth centers including existing town squares and major corridors. 2) Northeast Corridor Mobility Study is on schedule for MPO to present analysis and reports regarding bus rapid transit, light rail and commercial rail. Gregory stated bus rapid transit and light rail will benefit Goodlettsville. 3) Goodlettsville Greenway and Open Space Final Master Plan will provide a greenway along Mankers Creek, Madison Creek, and Rivergate Mall connecting with Sumner County/City of Hendersonville greenway. 4) Nashville Regional Freight and Goods Movement Study provides the disbursement of freight in the region via truck, rail, water and air.

Tom Tucker, Economic Development Director, reported that, based on a strong and sustainable improvement in the financial climate and the results of heavy targeted marketing of the past thirty months, office space growth, existing business expansion, and significant retail growth along the Long Hollow Pike corridor should begin within the next three to five years. Other areas that may see future retail/commercial development include the Peay Farm, Springfield Highway and the vacant Phillips property on Northcreek Blvd. During this limited financial period, Prevost US Car (custom touring bus sales/service) has located in the city, Incredible Dave's (a family entertainment venue) is currently under construction at Rivergate Mall and Long Hollow Retail Center's site plan has been approved for redevelopment on a portion of the property at 320 Long Hollow Pike.

Item #3 Consider action on Letter of Credit No. 001200 in the amount of \$255,500 for installation of infrastructure for Loretta Drive Extension, Braxton Park due to expire 3/12/10. The applicant is Phillips Family Investment, 3012 Business Park Circle, Ste. 400, Goodlettsville, TN 37072.

Staff reviewed. Gregory reported this is to insure the complete development of Loretta Drive to Long Drive. Staff recommends the extension of the LOC for a period of one-year.

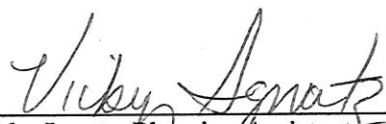
Driver made a motion to approve extension of Letter of Credit No. 001200 in the amount of \$255,500 for installation of infrastructure for Loretta Drive, Braxton Park due to expire 3/12/10 for a period of one-year. Hitt seconded the motion. The motion passed unanimously, 10-0. Willis encouraged the Planning Commission to seriously consider requiring the developer of Braxton Park to complete the roadway as approved in the Final Master Plan.

Item #4 Commissioner Comments.

Driver presented the Commission with the 2008 recycling data for the city and stated that the Tennessee Department of Environment and Conservation is in the process of amending the Solid Waste Processing and Disposal law to require all municipalities over 20,000 residents be required to recycle 20% of all solid waste within a five years window.

The meeting adjourned at 6:25 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

April 12, 2010

5:30 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, City Commissioner John Coombs, Grady McNeal, Jim Hitt, Scott Trew, Carol Crews, Garry Franks, Bill Carter and Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Mayor John Finch, Jack Tompkins, Vicky Ignatz, Brock Rust,

Ryan Lovelace, John & Nancy Edmonson, Mike Turano and others

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

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

Item #2 (9.1 #2-10) Consider submittal by Civil Site Design Group, PLLC, 630 Southgate Avenue, Suite A, Nashville, TN for a request for Annexation, Zoning and Preliminary Master Plan for The Vineyards at Twelve Stones Crossing, Sumner County Tax Map 143, part of Parcel 48.01 and Cottage Grove at Twelve Stones Crossing, Sumner County Tax Map 143, part of parcel 48.01.

Staff reviewed. Gregory reported this proposal is for annexation of approximately 11.95 acres and amendment of approximately 6.35 acres to the approved Low Density Residential Planned Unit Development of the Vineyards at Twelve Stones; the amendment of approximately 5.6 acres to the approved Medium Density Residential Planned Unit Development at Cottage Grove; and amendment of approximately 0.90 acres to the Manor House at The Vineyards High Density Residential Development. Staff considers this a minor addition to these approved PUDs, with several caveats. The major design consideration involves the public street extensions from both developments being shown to terminate with permanent cul-de-sacs as before; however, with considerably more street length than in the previous plans. This additional length brings the issue of maximum length of public streets into the discussion. Public streets are to have a maximum block length of 1600 feet. Dead end streets are likewise limited to the same maximum length. In all cases, function of the street is a consideration. Curved, hilly streets such as these should be viewed with an eye toward safety, perhaps even more than flat, regular grids due to a great potential for being blocked during times of extreme weather conditions. For many reasons, dead end streets should be connected where feasible to form a loop – improved emergency access always being the primary reason – even if they don't always meet the numeric test of maximum length (Truvine Way is to be slightly more than 1600 feet – Placid Grove Lane is to be slightly less than 1600 feet.) Other remaining issues: 1) building material is to be 80% minimum brick, stone, Hardiplank or other masonry and depicted on the plans. 2) scheduling and financing questions are addressed in generic terms and need further attention. In conclusion, this proposal seeks approval of annexation of approximately 11.95 acres; recommendation to the City Commission of a Plan of Service for the area to be annexed; zoning of 6.35 acres to LDRPUD for addition to The Vineyards at Twelve Stones; zoning of 0.90 acres to MDRPUD for addition to the Manor House portion of The Vineyards at Twelve Stones; zoning of approximately 5.6 acres for addition to the Cottage Grove development; and, amendment of all four portions of the approved Preliminary Master Development plan. All Home Owner Association and Restrictive Covenants rules and restrictions remain the same for the proposed additions to each PUD.

Brock Rust stated that the planning of the cul-de-sacs and topography are to discourage thru-traffic. Truvine Way can be reduced in length to meet maximum street length requirements. Placid Grove Lane in Cottage Grove is 1500 feet from the cul-de-sac to Willis Branch Road which meets current requirements. Connecting roadways would not comply with the terms of agreement with the current property owner selling the noted property, nor would it offer any benefits from the developer's standpoint. Rust respectfully requested to not be made to tie roadways from Truvine Way and Placid Grove Lane together. He also confirmed that he had previously committed to the Edmondson's to maintain a 100 foot buffer between their property and the site of the Manor House HDRPUD; therefore, the 0.90 acre was added to the site to increase the property from 3.83 acres to 4.73 acres. He informed the Planning Commission that there is no time frame for developing the Manor House; the Vineyards have 6 lots remaining from the original Master Plan to be developed; Cottage Grove has 19 units completed from the original approved Master Plan. Truvine Way would not be extended until an additional three lots were developed; Placid Grove Lane would not be extended until all condominiums from the original approved Master Plan are purchased; and, Edmondson Court to be completed by October, 2010. Architectural renderings for the proposed Preliminary Master Plan were provided to the Planning Commission at the meeting. Gregory stated that scheduling and financing questions need to be further addressed based on regulations. With the current economy, these answers may be harder to identify. Coombs recommended to the Planning Commission to consider the requests for annexation, plan of service and zoning tonight and consider the Preliminary Master Plan at another time.

Nancy Edmondson stated that her family has been dealing with these developments since 1999. They are still waiting for a paved access to their property and a public utility hookup and want to know how long before these issues can be finalized. She stated her discontent with additional plans for more condominiums and her concern with how additional development will impact stormwater drainage and wet weather streams from the proposed annexed property adjoining their land. Mike Turano, President of the HOA for The Vineyards at Twelve Stones, shared his concern of additional

development based on existing drainage issues on the western portion of Tara Lane. Galbreath questioned Gregory regarding his degree of comfort with the proposed drainage plan. Gregory stated that, based on the review of the proposed plan by Ragan-Smith Assoc., the drainage plan is appropriate. He added that roadway access can become an issue in storm events and it is always better to have more than one access as recommended in the Goodlettsville Subdivision Regulations. The proposed extension of the street can be connected at grade without much of a problem.

Willis made a motion to recommend to the City Commission the Annexation and Plan of Service for 11.95 acres of property identified as Sumner County Tax Map 143, part of Parcel 48.01 to be distributed as follows: 6.35 acres to be added to The Vineyards at Twelve Stones Crossing; 0.90 acres to be added to the Manor House; and 5.6 acres to be added to Cottage Grove at Twelve Stones Crossing. Driver seconded the motion. The motion passed unanimously, 10-0.

Willis made a motion to recommend to the City Commission the rezoning of 11.95 acres identified as Sumner County Tax Map 143, part of Parcel 48.01 and currently zoned Sumner County Zoning District R1 to the following City of Goodlettsville Zoning Districts: rezone 6.35 acres to Low Density Residential Planned Unit Development (LDRPUD) for The Vineyards at Twelve Stones Crossing; rezone 5.6 acres to Medium Density Residential Planned Unit Development (MDRPUD) for Cottage Grove at Twelve Stones Crossing; and rezone 0.90 acres to High Density Residential Planned Unit Development (HDRPUD) for the Manor House. McNeal seconded the motion. The motion passed unanimously, 10-0.

Galbreath noted that any motion for approval of the Revised Preliminary Master Plan for the developments should include the provision for additional information relating to a secured financial plan and to provide connectivity of Placid Grove and Truvine Way. Rust reiterated that the Pratt's did not want the two developments to connect and want to maintain the integrity of the single family lots for both developments. Coombs asked the Commissioners to consider the integrity of the original Master Plans for The Vineyards and Cottage Grove developments and stated that this proposed plan is not in keeping with the intent of the original approved plans.

Driver made a motion for approval of the Revised Preliminary Master Plan for The Vineyards at Twelve Stones Crossing, Sumner County Tax Map 143, part of Parcel 48.01 and Cottage Grove at Twelve Stones Crossing, Sumner County Tax Map 143, part of parcel 48.01. Willis seconded the motion subject to the approval of annexation and rezoning by the City Commission and a public hearing. The motion failed 4 - 6; yea - McNeal, Driver, Willis, Franks; nay - Trew, Hitt, Carter, Galbreath, Crews, Coombs.

Item #3 Consider action of Letter of Credit No. 739 for Cottage Grove at Twelve Stones Crossing in the amount of \$378,000 for installation of infrastructure due to expire May 8, 2010. The applicant is Villa Properties, LLC, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Tompkins reported the site was inspected and infrastructure installation is still in progress. He recommended a reduction of the Letter of Credit from \$378,000 to \$184,200. Gregory stated that a landscape surety would need to be included in the final amount of the Letter of Credit.

Trew made a motion for reduction of Letter of Credit No. 739 for Cottage Grove at Twelve Stones Crossing from \$378,000 to \$184,200 for installation of infrastructure and to include an amount, yet to be determined, for landscape installation. Crews seconded the motion. The motion passed unanimously, 10-0.

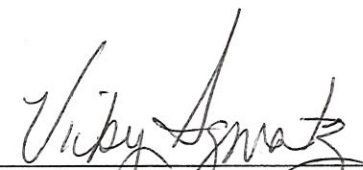
Item #4 Mayor John Finch will address the Planning Commission regarding City Commission, economic development and regional transportation matters.

Mayor Finch deferred his comments until the next scheduled meeting.

Item #5 Commissioner Comments.

No comments.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant