

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 1, 2010

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Larry DiOrio, Vicky Ignatz, Dr. Cash Jaju, Wesley Harris, Alex Abacombe and others

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

Item #1 Minutes of the January 4, 2010 Planning Commission meeting were approved as written.

Item #2 (9.1 #1-10) Consider submittal by Bruce Rainey & Associates, 116 Maple Row Blvd., Hendersonville, TN for the amended Final Plat for the Margaret M. Johnson Property, New Brick Church Pike @ Bell Street, Davidson County Tax Map 18-16, Parcels 21 and 34.

Staff reviewed. Gregory reported this plat consolidates two existing lots of record and a portion of the abandoned right-of-way of Bell Street. Goodlettsville vacated its interest in this portion of Bell Street in 2003. A letter from our city attorney and a discussion at the May 5, 2003 Planning Commission meeting resulted in the recording of Instrument #20040608-0067845 on 06/08/04 in Davidson County. This plat references the instrument by notation. The technical aspects of the plat meets zoning requirements.

Driver made a motion for approval of the amended Final Plat for the Margaret M. Johnson Property, New Brick Church Pike @ Bell Street, Davidson County Tax Map 18-16, Parcels 21 and 34 based on compliance with all zoning requirements for amended final plats. Franks seconded the motion. The motion passed unanimously, 10-0.

Item #3 (9.1 #11-09) Consider submittal by Ragan Smith and Associates, 315 Woodland Avenue, Nashville, TN for the revised Site Plan for Long Hollow Retail Center, Northgate Park Subdivision, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15, Lot 1A.

Staff reviewed. Gregory reported this proposal is for a new one-story, 22,792 square foot retail building located on Long Hollow Pike on the current site of the Executive Inn. The proposal is to demolish the two (2) motel units fronting Long Hollow Pike and construct a retail center. The remaining two (2) motel buildings fronting East Cedar Street are to undergo interior and exterior renovations as part of the site plan. The long term plan for the remaining forty-nine (49) motel rooms is to replace the building with a new, branded multi-story hotel/motel. Since the previous Planning Commission discussion, minor technical issues regarding irrigation, landscaping, signage, floodway marker, etc. have been satisfactorily addressed and comply with current zoning regulations.

Wesley Harris, Ragan Smith Associates, presented the revised Site Plan indicating corrections of minor technical details, enhanced landscaping on the east elevation, architectural renderings and building materials for exterior renovations to remaining motel rooms including a new roof, framed pillars, new window frames. Interior renovations will be included in this project. The owner agreed to provide architectural enhancements to the west elevation of the motel. He also agreed to ornamental lighting, a color banding added to the rear elevations of the building and contrasting pediments over rear access doors. It was noted that additional evergreen landscaping has been added to the original landscape plan. The existing pool will be demolished. Dr. Jaju informed the Planning Commission that upon completion of the motel renovations, the rental policy will change from weekly rental to daily rental. Commission members shared their concern with connectivity of traffic flow from the retail center, past the motel onto East Cedar Street. Dr. Jaju stated that when the proposed branded multi-story hotel/motel is built, the connectivity to Long Hollow Pike will cease and the only hotel/motel access will be on East Cedar Street.

Willis made a motion for conditional approval of the revised Site Plan for Long Hollow Retail Center, Northgate Park Subdivision, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15, Lot 1A based on 1) rear elevations to

include decorative lighting, color banding and decorative pediments above the access doors; 2) end wall of motel at East Cedar elevation to include additional architectural detail; 3) submit revised architectural plans to staff for review and final approval. Carter seconded the motion. The motion passed unanimously, 10-0.

Item #4 Consider action on Letter of Credit No. 08-07 in the amount of \$46,000 and Cashier's Check No. 270761 in the amount of \$1,500 for maintenance of infrastructure and landscaping for Volunteer State Bank, 405 Long Hollow Pike, Goodlettsville, TN due to expire February 28, 2010.

Staff reported that a cash surety of \$1,500 was presented to the city upon request for a one-year landscape maintenance. Also, a renewed Letter of Credit in the amount of \$46,000 was submitted for maintenance of infrastructure and landscaping. The landscaping plan has been installed as approved.

McNeal made a motion to release Letter of Credit in the amount of \$46,000 for maintenance of infrastructure and landscaping due to expire February 28, 2010 and Cashier's Check No. 270761 in the amount of \$1,500 for landscape maintenance. Willis seconded the motion. The motion passed unanimously, 10-0.

Item #5 2009 Planning and Zoning status report.

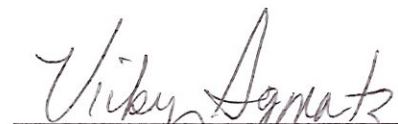
A synopsis of all submitted requests and studies considered by the Commission was reviewed.

Item #6 Commissioner Comments.

City Commission John Coombs reported the city has launched a Keep Goodlettsville Beautiful campaign in conjunction with the national program - Keep America Beautiful. We are working toward national certification by the Keep America Beautiful program. Matching grants for approximately \$150,000 have been awarded by the State of Tennessee for landscaping projects at the I-65 Interchanges at Rivergate Parkway and Long Hollow Pike. Goodlettsville Public Works Department is doing an excellent job of mowing and maintaining public right-of-ways on major thoroughfares. Federal mandate has been issued for municipalities to recycle 25% of trash within the next few years. The Goodlettsville recycling center increased volume by 28 percent in 2008.

The meeting adjourned at 6:07 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 1, 2010

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Also Present: Rick Gregory, Tim Ellis, Tom Tucker, Jack Tompkins, Jane Birdwell and Vicky Ignatz

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

Item #1 Minutes of the February 1, 2010 Planning Commission meeting stand corrected to indicate on pg. 2, item #6, sentence #4 "Goodlettsville Public Works is doing an excellent job.....". Crews made a motion to approve the minutes as corrected. Willis seconded the motion. The motion passed unanimously, 10-0.