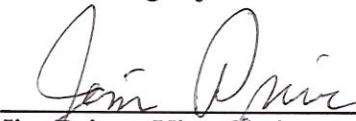


amendment to the Goodlettsville Land Use Policy Plan designating the change from Residential Conservation R25 zoning district use to an undetermined commercial use.

The meeting adjourned at 6:15 PM.


Jim Driver, Vice-Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

September 14, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Bill Brasier, Larry DiOrio, Tom Tucker, Vicky Ignatz, Terry Barker, Mike Mayse, Lynn Ealey, Wes Harris, Jane Birdwell, Susan Roskieweit and others

Jim Galbreath called the meeting to order. John Coombs offered prayer.

Item #1 Minutes of the August 3, 2009 Goodlettsville Planning and Zoning Board meeting stand corrected to indicate on pg. 2, line 6 change "my warranty" to "the warranty". McNeal made a motion to correct the minutes as noted. Carter seconded the motion. The motion passed unanimously.

Item #2 (9.1 #28-07) Review required documents for architectural plans for the approved Final Master Plan for Courtyard by Marriott, Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152.

Staff reviewed. Gregory reported the amended plans submitted reconcile with the changes requested for the exterior of the building requested at the August meeting. Mayor Finch and Grady McNeal served as a review committee for the Planning Commission. These plans were reviewed and staff comments were returned to Mayse and Associates for further review and correction. The final plans are before you tonight for consideration.

Mike Mayse recapped the amended plan for the exterior of the proposed hotel. The current exterior structure is an EFIS system based on the fact that the structural foundation or framing system is not available to support a full brick veneer. As an alternative, the proposal is a thin brick veneer panel system. The system consists of:

- one-half (1/2) inch brick tile adhesively applied to a structural grade galvanized metal panel.
- The metal panel is attached to the structural frame with specially treated non-corrosive screws with not less than one (1) per square foot.
- Behind the metal panel is a watering filtration barrier which is applied over the existing EFIS system or building sheeting.
- The thin brick joints are mortared with special S grade masonry mortar. Once installed, this entire system will meet or exceed the requirements by the ASTM wind load requirements for building panels with resistance up to three hundred fifty-three (353) pounds per square foot and a fire resistance rating of two (2) hours.
- The system also meets the requirement for water drainage with a ninety eight point four (98.4) per cent drainage efficiency rating and a water vapor transmission permance of 0 perms for fungi growth of all five (5) fungal groups.
- Details and renderings of the structural support panel which are being applied have been provided for the Commissioners review. The thin brick is a one-half (1/2) inch brick tile meets building code requirements for adhered masonry veneer and ASTM specifications for standard specifications for thin brick veneer.

- Structure support panel is a galvanized metal panel, twenty-six (26) grade gauge thirty-three (33) structural steel and twenty (20) year fungal resistant coating.
- The fasteners will be epoxy coated for optimal corrosion resistance and will meet or exceed ASTM requirements for fastener head pull through with an average pull through force of 265 pounds. The tabs adhesive develops a bond shear strength of 197 ppi which translates into 1500 lbs. of force to pull one brick on the panel.
- The water infiltration barrier is a cross woven polyoflein membrane contour to intercept and drain away any water that penetrates the primary weather area.
- The joints are taped with proprietary joint tape and wherever it laps the flashing, they are also taped.
- The Dryvit water vapor transmission system performance report indicates both winter and summer conditions a good wall system should have no more than 0.01 grains per hour per square foot. Our system has no more than 0.001 grains per hour per square foot. All materials meet or exceed ASTM specifications and standards.

Structural engineers worked very closely with the Dryvit System manufacturer's representative in developing the transition details between the Dryvit and the brick.

- Dryvit systems determined that our detail will not void their warranty for the Dryvit above the transition and the Dryvit behind the thin brick system will provide additional insulation and moisture protection. Their manufacture's ten (10) year warranty and the installer's standard one (1) year warranty above the thin brick will remain intact.

Tabs Wall System has reviewed their details developed for the wall system and has determined this is an acceptable of their products and that the details are appropriate for this installation and will not affect the performance of their system as a primary weather barrier and drainage system or the EFIS as a secondary drainage system.

- The Tabs II Wall System twenty-five (25) year warranty will cover the system if installed properly according to their application and installation guide. This warranty covers all the components of the wall system: brick veneer panel, mortar, structural panel, the adhesive, the fasteners, the flashings, the sealants, and the moisture barrier.
- Statewide Stone, certified installer for the Tabs II system will guarantee the installation and workmanship of the Tabs II System for three (3) years.
- The thin brick panel system proposed for the building has been reviewed and tested by the structural engineer, the EFIS manufacturer and installer and the thin brick manufacturer and installer. It meets all the applicable building codes, performance and testing standards. Thin Brick Panel System will warranty this system for a period of twenty-five (25) years.

McNeal stated that it appears that all issues have been successfully completed and commends Mayse and Associates for a job well done. Driver made a motion for approval of the proposed wall system design for the Courtyard by Marriott, Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152. McNeal seconded the motion. The motion passed unanimously, 9-0.

Item #3 (9.1 #13-09) Consider submittal by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for a Final Plat for Northcreek Business Park, Section One, Lots 2 & 3, Northcreek Business Park, Business Park Circle, Sumner County Tax Map 143I-F, Parcel 10.

Staff reviewed. Gregory reported the request is for a proposed division of land plat for Northcreek Business Park, Section One, Lots 2 and 3 creating two building lots, one of which will be utilized by the Final Master Plan for The Commons at Northcreek. No outstanding technical issues have been identified and the final plat is in full compliance with the city's zoning requirements.

Franks made a motion for approval of the Final Plat for Northcreek Business Park, Section One, Lots 2 & 3, Northcreek Business Park, Business Park Circle, Sumner County Tax Map 143I-J, Parcel 10.00. Trew seconded the motion. The motion passed unanimously, 9-0.

Item #4 (9.1 #14-09) Consider submittal by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for a Final Master Plan for The Commons at Northcreek, Section One, Lot 2, Northcreek Business Park, Sumner County Tax Map 143J-F, Parcel 10.

Staff reviewed. Gregory reported this proposal is for a new two-story, 40,000 square foot office building located on Business Park Circle. A number of technical issues were identified during staff review. Major issues have been

addressed satisfactorily. Minor technical issues remain including easement instruments, drainage structure elevation reconciliation, landscape details, lighting fixture types and on-site location. Staff has discussed these issues with the project engineer.

Lynn Ealey, Ragan-Smith Associates, agreed to address all technical issues cited by staff. McNeal made a motion for conditional approval based on submittal of amended site plan addressing remaining technical issues relating to landscape details, lighting fixtures type and location, easement instruments and drainage structure elevations. Hitt seconded the motion. The motion passed unanimously, 9-0.

Item #5 (9.1 #10-09) Consider submittal by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for the Final Plat for Northgate Park Subdivision, Section 11, Lots 1 & 2, Re-subdivision of Lot 1, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15.

Staff reviewed. Gregory reported this proposal is to subdivide the existing parcel occupied by the Executive Inn on Long Hollow Pike into two (2) lots. All technical issues have been corrected. The Final Plat meets all requirements of the Zoning Ordinance.

Hitt made a motion for approval of the Final Plat for Northgate Park Subdivision, Section 11, Lots 1 & 2, Re-subdivision of Lot 1, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15. Franks seconded the motion. The motion passed unanimously, 9-0.

Item #6 (9.1 #11-09) Consider submittal by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for Site Plan for Northgate Park Subdivision, Section 11, Lot 1A, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15.

Staff reviewed. Gregory reported this proposal is for a new retail/office 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 on Lot 1A and construct a one story twenty-two thousand, seven-hundred ninety two (22,792) foot building. The remaining two buildings currently serving as a motel fronting East Cedar Street are to be remodeled at the same time and eventually replaced with a new, branded hotel/motel. Several minor technical details were identified during staff review. Major issues have been addressed satisfactorily. Some minor details need more attention – irrigation, signage and signage landscaping, landscape irrigation system, floodway marker, etc. Architectural materials have been provided for review. An additional issue which needs to be addressed is the noted CMU material to be utilized as part of the architecture of the building. This is a prohibited material according to the Zoning Ordinance; therefore, a permitted material will need to be substituted for CMU. None of the identified issues were such that they could not be rectified at the staff level.

Wes Harris, Ragan-Smith Associated, stated that the use of CMU is an architectural oversight and issue will be addressed along with other staff comments. Dr. Cash Jaju stated that the renovation of the remaining fifty-two motel rooms will be a part of the overall building project. If the Planning Commission requires a different material than CMU block, he will proceed with an approved material. Dr. Jaju agreed to renovate the existing interstate sign located on East Cedar Street. Hitt and Carter shared their concern with the interconnectivity between the proposed retail/office building and the existing motel site. The remaining motel site's clientele and culture could discourage customers from utilizing the new retail/office site. Gregory stated that interconnectivity is encouraged between sites to promote access for emergency vehicles. Galbreath acknowledged that due to several site factors regarding elevations of new and existing sites, landscape signage and irrigation plans for the new site, deferral of consideration of the plan is appropriate.

Mayor Finch addressed the Planning Commissioners regarding the current motel site being a cause of citizen complaints, recurring requests for improvements to the property and complaints regarding the clientele frequently the site. The site continues to be a crime haven, a safety issue and a source of contention for citizens'. He believes the Planning Commission has the opportunity to address some of these complaints at this time. Finch is appreciative of the property owner bringing a new development and substantial cleanup to the

front lot (Lot 1). He is asking the Planning Commission to use this opportunity to assist the property owner in improving Lot 1 which is proposed to continue as a motel site. Driver stated that not improving Lot 1 concurrently with the proposed retail center on Lot 1A will deter owners from locating in the retail center. Dr. Jaju stated that the motel will not utilize weekly rental and the existing motel property will be renovated to enhance the location. Coombs encouraged the property owner to improve both sites; however, if Lot 1 is to only be renovated, the amended plan including all four elevations need improved architectural characteristics.

Tom Tucker stated that he understands the Planning Commission's concerns; however, he has worked with Dr. Jaju for eighteen to twenty months and has gotten to know him very well. Tucker stated that part of his job is to advocate for the developer. Dr. Jaju is a man of integrity and whatever you suggest will be taken seriously and he will come back with an improved plan. Tucker confirmed that Dr. Jaju has stated that weekly rental will eventually be eliminated on-site. Coombs challenged the developer to submit a complete set of plans which provides a product that the city can be proud.

Galbreath proposed that Tom Tucker mediate between the developer, engineering firm, Planning Director, Mayor and Planning Commission. Coombs made a motion to defer action on the Site Plan for Northgate Park Subdivision, Section 11, Lot 1A, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15. Trew seconded the motion. The motion passed unanimously, 9-0.

Item #7 Consider action on Letter of Credit No. 600076320 in the amount of \$18,468.00 for a maintenance bond due to expire 1/31/10. The applicant is Gordon Food Services, 317 Bluebird Drive, Davidson County Tax Map 34-2, Parcel 4.

Brasier reported that the infrastructure for this project is in place according to plans. Gregory reported most of the plants on-site are healthy. There are four plants in the rain garden and perimeter shrubs which need to be replaced prior to releasing the landscape maintenance surety.

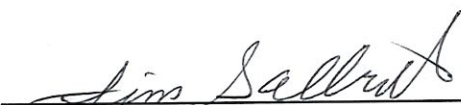
Driver made a motion to give staff authority to oversee completion of the landscape planting and release of Letter of Credit No. 600076310 in the amount of \$18,468.00 for Gordon Food Services, 317 Bluebird Drive, Davidson County Tax Map 34-2, Parcel 4. McNeal seconded the motion. The motion passed unanimously, 9-0.

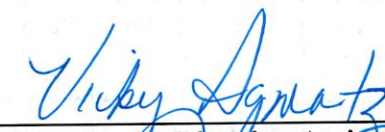
Item #8 Commissioner Comments

Coombs commended Public Works Department and Tim Ellis for the tremendous job on landscape improvements to interchanges at Highway 41, Highway 31 and Long Hollow Pike.

Gregory stated he appreciated the Planning Commission members' participation at the Main Street Revitalization sponsored by Hendersonville Planning Commission.

The meeting adjourned at 6: 12 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant