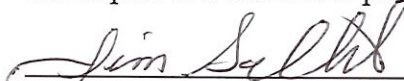


Hitt made a motion to renew Letter of Credit No. 669 for The Vineyards at Twelve Stones, Phase III for a period of one year and for the amount to remain unchanged at \$87,000. Carter seconded the motion. The motion passed unanimously, 10-0.

Item #7 Commissioner Comments.

Gregory explained that staff is working on preparation and adoption of design standards for the city. This document can be adopted by an amendment to the Zoning Ordinance or as a free standing document. The standards will address architectural standards for residential, commercial, industrial and multi-family developments. Driver requested that the Planning Commission be made aware when any plans are being prepared to market the city. Tucker stated that he notifies the City Commission and Planning Commission via email of all his activities. Finch requested that staff work together to adopt a better process for inspection of building construction and develop design standards for all zoning districts. Finch noted that plans are being prepared to assemble the City Commission, Planning Commission, business owners, architects, engineers, developers and citizens to participate in a workshop to fine tune the economic development process for the city.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

August 3, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Driver, John Coombs, Grady McNeal, Jim Hitt, Scott Trew, Carol Crews, Gary Franks and Bubba Willis

Absent: Jim Galbreath, William Carter

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, Tom Tucker, Tim Ellis, Vicky Ignatz, Terry Barker, Mike Mayse and others

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

Item #1 The minutes of the July 6, 2009 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #28-07) Review requested certification of documents for the 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 requested revised architectural colored renderings have been submitted showing the first floor, the banding between the first and second floor, the front main entrance elevation extending up all four floors, and the rear entrance wrapped in brick tiles and typical wall sections. Note that this proposal does not include the end towers clad in brick as requested. Mr. Mayse stated in his cover letter that the flashing details for the conditions around the doors, windows and HVAC units are still being developed and will be submitted to the Codes Department to amend the building permit drawings if the PUD amendment is approved. The various disciplines involved in the exterior material system provided the following information: manufacturers' letters from Dryvit, TABS, Brick Fast, a letter from the Structural Engineer regarding the structural support of the thin brick tile system, and a letter from the Architect regarding the vapor barrier system to be used with the thin brick tile system. This appears to be in keeping with the conditions established at the last meeting with one exception. Mr. Mayse stated in his cover letter that the flashing details for the conditions around the doors, windows and HVAC units are still being developed and will be submitted to the Codes Department to amend the building permit drawings if the PUD amendment is approved. The engineer will explain the reason the revised proposal does not include the end towers clad in brick as stated in the previous conditional approval by the Commission.

Mr. Mayse stated the Marriott Corporation feels very strongly that the front tower will contain the most brick tile to exhibit the main focal point of the building; however, the first floor of the rear elevation will contain brick. Commission members shared their concern with the long term viability of the wall system. Mayse and Barker explained that the entire wall system of the brick tile, vapor barrier, EFIS and fastening system would have to be tested and approved by the manufacturers in order for warranties to be issued to install the system as proposed in the Amended Final Master Plan. If the system does not meet the manufacturers' approval, the wall system will have to be modified and installed according to the manufacturers' standards. Mayor Finch asked who would provide the master wrap around warranty for the entire wall unit. Mayes and Barker responded that EFIS will be responsible for issuing the warranty for the components of the EFIS system assembly. The architect of record is responsible for the integrity of the system, not any one manufacturer. Mayor Finch respectfully disagreed with Mr. Barker by stating that no architect of record is responsible for the warranty; however, the architect does carry some responsibility. The warranty will be issued by the contractor for a period of one year which is not sufficient time to determine if this system is viable long term. The commission charged the architects at last month's meeting to finalize all details of the wall system, obtain product approval letters from manufactures. This has not been accomplished to date.

The Commission shared their discomfort with the durability of the proposed wall system or the possibility of a revised system based on manufacturers' modifications and would prefer the standard brick elevation presented in the initial approval of the Final Master Plan. Mayse stands by the quality and durability of the product and will obtain an acceptable warranty. This proven wall system has been presented as an option to keep the project moving forward with an estimated opening of November, 2009. The Commission directed the architect to prepare and submit complete, comprehensive drawings; obtain signed letters from each of the manufacturers of the wall system stating 1) each manufacturer has reviewed and approved these plans with these details and 2) the warranty will be intact with no conditions. These plans will be considered at the next scheduled meeting. Barker asked for the assurance of the Commission that if all conditions are met, the amended Final Master Plan will be approved. The consensus of the Commission is that if all requirements discussed are thoroughly detailed, without exception, the Commission would be comfortable in endorsing the amended plan. However, if any one of the requirements is not met, the Commission will revert back to the original approved Final Master Plan.

Motion by Willis to defer action until which time the architect prepares and submits complete, comprehensive drawing and obtain signed letters from each of the manufacturers of the wall system stating "the manufacturer has reviewed and approved these plans with these details", and "my warranty will be intact with no conditions". Motion seconded by Franks. Motion passed unanimously, 8-0.

Item #3 Consider Letter of Credit No. 55103184 for Woodwyn Hills, Section II for maintenance of infrastructure due to expire September 10, 2009. The developer is Phillips Builders, LLC, 3000 Business Park Circle, Goodlettsville, TN.

Staff reviewed. Gregory reported the infrastructure for Woodwyn Hills, Section II has been installed correctly and staff recommends the release of the maintenance Letter of Credit.

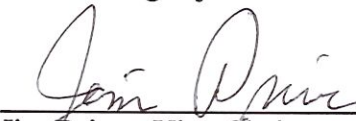
Motion by Hitt to release Letter of Credit No. 55103184 for Woodwyn Hills, Section II in the amount of \$20,000 for maintenance of infrastructure due to expire September 10, 2009. Motion seconded by Willis. Motion passed unanimously, 8-0.

Item #4 Commission Comments

Commissioner Willis apologized to the Commission and Mayor Finch for the tone of his rhetoric at the July, 2009 meeting relating to discussion of the accessory buildings requirements. He stated he was very honored and proud to serve on the Planning Commission. Gregory informed the Commission that he met with Mr. Clyde Smith, 504 Elba Drive prior to the meeting to discuss why his properties were not included in the

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 permeance 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.