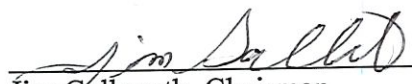


Staff reviewed. Gregory reported the proposed properties identified in the 2006 Retail Development Study on Long Hollow Pike, Loretta Drive, Geneva Drive and Grace Drive area to be included in an amendment to the Land Use Policy Plan for review and adoption at the next meeting.

Item #8 Commission Comments.

Gregory noted that the updated Goodlettsville Greenway Plan was presented to the Goodlettsville Chamber of Commerce. Metro Planning Organization (MPO) has included Goodlettsville in the Regional Pedestrian/Bicycle Plan.

The meeting adjourned at 6:25 PM


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

July 6, 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, William Carter and Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, Tom Tucker, Charlie Lowe, Tim Ellis, Vicky Ignatz, Rick Fussell, Terry Barker, Mike Mayse, Phil Cornett, Jerry & Janie Dies and others

Jim Galbreath called the meeting to order and offered prayer.

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

Item #2 (9.1 #28-07) Consider an amendment to the architectural plans for the approved Final Master Plan for Courtyard by Marriott, 865 Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152.

Staff reviewed. This project was approved on September 10, 2007 by the Planning Commission with architecture showing "a large amount of brick and a good mix of variously colored stucco". Staff noticed after the exterior facade was primarily in place that the approved brick portion of the architecture had not been incorporated into the building. Further review by the Codes Director indicated that the required brick ledge had not been included into the building creating non-compliance with the approved Final Master Plan for the site. Staff initiated discussions with the owner, architect/engineer and contractor regarding the issue. The result of these discussions brings a proposal for an amendment to the approved plans for the Courtyard by Marriott. As noted in the revised drawings, more brick material is shown to be installed on the building than was originally approved. The material itself is different than anticipated during the approval process.

Mike Mayse, Mayse & Associates, the project architect, apologized for not following the proper procedures for obtaining Planning Commission approval for the changes in the architectural design and takes full responsibility for the error. During the final design stage for the hotel, some of the exterior finishes were changed from the original Final Master Plan approved by the Planning Commission. The changes were not made arbitrarily, there was no financial incentive, no deceit involved. It was part of the process to obtain Marriott corporate approval based on the new prototype for the Courtyard by Marriott. When the building permit was issued, it was assumed

the construction plans had been reviewed and approved by the Planning Department. The architect was not aware that a separate submittal to the Planning Department was required when architectural changes were made.

Mr. Terry Barker, representative for Dr. Patel, owner of the Courtyard by Marriott, provided the Planning Commission with an alternative architectural rendering of the hotel which includes an application of an adhered brick material system to the current EFIS system which is on the building. It is important to note that the EFIS system is the envelope of the building which defines the size of the air conditioning system for the building. If the EFIS system is required to be stripped from the building and replace it with traditional brick, then this would weaken the insulation system. The proposed adhered brick system has a brick face applied to a masonry backing. The product has all the performance characteristics and durability of standard masonry but it allows the current insulation system to perform as that of a regular building. The current proposal is to place the brick system to the entire ground floor perimeter, the end towers and center of the front entrance of the building which would increase the masonry brick surface from 12,000 to 14,000 sq. feet. Dr. Patel respectfully requests that the Planning Commission accept the newly proposed architectural plan.

Lowe stated his concern with how the efficiency of the application of the adhered brick system to the EFIS system will perform based on securing the brick system with tie backs to the stud system versus a traditional gravity system. Mayor Finch requested stamped revised drawings by the structural and architectural engineers and documentation from the EFIS manufacturer and system installer certifying that this is a viable, durable system for the project. The adhered brick system is to be applied evenly to both the east and west elevations. Baker respectfully requested permission to continue working on the building's interior while the revised color palette and certification documents are prepared and presented to staff prior to the next Planning Commission meeting for final review.

Franks made a motion for conditional approval of an amendment to the architectural plans for the approved Final master Plan for Courtyard by Marriott, 865 Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152 based on presentation to staff and consideration by the Planning Commission of stamped revised drawings by the structural and architectural engineers, revised elevation drawings with color palette, typical wall section drawing detailing the AC unit/masonry product and documentation from the EFIS manufacturer and system installer certifying that this is a viable, durable system for the project. The adhered brick system is to be applied uniformly to both the east and west elevations. McNeal seconded the motion. The motion passed unanimously, 10-0.

Item #3 Consider an amendment to the Goodlettsville Land Use Policy Plan designation from residential use to commercial use for the denoted parcels on Long Hollow Pike, Loretta Drive, Geneva Drive and Grace Drive: Sumner County Tax Map 143, Parcel 6.00; Sumner County Tax Map 143G, Group B, Ctrl. Map G, Parcels 3.01, 9.00, 10.00 and 11.00; Sumner County Tax Map 143J, Group A, Ctrl. Map 143J, Parcels 11.00, 12.00, 13.00, 14.00, 15.00 and 16.00; Sumner County Tax Map 143J, Group B, Ctrl. Map 143G, Parcels 12.00, 13.00 and 14.01; Sumner County Tax Map 143J, Group B, Ctrl. Map 143J, Parcels 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 16.00, 17.00, 18.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00; Sumner County Tax Map 143J, Group C, Ctrl. Map 143J, Parcels 6.00, 7.00, 8.00, 9.00, 9.01, 10.00, 11.00, 12.00, 13.00, 14.00 and 14.01.

Staff reviewed. This is a proposal of an amendment to the Goodlettsville Land Use Policy Plan regarding properties identified in the Long Hollow Pike Retail Development Study viable for commercial development. The amendment will encompass specified properties on the east and west elevations of Long Hollow Pike, Geneva Drive, Grace Drive and the northern elevation of Loretta Drive. This is the first step in the administrative process. At such time a development company submits a proposed Master Plan Development including a portion or all of the properties noted, along with a request for rezoning of said properties, the Planning Commission will take the request under consideration. At the appropriate time a request to revise the 2020 Sumner County Growth Plan will be submitted to the Sumner County Growth Plan Coordinating Committee.

Driver made a motion for approval of an amendment to the Goodlettsville Land Use Policy Plan designating the following parcels of land located on Long Hollow Pike, Loretta Drive, Geneva Drive and Grace Drive be changed from Residential Conservation R25 zoning district use to an undetermined commercial use: Sumner County Tax Map 143, Parcel 6.00; Sumner County Tax Map 143G, Group B, Ctrl. Map G, Parcels 3.01, 9.00, 10.00 and 11.00; Sumner County Tax Map 143J, Group A, Ctrl. Map 143J, Parcels 11.00, 12.00, 13.00, 14.00, 15.00 and 16.00; Sumner County Tax Map 143J, Group B, Ctrl. Map 143G, Parcels 12.00, 13.00 and 14.01; Sumner County Tax Map 143J, Group B, Ctrl. Map 143J, Parcels 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 16.00, 17.00, 18.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00; Sumner County Tax Map 143J, Group C, Ctrl. Map 143J, Parcels 6.00, 7.00, 8.00, 9.00, 9.01, 10.00, 11.00, 12.00, 13.00, 14.00 and 14.01. Franks seconded the motion. The motion passed unanimously, 10-0.

Item #4 Consider an amendment to the Goodlettsville Zoning Ordinance to increase the maximum building footprint for accessory buildings and to permit accessory buildings to be constructed prior to the principal building in residential districts.

Gregory reported this information is a result of the commission's request for information from numerous jurisdictions regarding established ordinances utilized to regulate accessory buildings. The matrix depicts each jurisdiction which responded and includes minimum/maximum square footage of the structure, maximum height, permitted materials and lot size. Each jurisdiction indicates that an accessory building must be built at the time of the main structure or after the completion of the main structure.

The Planning Commission discussed the issues relating to the size of lot determining the maximum square footage of the accessory structure. Some commission members stated that a home owner currently has the option to utilize an attached garage with unencumbered square footage and that additional regulations are not required. Gregory stated that several variables relating to the size of an accessory building create problems for administering inspection approval and maintaining regulations. Lowe stated that if controlling parameters in the regulations are considered, that it not be based on the size of the existing parcel. The zoning district should control the size of the accessory building and also determine architecture, setbacks, heights, etc.

Driver made a motion to deny the request for an amendment to the Goodlettsville Zoning Ordinance to increase the maximum building footprint for accessory buildings and to permit accessory buildings to be constructed prior to the principal building in residential districts. The Commission requested that staff research an option to the current accessory building regulations based on zoning districts. Hitt seconded the motion. The motion passed unanimously, 10-0.

Item #5 Discuss Temporary Use Permit requirements relating to temporary food vendor sales.

Gregory reported this is only a discussion item this evening. There is concern regarding the appearance of multiple temporary food vendors bordering our city limits. The question was raised as to whether the City has provisions to properly address this issue. The current provisions of the zoning ordinance address temporary food vendors. Temporary Use Permit regulations provide an annual sixty (60) day permit for the sale of seasonal foods and an annual seven (7) day permit for the sale of all other foods. This ordinance can be revised to narrow the scope of regulations and be brought back to this body for consideration.

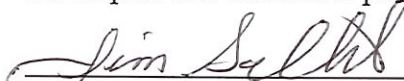
Item #6 Consider Letter of Credit No. 669 for The Vineyards at Twelve Stones, Phase III in the amount of \$87,000 due to expire on July 26, 2009. The applicant is Villa Properties LLC, Brock Rust, 509 Indian Hills Mound, Goodlettsville, TN 37072.

Staff reviewed. Brasier reported that street lighting, sidewalk and street overlay remain to be installed. Staff recommends an extension of the LOC for a period of one year and the amount to remain at \$87,000.

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.