

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

June 1, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: Jim Hitt, Bubba Willis

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

Jim Galbreath called the meeting to order. Bill Carter offered prayer.

Item #1 The minutes of the May 4, 2009 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #10-09) Consider submittal by Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for 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 plat is to subdivide an existing parcel into two parcels, demolishing the current motel buildings located on Lot 1A, developing a commercial retail site on Lot 1A and retaining/refurbishing the remaining motel buildings on Lot 1. The proposed future development plans for Lot 1 is a multi-story hotel.

The Mayor and Planning Commissioners noted their concerns that the success of the proposed new retail development would be hindered by the remaining motel units on Lot 1 due to a continuation of poor management practices. They would prefer a fixed time frame for demolition of the remaining motel buildings, consider whether the development of another hotel would be in the City's best interest or consider whether approval of the final plat without a specific plan for future development of Lot 1 would be granted. The Commissioners requested a revised site plan which would indicate future plans for both Lot 1A and Lot 1. Tucker stated that he is working with the property owner and a broker development company to recruit commercial businesses to lease space in the commercial development. The owner has indicated that Lot 1 would be developed as additional retail space or a motel. Fussell respectfully requested a deferral of the item to the next scheduled meeting.

Driver made a motion to defer action on 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 based on the request of the applicant. Franks seconded the motion. The motion passed unanimously, 8-0.

Item #3 (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 1, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15.

Deferral requested by applicant.

Driver made a motion to defer action on Site Plan for Northgate Park Subdivision, Section 11, Lot 1, 320 Long Hollow Pike, Davidson County Tax Map 19-0, Parcel 15. Franks seconded the motion. The motion passed unanimously, 8-0.

Item #4 Consider an amendment to the Goodlettsville Zoning Ordinance to permit 1,200 square feet maximum building footprint for garages and to permit accessory buildings to be constructed prior to the principal building in residential districts.

Staff reviewed. Gregory reported a property owner has requested the Commission consider revision to the Zoning Ordinance addressing the maximum size of an accessory building at seven hundred and fifty (750) square feet, which is a two car garage (roughly 22' by 34'). The second part of the request addresses the timing of the construction of accessory building. By definition, an accessory building must be secondary to the principal use of a zone lot. On residential properties, that secondary use must fall within the permitted accessory activities of the particular district. Permitting construction of an accessory building prior to the construction of the principal building ignores the definitions within our ordinance and could create problems brought about by the change in timing that the current requirement is designed to avoid. Gregory noted that a garage which is permanently attached to a residence has no size restrictions.

Dan Bloodworth, 125 Happy Hollow Road, stated that many property owners with multiple acres will need options for larger accessory buildings. If a property owner submits a building plan meeting all zoning/building requirements and has paid all fees, the owner should be able to build a reasonable sized accessory building. Gregory stated that these requirements were set in place to deter owners from building and utilizing larger buildings for commercial ventures within residential areas. Staff was directed to research other cities' regulations regarding size, facade and restrictive use of accessory building and permit/construction sequence for accessory buildings.

Driver made a motion to defer action on consideration of an ordinance to amend the Goodlettsville Zoning Ordinance regarding maximum building footprint for garages and to permit accessory buildings to be constructed prior to the principal building in residential districts. Franks seconded the motion. The motion passed unanimously, 8-0.

Item #5 Consider action on Letter of Credit No. 001700 in the amount of \$20,000 for infrastructure maintenance for Woodwyn Hill, Section IV, Sumner County due to expire June 30, 2009. The applicant is Phillips Family Investments.

Staff reviewed. Brasier reported infrastructure has been installed according to all regulations and recommends release of the LOC.

Driver made a motion for release of Letter of Credit No. 001700 in the amount of \$20,000 for Woodwyn Hills Section IV, Sumner County. Trew seconded the motion. The motion passed unanimously, 8-0.

Item #6 Consider Goodlettsville Planning Commission Mission and Vision Statements.

Mission Statement: A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

Vision Statement: Goodlettsville will be a community of choice, a hometown that honors its heritage; provides a safe, nurturing environment for its residents; safeguards community values; and, encourages growth that will enhance quality of life.

Carter made a motion for the Goodlettsville Planning Commission to adopt the City's Mission and Vision Statements. McNeal seconded the motion. The motion passed unanimously, 8-0.

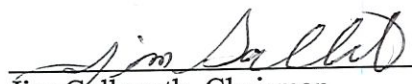
Item #7 Discuss Land Use Policy Plan recommendations highlighted in the Goodlettsville Retail Development Studies, Phases I and II prepared by Parsons/Brinckerhoff, Strategy 5 and Bill Terry & Associates.

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