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MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

April 9, 2009

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Grady McNeal, Scott Trew, William Carter

Absent: Jim Hitt, Carol Crews, Garry Franks, Bubba Willis

Also Present: Rick Gregory, John Finch, Jim Thomas, Tom Tucker, Tim Ellis, Bill Brasier, Larry DiOrio, Charlie Lowe, Vicky Ignatz, Steve Bridges, Rocky Montoya, Jason Phillips, Phil Cornett, members of Bakers Chapel CME Church and others

Mayor John Finch addressed the Planning Commission to share information regarding the City's sewer infrastructure and wastewater collection system. The City must take a much more aggressive approach to overcome sewage system problems. The City is in negotiations with the Metropolitan Government of Nashville and Davidson County to renew its contract for Metro to treat the wastewater generated in Goodlettsville, collected in its sewer collection system and transported to the Metro Dry Creek Wastewater Treatment Plant. To achieve necessary infrastructure improvements and to meet the requirement of the wastewater treatment agreement with Metro, Goodlettsville is undertaking two major projects: 1) reconstruction of some of the more than 144 miles of pipe that a part of the City's sewer collection system and 2) construction of an 8.5 million gallon basin to collect and store wastewater during periods of high flow due to rainfall events.

The anticipated construction cost of the infrastructure improvements is thirteen million (13) million dollars. Loan money is available for water and wastewater infrastructure improvements to qualified borrowers through the State of Tennessee Revolving Loan Fund (SRLF). Additionally, the City may qualify for forgiveness of up to five (5) million dollars in principal on the loan due to the recently enacted federal American Recovery and Reinvestment Act (ARRA). The loan and "forgiveness" terms present an excellent opportunity to the City to pay for infrastructure work that is required to meet the short-term and long-rand needs of Goodlettsville.

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

Item #1 The minutes of the March 2, 2009 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #7-09) Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, TN submitted a Final Plat - Resubdivision of The Estates at Twelve Stones Crossing, Phase II, Sumner County Tax Map 143, Parcel 56, Lot 1.

Staff reviewed. Gregory reported this proposal is to add approximately 1.25 acres from a large adjoining property to Lot 1, The Estates at Twelve Stones. Minor technical issues remain and can be addressed on a corrected final plat submittal.

Driver made a motion for conditional approval of the Final Plat for Resubdivision of The Estates at Twelve Stones Crossing, Phase II, Sumner County Tax Map 143, Parcel 51, Lot 1 based on submission of a corrected final plat and final review and approval by staff. Coombs seconded the motion. The motion passed unanimously, 6-0.

Item #3 (9.1 #8-09) R. L. Montoya, 7 Wyndermere, Hendersonville, TN submitted a Final Plat - Resubdivision of Bakers Chapel C.M.E. Church, New Brick Church Pike, Davidson County Tax Map 18-16, Parcels 52 and 67.

Staff reviewed. Gregory reported this proposal is to combine an existing lot fronting Old Brick Church Pike to a recently recorded consolidation plat containing approximately 1.22 acres. Minor technical issues have been

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addressed and corrected. Thomas commended the church family, the Old Brick Church and New Brick Church communities and the Planning Commission for their work on this project.

Coombs made a motion for approval of the Final Plat – Resubdivision of Bakers Chapel C.M.E. Church, New Brick Church Pike, Davidson County Tax Map 18-16, Parcels 52 and 67. Carter seconded the motion. The motion passed unanimously, 6-0.

Item #4 (9.1 #14-08) L. Steven Bridges, Jr., Land Surveying and Consulting, 311 East Main Street, Hendersonville, TN submitted a Site Plan for Kennedy Place, Meadow Lark Lane, Davidson County Tax Map 34-01, Parcel 88.

Staff reviewed. Gregory reported this is a proposal for a new 2,332 square foot office building located within a floodplain and floodway. The site plan does a very good job of adopting development standards and requirements. Several technical issues, including floodplain and floodway, can be resolved at the staff level.

McNeal made a motion for conditional approval of the Site Plan for Kennedy Place, Meadow Lark Lane, Davidson County Tax Map 34-01, Parcel 88 based on submission of a corrected site plan and final review and approval by staff. Trew seconded the motion. The motion passed unanimously, 6-0.

Item #5 Consider a request for release of Performance Bond. No. 82042271 in the amount of \$24,255 for installation of infrastructure and landscaping for Coldwell, Banker, Barnes, 855 Conference Drive. The applicant is Knestrick Contractor, Inc., 2964 Sidco Drive, Nashville, TN.

Staff reviewed. Gregory reported infrastructure and landscaping inspections have taken place and all requirements have been met.

Driver made a motion to release Performance Bond No. 82042271 in the amount of \$24,255 for installation of infrastructure and landscaping for Coldwell, Banker, Barnes, 855 Conference Drive, Davidson County Tax Map 26-00, Parcel 167. McNeal seconded the motion. The motion passed unanimously, 6-0.

Item #6 Consider Letter of Credit No. 522 in the amount of \$215,000 for installation of infrastructure for The Vineyards at Twelve Stones, Phase I & II, Tara Lane. The applicant is Villa Properties, LLC c/ Brock Rust, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Brasier reported most of the infrastructure has been installed. Regulations require 25% of the original surety amount be held. Staff recommended a reduction of the surety from \$215,000 to \$204,000.

Trew made a motion for reduction of Letter of Credit No. 522 in the amount of \$215,000 for The Vineyards at Twelve Stones, Phase I & II, Tara Lane, Sumner County Tax Map 143, Parcel 36 to \$204,000 to serve as a one-year infrastructure performance surety. Driver seconded the motion. The motion passed unanimously, 6-0.

Item #7 Consider Letter of Credit No. 739 in the amount of \$378,000 for installation of infrastructure for Cottage Grove @ Twelve Stones Crossing, Placid Grove Lane. The applicant is Villa Properties, LLC c/o Brock Rust, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Brasier reported a portion of the infrastructure has been installed; however, the major portion of infrastructure remains to be installed. Staff recommended maintaining the \$378,000 surety for a period of one-year.

McNeal made a motion for renewal of Letter of Credit No. 739 in the amount of \$378,000 for installation of infrastructure for Cottage Grove @ Twelve Stones Crossing, Placid Grove Lane, Sumner County Tax Map 143, Parcel 51 for a one-year period. Driver seconded the motion. The motion passed unanimously, 6-0.

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Item #8 Discuss Land Use Policy Plan recommendations highlighted in the Goodlettsville Retail Development Studies, Phase I and II prepared by Parsons/Brinckerhoff, Strategy 5 and Bill Terry & Associates.

Trew requested that staff educate the citizens from the Long Hollow Pike/Grace, Loretta and Geneva Drives neighborhood regarding the process for changing the properties from residential to commercial and the development of a commercial PUD. Gregory stated the procedure is as follows:

- Staff is to identify the residential properties along Long Hollow Pike, Grace Drive, Loretta Drive and Geneva Drive to be included in the Goodlettsville Land Use Policy Plan amendment for a change from residential use designation
- Staff is to craft an amendment to revise the Goodlettsville Land Use Policy Plan denoting the properties to be considered for change from residential use to another type use
- Staff is to submit the amendment to the Planning Commission for action on the amendment regarding a recommendation to the City Commission for consideration of the amendment. If approved...
- Planning Commission is to submit the amendment to the City Commission for action on the recommendation of the proposed amendment on first and second readings. The second reading will include a publicized public hearing by the City Commission. If approved...
- The designation of the properties for a commercial use will allow Tom Tucker, Economic Development Director to market the designated area for major commercial development
- When a potential developer is interested in developing the designated properties, his agent(s) will work to purchase properties from the individual owners
- Upon completion of the purchase of the properties, the developer will present a rezoning amendment to change the designated area to a Commercial Planned Unit Development along with a Preliminary Master Plan to the Goodlettsville Planning Commission for consideration
- Planning Commission will take action on the rezoning amendment regarding a recommendation to the City Commission for consideration of the rezoning amendment and will take action on the Preliminary Master Plan. If approved...
- Planning Commission will submit the rezoning amendment to the City Commission for action on the recommendation of the proposed amendment on first and second readings. The second reading will include a publicized public hearing by the City Commission. If approved...
- The developer will submit the Final Master Plan and the Final Plat to the Planning Commission and the Planning Commission will take action on the Final Master Plan and Final Plat
- The public is invited to attend all meetings. Any proposed development plans will be available for review at City Hall
- Tom Tucker offered to schedule neighborhood meetings to discuss upcoming plans as they might develop. Citizens are encouraged to utilize the City's website to obtain current information relating to planning issues.

Item #9 Commission Comments.

No comments

The meeting adjourned at 6:14 PM.

Jim Galbreath, Chairman

Vicky Ignatz, Planning Assistant