

Non-agenda item Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, TN submitted a Preliminary Master Plan for Caldwell Square, Revision Two, Sumner County Tax Map 143J, Group A Parcels, 1, 2, 3 & 4; Group B Parcels 3, 3.03, 4, 5, 6, 27, 28 & 29.

Staff reviewed. Gregory reported the Preliminary Master Plan has no deficiencies. He noted that a previously approved Preliminary Master Plan indicated the subject parcel as usable for a bank and that the preliminary plan has been revised several times during the development of the project. This plan is in conjunction with the Revised Final Plat for Caldwell Square approved by the PC at the October, 2008 meeting.

Driver made a motion for approval of the Preliminary Master Plan for Caldwell Square, Revision Two, Sumner County Tax Map 143J, Group A Parcels 1, 2, 3 & 4; Group B Parcels 3, 3.03, 4, 5, 6, 27, 28 & 29. Franks seconded the motion. The motion passed unanimously, 6-0.

Item #5 Discuss final revisions to the Goodlettsville Sign Ordinance.

Staff reviewed. Gregory reported that the only remaining changes for consideration to the Goodlettsville Sign Ordinance are: 1) Changeable Copy – Page 17 – “... pole or ground sign are to remain static for a period of six (6) seconds.” This requirement does not apply to wall mounted signage; 2) Mall Sign District – include all properties on Wade Circle, Davidson County Tax Map 26-19, Parcels 85 and 86; Davidson County Tax Map 26-10, Parcels 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20; Davidson County Tax Map 26-13, Parcel 43; Davidson County Tax Map 26-14, Parcels 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17 and 18; 2) Interstate Sign District/I-65 @ Rivergate Parkway - include Davidson County Tax Map 26-05, Parcel 132; Davidson County Tax Map 26-09, Parcel 92 and 100; 3) Interstate Sign District/I-65 @ US Hwy. 31W – include Sumner County Tax Map 142-0, Parcels 14, 15 and 16.

Gregory is to provide a written copy of the revised Goodlettsville Sign Ordinance to the Planning Commission for final consideration and/or recommendation at the December, 2008 PC meeting.

Item #6 Commission Comments.

No comments.


Jim Galbreath, Chairperson


Vicky Ignatz, Planning Assistant

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

December 1, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, John Coombs, Grady McNeal, Scott Trew, Jim Driver, Jim Hitt, Carol Crews, Bubba Willis, Garry Franks, Bill Carter

Also Present: Rick Gregory, Jim Thomas, Tom Tucker, Bill Brasier, Larry DiOrio, Vicky Ignatz, Rick Fussell, John Kephart, John Haas, Brian Goodwin, Bennie Neal, Don Hosea, Cheryl Willis, Al Jernigan, Carl Minchey, James Speakman, Clyde Smith and others

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

Item #1 The minutes of the November 3, 2008 Goodlettsville Planning and Zoning Board meeting stand as written.

Item #2 (9.1 #24-08) Bruce Rainey & Associates, 116 Maple Row Blvd., Hendersonville, TN submitted an amended Final Plat for John D. Carter Subdivision, Long Hollow Pike, Sumner County Tax Map 143, Parcels 53.04 and 53.05.

Staff reviewed. Gregory reported that the final plat meets all zoning ordinance requirements and recommends approval.

Franks made a motion for approval of the amended Final Plat for John D. Carter Subdivision, Long Hollow Pike, Sumner County Tax Map 143, Parcels 53.04 and 53.05. Driver seconded the motion. The motion was approved unanimously, 9-0.

Item #3 (9.1 #19-08) GLF & Associates, LLC, 115 Fowler Ford Road, Portland, TN submitted an amended Site Plan for Parkway Inn and Suites, 809 Wren Road, Davidson County Tax Map 26-13, Parcels 31, 32, 22 and 73.

Staff reviewed. Gregory reported after several submissions of the site plan there remains major issues to address: The Goodlettsville Fire Chief will need to approve a viable location for the fire department connection; grading of the site has not been demonstrated to function as expected; various stormwater regulations need to be depicted; a new drainage report is required; architectural plans need to be presented; and, changes to the lighting plan and landscape plan are required. Brian Goodwin, GLF & Associates, LLC stated that all the issues noted will be addressed appropriately and he will work with staff. The commission determined the plan was not complete and would not take action on the request.

Crews made a motion to defer the amended Site Plan for Parkway Inn and Suites, 809 Wren Road, Davidson County Tax Map 26-13, Parcels 31, 32, 22 and 73. Carter seconded the motion. The motion passed unanimously, 9-0.

Item #4 (9.1 #25-08) EDGE, 210 Twelfth Avenue South, Nashville, TN submitted a Preliminary Master Plan for Copper Creek, Phase II, Sumner County Map 143, Parcel 7.

Staff reviewed. Gregory reported the approval of the Preliminary Master Plan for Copper Creek, Phase II indicates that a gravity sewer system will be required for this development. However, until which time sewer lines are available for service to Phase II of the development, two pump stations will be built/utilized/maintained by the developer with an additional pump station being utilized separately with the initial development of each section.

Motion by Driver for conditional approval of the Preliminary Master Plan for Copper Creek, Phase II, Sumner County Tax Map 153, Parcel 7 based on compliance with staff comments regarding: 1- a) However, until which time sewer lines are available for service to Phase II of the development, two pump stations will be built/utilized/maintained by the developer with an additional pump station being utilized separately with the initial development of each section. A gravity sewer system is to be installed by the developer upon availability of a sewer system connection designated to service Willis Branch Road, Copper Creek and Mansker Farms property owners. A sewer service agreement is to be determined by the City of Goodlettsville, City of Hendersonville, Sumner County and White House Utility District; b) a traffic study for Allen Road is required should lots 72-87 be developed with access to Allen Road; c) topography could ultimately limit the number of proposed lots in steep elevations and require a reconfiguration of lots for the development, d) adherence to Goodlettsville Stormwater Management Regulations; 2- a) based on language modification of the Copper Creek, Phase II Homeowners Association's Declaration of Restrictive Covenants, the restrictive covenants are to clearly indicate that all Homeowners Association members are responsible for maintenance/repair/replacement of all lift station(s); the Homeowners Association members are responsible to bear expenses of conversion from a pump station system to a gravity sanitary sewer system; and the developer is responsible to educate prospective buyers that Homeowners Association members will also be responsible for payment of municipal sewer service fees. Motion seconded by Willis. Motion passed unanimously, 9-0.

Motion by Willis to recommend to the Goodlettsville City Commission adoption of the Rezone Amendment for Copper Creek, Phase II, Sumner County Tax Map 143, Parcel 37 by revision of the zoning district from LDRPUD to MDRPUD. Motion seconded by Carter. Motion passed 7-2, Franks and Crews voted nay.

Item #5 James Donald Speakman, 503 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 13.00; Minchey Family Living Trust, 505 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 12.00; Estate of Margaret Johnson, 507 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 11.00; Vernon & Odean Stinson, 501 Elba Drive, Sumner County Tax Map 143J, Parcel 15.00; Clyde D. Smith, 504 Elba Drive, Sumner County Tax Map 143J, Parcels 17.00 and 18.00 submitted an Application for Zoning Amendment to rezone of the noted properties from Residential Low Density (R-25) to Commercial Planned Unit Development Limited (CPUDL) and Alan Banks, 511 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 10.00 to rezone the noted property from Restricted Office Planned Unit Development (ROPUD) to Commercial Planned Unit development (CPUDL).

Staff reviewed. Gregory reported property owners of four lots fronting Long Hollow Pike and three adjoining lots fronting Elba Drive are requesting to rezone the properties. Only the four lots on Long Hollow Pike and one vacant lot on

Elba Drive are included in the Goodlettsville Retail Study. The vacant lot on Elba Drive is envisioned as a park/open space to better tie future development to the neighborhood with a possible extension of a trail/greenway network. Changing the zoning of the properties fronting Elba would create the predicament of the lots facing the back of a commercial development. It is premature to consider the rezoning of this property without a commercial development plan attached to the request. It would be appropriate to amend the Land Use Policy Plan relating to the properties identified in the Goodlettsville Retail Development Study from "Residential Conservation Low Density" to "Commercial Development" to allow the properties to attract the types of commercial developments envisioned by the Retail Development Study. It is appropriate to expect development of the area to drive the rezoning.

James Speakman, Carl Minchey and Clyde Smith discussed the benefits of rezoning the properties to a commercial planned unit development and noted that adjoining properties have been rezoned as commercial PUD. Staff reiterated the Land Use Policy Plan can and should be changed to designate the property as Commercial Development. Any rezoning would require a development plan for consideration. The commission agreed that the next step is to revise the Land Use Policy Plan.

Trew made a motion to deny the request by James Donald Speakman, 503 Long Hollow Pike, Sumner County Tax Map 143J, parcel 13.00; Minchey Family Living Trust, 505 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 12.00; Estate of Margaret Johnson, 507 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 11.00; Vernon & Odean Stinson, 501 Elba Drive, Sumner County Tax Map 143J, Parcel 15.00; Clyde D. Smith, 504 Elba Drive, Sumner County Tax Map 143J, Parcels 17.00 and 18.00 submitted an Application for Zoning Amendment to rezone the noted properties from Residential Low Density (R-25) to Commercial Planned Unit Development Limited (CPUDL) and Alan Banks, 511 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 10.00 to rezone the noted property from Restricted Office Planned unit Development (ROPUD) to Commercial Planned Unit Development (CPUDL). Crews seconded the motion. The motion passed unanimously, 9-0. Jim Hitt and Bubba Willis left the meeting at 7:05 PM.

Item #6 Consider Letter of Credit No. P-0008 in the amount of \$47,100 for infrastructure maintenance of Loretta Drive, Woodwyn Hills, Sections 1 & 3, due for automatic annual renewal on 12/9/08. The developer is Phillips Family Investment, 3012 Business Park Circle, Goodlettsville, TN.

Staff reviewed. Bill Braiser, Public Works Director, recommended release of the letter of credit based on the developer making designated repairs to the 1,500 feet of roadway on Loretta Drive.

Drive made a motion for conditional release of Letter of Credit No. P-0008 in the amount of \$47,100 for infrastructure maintenance of Loretta Drive, Woodwyn Hills, Sections 1 & 3, due for automatic annual renewal on 12/9/08 based on completing designated repairs determined by staff. Franks seconded the motion. The motion passed unanimously, 7-0.

Item #7 Consider Letter of Credit No. 88 in the amount of \$383,450 for installation of infrastructure & landscaping for Caldwell Square, Long Hollow Pike due to expire 12/21/08. The developer is Ledbetter Properties, 1464 Turner McCall Blvd. SW, Rome, GA.

Staff reviewed. Brasier recommended a reduction of the LOC from \$383,450 to a one-year maintenance surety as a \$20,000 LOC for infrastructure maintenance and a \$17,000 LOC for landscaping maintenance. Brasier noted that enhanced landscaping is to be installed on site by 12/21/08.

Crews made a motion to reduce Letter of Credit No. 88 in the amount of \$383,450 for installation of infrastructure & landscaping for Caldwell Square, Long Hollow Pike due to expire 12/21/08 to a one-year maintenance surety as a \$20,000 LOC for infrastructure maintenance and a \$17,000 LOC for landscaping maintenance. McNeal seconded the motion. The motion passed unanimously, 7-0.

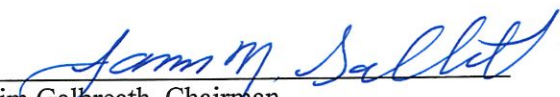
Item #8 Consider approval of the Revised Goodlettsville Sign Ordinance and a recommendation to the Goodlettsville City Commission for consideration of the revised sign ordinance.

Franks made a motion for approval and recommendation to the City Commission for adoption of the Revised Goodlettsville Sign Ordinance. Driver seconded the motion. The motion passed unanimously, 7-0.

Item #9 Commission Comments.

Gregory informed the commissioners that Metro Planning Department is hosting a meeting at the Goodlettsville Library on 12/ 2/08 regarding the ten-year renewal of the Madison Community Plan, previously known as Sub Area 4. This plan evaluates the future development plans for the surrounding Metro area and how it interacts with Goodlettsville.

The meeting adjourned at 7:28 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant