

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

October 6, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, John Coombs, Jim Hitt, Grady McNeal, Scott Trew, Carol Crews

Absent: Bubba Willis, Jim Driver, Garry Franks, Bill Carter

Also Present: Rick Gregory, Larry DiOrto, Bill Brasier, Rick Fussell, Ted Sanders, William & Kathy Best, Daralyn Farris, Robert Kephart, Vicky Ignatz and others

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

Item #1 The minutes of the September 8, 2008 Goodlettsville Planning and Zoning Board meeting stand corrected to indicate Commissioner Carol Crews present for meeting.

Item 2 # (9.1 #18-08) and (9.1 #21.02) Ragan-Smith Associates, 315 Woodland Street, Nashville, TN submitted an **Amended Preliminary Master Plan for Dry Creek Farms, Dickerson Road @ Dry Creek Road, Davidson County Tax Map 33, Parcels 20, 40, 41, 42, 43 and 213.**

Staff reviewed. Gregory reported this request was deferred at last month's meeting. This proposal is to revise the Preliminary Master Plan for Dry Creek Farms previously approved in 2002. The proposed revision of the Preliminary Master Plan and of Area C proposes to recapture the deferred density from Area B – The Retreat at Dry Creek Farms (40 non-built units) and from Area D – six (6) individual estate lots; thereby, increasing the total number of proposed townhome units from seventy-two (72) to one-hundred and eighteen (118). This plan is a good improvement for utilization of the proposed estate lots and allows most of the remaining open space to remain undisturbed. The remaining minor issues include lack of amenities, equal disbursement of visitor parking spaces, need for additional internal parking, 2:1 slopes need retaining walls, and depict cemetery access on Final Master Plan. The major issue to be considered by the commission is the utilization and maintenance of the remaining open space. Due to the change in the density of a portion of the property, this Preliminary Master Plan will need to be reviewed by the City Commission as an amendment to the Planned Unit Development Plan.

A related matter, not a part of this request, is the issue of landscape screening along portions of the adjoining development known as Ivy Hill, Section Three. The project's developer has informed staff that cleanup of the property fronting Old Dickerson Road is underway and installation of vegetative materials is scheduled for late October, 2008.

Rick Fussell, Ragan-Smith Associates, introduced Ted Sanders, Vice President of Development, Investors Equity Holdings, LLC to discuss the issue of utilization and maintenance of open space. Sanders indicated that walking trails and other amenities would be difficult to install due to the approximately 20% slope of the designated open space. The previously approved estate lots would have required creek-crossing culverts which would have negatively impacted stormwater management along Old Dickerson Road. Sanders agreed to provide The Home Owners Association agreement that will reflect the majority of the open area will be cleared, mowed weekly/seasonally and properly maintained by the Home Owners Association according to the City's residential maintenance requirements. The current amenities include playground and pavilion areas. Gregory noted that the open space area measures approximately eleven (11) acres.

Hitt made a motion for conditional approval of the Amended Preliminary Master Plan for Dry Creek Farms, Dickerson Road @ Dry Creek Road, Davidson County Tax Map 33, Parcels 20, 40, 41, 42, 43 and 213 based on the City Commission's review and approval of the amendment to the original Dry Creek Farms Planned Unit Development Plan relating to density and consideration of the Final Master Plan documentation which is to include the proposed Home Owners Association agreement to reflect the majority of the open space is to be cleared, mowed weekly/seasonally and properly maintained by the HOA. McNeal seconded the motion. The motion passed unanimously, 6-0.

Item #3 (9.1 #21-08) Kathy Best, Head to Toe, 302 Frances Street, submitted an **Application for Zoning Amendment to 303 Hollywood Street, Davidson County Tax Map 26-05, Parcel 112.00 – to consider rezoning the property from Residential R-10 to Office Professional (OP) zoning district.**

Staff reviewed. Gregory reported this request affects one lot fronting on Hollywood Street. The property owner utilizes a commercial lot on Frances Street located in the Office Profession zoning district which adjoins the noted residential lot on Hollywood Street proposed for commercial use. There is no physical boundary between this proposed commercial lot and adjoining residentially zoned properties. The Commercial Services Limited zoning district extends along South Main Street, 3 to 4 lots deep into Hollywood Street. The Office Profession zoning district lies to the south of this property and covers the corner lot at Hollywood Street and Old Two Mile Pike and along Frances Street. The Commercial Core Overlay district is limited to properties fronting Rivergate Parkway. The Goodlettsville Land Use Policy and Zoning Map denotes the interior properties on Hollywood are zoned as R-10 Residential Conservation Medium Density. Although the area appears to be in a slow zoning transition, this request is not in keeping with the character of the adjoining properties. Zoning changes to this area are premature without a detailed planning study of the entire area.

Kathy and William Best, property owners of 303 Hollywood Street and 302 Frances Street informed the Commission that the property would be utilized for Head to Toe's business office, records storage and some aesthetician services. The facility would have no on-site signage the facility, no walk-in clients, and no additional parking. Mrs. Best has canvassed property owners within the three blocks of the Hollywood Street residential neighborhood with a petition acknowledging the proposed use of the property. A copy of the petition was not available for distribution to the Commission.

Galbreath noted that the residents at 304 and 305 Hollywood Street have presented a petition in opposition to the zoning amendment. Coombs requested the city undertake, in a timely manner, a detailed planning zoning study for the Rivergate Parkway, Hollywood Street and Donald Street areas.

Coombs made a motion the request for 303 Hollywood Street, Davidson County Tax Map 26-05, Parcel 112.00 – to consider rezoning the property from Residential R-10 to Office Professional (OP) zoning district be deferred until such time that a detailed planning rezoning study for the Rivergate Parkway and Roscoe Place Subdivision be completed. The motion died due to the lack of a second to the motion.

Hitt made a motion to deny the request for 303 Hollywood Street, Davidson County Tax Map 26-05, Parcel 112.00 – to consider rezoning the property from Residential R-10 to Office Professional (OP) zoning district based on the request being determined as spot zoning according to the Goodlettsville Zoning Ordinance. Crews seconded the motion. The motion passed 5-1-0, Coombs voted no.

Item #4 Consider action on Maintenance Bond No. 5030633 for The Estates at Twelve Stones, Bella Vista Drive, for infrastructure maintenance surety in the amount of \$10,00 due to expire 10/29/08.

Staff reviewed. Brasier reported the development was recently inspected for compliance with the approved site plan. The recommendation is to release the infrastructure maintenance surety.

McNeal made a motion to release Maintenance Bond No. 5030633 for The Estates at Twelve Stones, Bella Vista Drive, for infrastructure maintenance surety in the amount of \$10,00 due to expire 10/29/08. Trew seconded the motion. The motion passed unanimously, 6-0.

Item #5 Consider action on Goodlettsville Sign Ordinance – Designated Interstate Sign Districts

Staff reviewed. Gregory recommended the Designated Interstate Sign Districts be revised to reflect the following changes: 1) 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, 8, 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; and 3) Conference Drive Sign District – no changes.

Staff requested deferral of action on Goodlettsville Sign Ordinance Sign.

Item #6 Commission Comments

No comments.

Meeting adjourned at 6:50 PM.

Vicky Agmatz, Planning Assistant