

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

September 8, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Absent: Bubba Willis, Carol Crews

Also Present: Rick Gregory, Jim Thomas, Charlie Lowe, Alan Crawford, Brock Rust, Rick Fussell, Ben Bratcher, Jeff Hooper, Gary Manning, Jane Birdwell, Robert & Genevieve Kephart, Vicky Ignatz and others

Jim Galbreath called the meeting to order. Scott Trew offered prayer.

Item #1 The minutes of the August 4, 2008 Goodlettsville Planning and Zoning Board meeting were approved as written.

Item #2 (9.1 #16-08) Crawford & Cummings Land Surveying, 1929 21st Avenue, South, Nashville, TN submitted an Amended Final Plat for Lot 3, Cottage Grove at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcel 51.

Staff reviewed. Gregory reported this proposed division of land plat was originally intended to establish a one-lot subdivision - Lot 3 indicating the building footprints for the townhomes and the remaining property, approved by the Final Master Plan as single-family dwellings, is to be developed as part of Cottage Grove at Twelve Stones Crossing. At this time, the developer is requesting the Final Plat be revised to indicate a two-lot subdivision, Lot 3A, Phase 6 and Lot 3B, Phase 7, relocating the property lines with the additional lot on the south side of Placid Grove Lane, removing the building footprints and realigning the proposed 30 feet sanitary sewer line and its accompanying easement as noted on the construction drawings. If the revisions to the Final Plat are conditionally approved, the developer will need to submit the revised Final Plat and revised Final Master Plan for staff review and final approval.

Rust explained that Fannie Mae/Freddie Mac requires condominium developments to pre-sell fifty (50) percent of the units in any designated phase of a development prior to mortgage insurance being issued; therefore, the request for resubdivision of the lot into two (2) separate lots and phasing of the lots. Alan Crawford, RLS, stated that the Final Plat for Lot 3, Phase 7 for Cottage Grove at Twelve Stones Crossing will be prepared and submitted soon for review.

Driver made a motion for conditional approval of the Amended Final Plat for Lot 3A, Phase 6 and Lot 3B, Phase 7 for Cottage Grove at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcel 51 based on review and final approval of the resubmittal of Final Plat designating Lot 3A, Phase 6 and Lot 3B, Phase 7, realignment of sanitary sewer line and resubmittal of Amended Final Master Plan. Trew seconded the motion. The motion passed unanimously, 7-0.

Item #3 (9.1 #17-08) Ragan-Smith Associates, 315 Woodland Street, Nashville, TN submitted an Amended Final Plat for Lots 5 and 6, Publix Subdivision, Revision Two, Long Hollow Pike, Sumner County Tax Map 143-J, Group 6, Parcel 4.

Staff reviewed. Gregory reported this proposal for the creation of two building lots in Caldwell Square completes the platting of the development. All requirements have been met and staff recommends approval of the Amended Final Plat.

Franks made a motion for approval of the Amended Final Plat for Lots 5 and 6, Publix Subdivision, Revision Two, Long Hollow Pike, Sumner County Tax Map 143-J, Group 6, Parcel 4. Hitt seconded the motion. The motion passed unanimously, 7-0.

Item #4 (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 proposal is to revise the Preliminary Master Plan for Dry Creek Farms previously approved in 2002. This 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. Staff is concerned with how the twenty-three (23) open space acres will be maintained. Staff is working with the City Attorney to determine if the revised Preliminary Master Plan needs to be reconsidered by the City Commission based on the original rezoning approval depicting Area D as six (6) estate lots.

Rick Fussell, Ragan-Smith Associates, stated the revised Preliminary Master Plan depicts the elimination of the estate lots due to decreased market interest and the attempt to maintain the same density. Fussell agreed with staff comments regarding visitor parking, internal parking, slopes and access to cemetery parking. These issues will be addressed on the Final Master Plan. The Commission members are concerned with the long-term maintenance of twenty-three (23) acres of open space area and a maintenance agreement for this area. Fussell stated the privately owned townhomes will have a Home Owners Association Agreement to address the maintenance of the twenty-three acres proposed to remain a natural habitat. Site amenities include a picnic pavilion and a playground. Commission members requested that the developer consider an open walking trail system to be maintained by the Home Owners Association. Fussell stated that he would discuss the utilization/maintenance of the open space area for Area C with the developer and requested a deferral of the item until the next meeting.

Grady McNeal made a motion to defer consideration of the Amended Preliminary Master Plan for Dry Creek Farms, Dickerson Road @ Dry Creek Road, Davidson County Tax Map 33, Parcel 20, 40, 41, 42, 43 and 213. Carter seconded the motion. The motion passed unanimously, 7-0.

Item #5 (9.1 #20-08) Robert and Genevieve Kephart submitted an Application for Zoning Amendment for 815 and 827 Long Hollow Pike, Sumner County Tax Map 143, Parcels 53.04 and 53.05 – to consider rezoning the property from Residential R-40 to Low Density Residential Planned Unit Development (LDRPUD).

Staff reviewed. Gregory reported the Goodlettsville Land Use Policy Plan designates these parcels and the adjoining parcels as Conservation Low Density Residential Use. The rezoning of the property increases from 1.2 units per acre at R-40 zoning to 1.7 units per acre at Low Density Residential Planned Unit Development (LDRPUD). Properties including Copper Creek, Wyndridge and adjoining properties were previously rezoned LDRPUD. This zoning permits a minimum of a 15,000 square feet lot. Gregory stated the Final Plat will need to include dimensions of the two lots and the proposed use of the remaining undeveloped property needs to comply with the Planned Unit Development regulations.

Mr. Kephart stated his intention to rezone the property in keeping with the other adjoining properties zoning to LDRPUD to make it available for redevelopment in the future. Gregory informed Mr. Kephart that should the Application for Zoning Amendment be approved this evening, the Planning Commission is making a recommendation to the City Commission for consideration of rezoning of the property. Rezoning approvals require two readings before the City Commission in conjunction with a public hearing.

Hitt made a motion to recommend to the City Commission consideration of an Application for Zoning Amendment for 815 and 827 Long Hollow Pike, Sumner County Tax Map 143, Parcels 53.04 and 53.05 – to rezone the property from Residential R-40 to Low Density Residential Planned Unit Development (LDRPUD). Franks seconded the motion. The motion passed unanimously, 7-0.

Item #6 (9.1 #15-08) Barge Cauthen & Associates, 95 White Bridge Road, Nashville, TN submitted an Amended Site Plan for AAA Rivergate Storage, 719 Rivergate Parkway, Davidson County Tax Map 26-13, Parcel 28.

Staff reviewed. Gregory reported this proposal is a request for expansion of a commercial property once occupied by 84 Lumber Company. The main building has been converted to conditioned storage and offices. The new portions of the development are for retail on the lower portion closest to Rivergate Parkway and additional mini-storage warehouses on the upper portion near US Highway 368. Emergency vehicle access has been resolved. A few remaining minor technical issues regarding landscaping, etc. need to be addressed.

Jeff Hooper stated that his staff would continue to work with staff to correct technical issues regarding landscaping, etc.

Driver made a motion for conditional approval of the Amended Site Plan for AAA Rivergate Storage, 719 Rivergate Parkway, Davidson County Tax Map 26-13, Parcel 28 based on final review and approval by staff. Franks seconded the motion. The motion passed unanimously, 7-0.

Garry Manning, AAA Rivergate Storage, stated the city has recently received/reviewed two retail development studies recommending the removal/relocation of the traffic signal under Vietnam Veteran's overpass and to remove the median at Rivergate Parkway @ Rivergate Drive and realign the vehicular traffic lanes to create a four-way intersection with standard movements. Manning requested the Planning Commission initiate recommendations to the City Commission to accomplish this recommendation to better serve the business owners along Rivergate Parkway.

Item #7 Review proposed amendment to the Goodlettsville Floodplain Ordinance.

Staff reviewed. Gregory stated FEMA mandates those participating in the National Flood Insurance Program update the current language of the ordinance in order to participate in the program. Changes include: Pg. 1, Section B, No. 1, Line 1 – reconcile text to agree with Goodlettsville Ordinance language; Pg. 2, Section C, No. 3, Line 2 – new language; Pg. 3, Article II, No. 5 – new language; Pg. 3 – new language; Pg. 6, definition for “floodway fringe” has been deleted; Pg. 7, “Functionally Dependent Use”, “use” is new language; Pg. 11, Article III, Sect. A – language concerning Goodlettsville Planning Region and naming of specific panels needs to be verified by State of TN; Pg. 11, Section B – need to determine all Sumner and Davidson Community Panel Numbers; Pg. 16, Article V, Section A – new language – “In all flood prone areas the following provisions are required”; Pg. 17, Section B, No. 1 – new language – “All applicable data including elevations or flood proofing certifications shall be recorded as set forth in Article IV. Section B.”; Pg. 18, Sect. B, No. 3, Subsection C – revised spelling – “all such petitions”; Pg. 18, Sect. B, No. 4, Section A – new language – “or (3) in new or substantially improved manufactured home parks or subdivisions”; Pg. 25, Section A, No. 4 – original language – “the Board of Zoning Appeals may attach...”; Pg. 26, Section C – new language – “This Ordinance shall become effective fifteen days after its passage”.

Trew made a motion to recommend to the City Commission approval of the revised Goodlettsville Municipal Floodplain Zoning Ordinance based on revisions noted by staff. Carter seconded the motion. The motion passed unanimously, 7-0.

Item #8 Consider action on Goodlettsville Sign Ordinance – Designated Interstate Sign Districts.

Deferred by staff until next month's meeting.

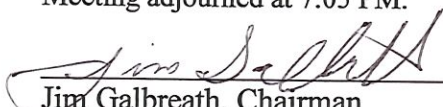
Item #9 PC101 – Discussion of urban growth patterns

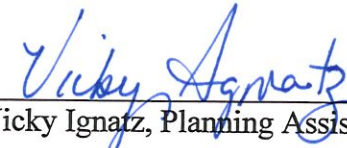
Gregory presented published planning articles indicating we are seeing the end of the long established pattern of single family, single lot family housing developments. We are witnessing metropolitan cities redevelop into walkable cities like Paris and London via population inversion, people moving back into the urban areas forcing the lower income families to relocate beyond the inner cities. This pattern could also change the future use of the malls across the country by redeveloping the buildings into mixed-use developments to allow employees walkable access to workplace areas.

Item #10 Commission Comments.

The Goodlettsville Parks and Recreation Department is formulating a greenways design plan for the city. The City of Goodlettsville is also included in a Metro Government Study regarding a comprehensive sidewalk/greenway design plan. McNeal asked Rick Gregory his opinion regarding installation of rainwater storage tanks in planned unit developments. Gregory stated that capturing intended groundwater is a good option; however, the water table can have a negative effect on recharging groundwater. Solution channels, sinkholes, etc. are healthier with a wet cycle followed by a dry cycle. The rainwater storage process will have to be measured for natural cycles of recharging of groundwater. We will need to look at drought tolerant landscape plants to offset the need for irrigation systems. McNeal shared that grey-water systems, recycling of household water for outside irrigation purposes, is becoming a favorable alternative to traditional irrigation systems.

Meeting adjourned at 7:05 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant