

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

June 2, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, John Coombs, Grady McNeal, Jim Hitt, Scott Trew, Carol Crews, Bubba Willis, William Carter

Absent: Jim Driver, Garry Franks

Also Present: Rick Gregory, Jim Thomas, Tom Tucker, Jerry Garrett, Bill Brasier, Larry DiOrio, Tim Ellis, Charlie Lowe, Vicky Ignatz, Tim Turner, Chad Patel, Brian Wray, Brian Hamilton, Jay Nelson, Ernie Lehning, Richard Jones, Don Williams, Michael Barron and others

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

Item #1 Approve the minutes of the May 5, 2008 Goodlettsville Planning and Zoning Board meeting.

Minutes of the May 5, 2008 Planning Commission were approved as written.

Item #2 (9.1 #10-08) Steven Artz & Associates, 514 S. Brown Street, Springfield, TN submitted an Amended Final Plat for Miller Finishing & Equipment Sales Subdivision, Davidson County Tax Map 19-13, Parcels 62 and 64.

Deferred by staff.

Item #3 (9.1 #4-08) T-Square Engineering, 2558 Nashville Highway, Columbia, TN submitted a Site Plan for Country Inn and Suites, Wade Circle South, Davidson County Tax Map 117, Parcels 5, 6, 7 and Map 19, Parcel 20.

Staff reviewed. Gregory reported that this item received conditional approval at the May, 2008 PC meeting. Most outstanding items have been addressed. The remaining issues for consideration are: signage plan is not included in this site plan submittal; construction details for ADA parking compliance regulations are required on site plan; construction details for an indoor backflow preventer; a letter of agreement from the water utility district regarding the proposed backflow preventer; construction details for drainage structure installation/a letter of agreement from Public Works Department; request by staff that the developer consider additional architectural improvements by decreasing use of EFIS on exterior of second and third levels; and, substitute proposed outdoor duct grills from vinyl to metal. A special request for a landscape waiver is included in the plans. Staff recommends approval of the landscape waiver based on adjacent zoning, the amount of existing tree cover and the excessive amount of street frontage. Staff recommends approval of the site plan based on appropriate responses to the outstanding issues.

Tim Turner, T-Square Engineering, stated details for ADA parking and ramps have been included in latest revision of the site plan; vinyl duct grills have been replaced with metal, painted duct grills; steel railing will be utilized on-site; a landscape variance is requested; and, a letter of agreement from MSUD has been requested by the engineer regarding the backflow preventer. The Planning Commission determined that vinyl duct grills would be more sustainable than metal grills, rod iron railing would be more suitable than a steel product. Chad Patel and Tim Turner agreed to the stated changes regarding materials.

Willis made a motion for a variance to reduce the minimum landscape requirements for the site. Trew seconded the motion. The motion passed unanimously, 7-0.

Trew made a motion for a variance to architectural requirements of building materials to permit vinyl air duct grills. Hitt seconded the motion. The motion passed unanimously, 7-0.

Hitt made a motion for conditional approval of the Site Plan for Country Inn and Suites, Wade Circle South, Davidson County Tax Map 117, Parcels 5, 6, 7 and Map 19, Parcel 20 based on submittal of required documentation and approved variances for landscaping and building materials. McNeal seconded the motion. The motion passed unanimously, 7-0.

Item #4 (9.1 #36-07) Civil Site Design Group, PLLC, 630 Southgate Avenue, Suite A, Nashville, TN submitted a Final Master Plan for Cobblestone Townhomes, Alta Loma Road @ I-65, Davidson County Tax Map 34-01, Parcels 2, 2.02, 3, 6 and 95.

Staff reviewed. Gregory stated that most staff concerns for the 122-unit multi-family condominium development have been adequately addressed. The remaining issues: agreement letters from Madison Suburban Utility District and Goodlettsville Fire Chief that fire flows and pressure requirements for serving the highest units in the development are provided; removal of straw bale construction detail from stormwater plan; a detail for heavy-duty paving; consideration of application of materials on the front and rear facades; lighting plan to be stamped by appropriate engineer and improve visual clarity of lighting plan. Staff recommends conditional approval based on appropriate responses to the outstanding issues.

Brian Hamilton, Jay Nelson and the PC discussed the twelve (12) inch water line installation, separate submittal of a new signage plan and the application of approved architectural materials of Hardy Plank, stone and brick. Hamilton agreed to provide a signage plan and agreement letters from MSUD and Goodlettsville Fire Chief.

Carter made a motion for conditional approval of the Final Master Plan for Cobblestone Townhomes, Alta Loma Road @ I-65, Davidson County Tax Map 34-01, Parcels 2, 2.02, 3, 6 and 95 based on submittal of signage plan and required documentation relating to fire flows and pressure requirements. Willis seconded the motion. The motion passed unanimously, 7-0.

Item #5 (9.1 #11-08) Rogers Engineering Group, 312 Durham Avenue North, Ste. A, Gallatin, TN submitted an Amended Site Plan for Faith Presbyterian Church, 201 Ellen Drive, Sumner County Tax Map 143, Parcels 63 and 63.01.

Staff reviewed. Gregory reported a minor grading issue relating to the driveway extension to bring grading down to ten (10) percent slope; indicate on plan if driveway will have one or two ingress/egress accesses; minor revisions to grading, drainage sheets and tables; and landscaping plan relating to tree removal/replacement schedule.

Richard Jones, Rogers Engineering Group, agreed to comply with all of the staff comments. Staff recommended the relocation of the dumpster, the extension of the driveway at the east elevation toward Ellen Drive to obtain ten (10) to twelve (12) percent slope and installation of a standard twenty-four (24) feet two-way drive.

Willis made a motion for conditional approval of the Amended Site Plan for Faith Presbyterian Church, 201 Ellen Drive, Sumner County Tax Map 143, Parcels 63 and 63.01 based on reduction of driveway slope and the addition of the standard twenty-four (24) feet wide, two-way drive. Hitt seconded the motion. The motion passed unanimously, 7-0.

Item #6 (9.1 #12-08) Littlejohn Engineering, 1735 Twenty-First Avenue South, Nashville, TN submitted a Site Plan for PreVost Car (US) Inc. South Cartwright Street, Davidson County Tax Map 26, Parcel 70.

Staff reviewed. Gregory reported the custom bus sales/service facility will locate on the southern end of South Cartwright Street. The remaining issues to finalize: detention pond issues relating to several watersheds draining into this site; ownership of pump station/force mains for sewer system and type of sewer delivery system needs to be finalized by developer and Public Works Dept.; minor construction/installation details need to be added; landscape materials/application needs improvement relating to building foundation and a more detailed tree removal plan is requested.

Don Williams, Littlejohn Engineering, explained the site will utilize a private grinder pump station and public force mains. There was discussion regarding a minor change in elevation drawing, plans for future utilization of the undeveloped acreage, landscaping issues regarding tree removal, installation of retaining walls to retain additional existing trees, extension of driveway with installation of curb/gutter at entrance locations, a request for foundation planting, and consideration of curb appeal along city/federal thoroughfares.

McNeal made a motion for conditional approval of a Site Plan for PreVost Car (US) Inc. South Cartwright Street, Davidson County Tax Map 26, Parcel 70 based on agreement of a viable sewer system for the site by the developer and Public Works Department, landscape improvements, and extension of driveway with installation of curb/gutter at entrance locations. Motion seconded by Hitt. Motion passed unanimously, 7-0.

Item #7 (9.1 #13-08) Klover Engineering Services, 402 Central Avenue East, Springfield, TN submitted a Site Plan for Paradise Mini-Storage Facility, North Main Street, Davidson County Tax Map 18-08, Parcel 48.

Deferred by staff.

Item #8 (9.1 #14-08) Matchett & Associates, 113 East Main Street, Gallatin, TN submitted a Site Plan for Kennedy Place Commercial Bldg., Meadowlark Lane, Davidson County Tax Map 34-01, Parcel 88.

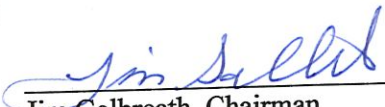
Deferred by staff.

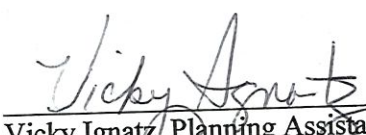
Item #9 Letter of Credit No. 0006 in the amount of \$65,000 – Woodwyn Hills, Section IV – Phillips Family Investments, 3012 Business Park Circle, Goodlettsville, TN. Staff will recommend a reduction of the surety for infrastructure installation due to expire 6/30/08.

Bill Brasier, Public Works Director, stated that the Planning Commission took action on Letter of Credit No. 0006 for Woodwyn Hills, Section IV at the May, 2008 PC meeting.

Item #10 Commissioner Comments: Tom Tucker, Economic Development Director, spoke with Richard Fullam, Executive Vice President of CBL Properties, owner of Rivergate Mall. Tucker is to schedule a meeting with Mr. Fullam to discuss the results of the Goodlettsville Economic Development and the impact CBL Properties has on the retail area as the major shareholder.

Meeting adjourned at 6:22 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant