

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

April 7, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Also Present: Rick Gregory, Jim Thomas, John Finch, Bill Brasier, Larry DiOrto, Tom Tucker, Jerry Garrett, Charlie Lowe, Al Jernigan, Mark Baker, Dan Russell, Josh Lyons, Mike Bauer, Greg Waite, Sohelia Kheshti and others

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

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

Item #2 (9.1 #5-08) Klobber Engineering, 402 Central Avenue East, Springfield, TN submitted additional information regarding traffic patterns relating to Old Dickerson Pike @ entrance to Goodlettsville United Pentecostal Church, 733 Old Dickerson Pike, Davidson County Tax Map 25, Parcel 67.

Staff reviewed. As directed by the Planning Board at the March, 2008 meeting, Charlie Lowe, Ragan-Smith Associates, conducted a traffic generation review for the proposed driveway ingress/egress at 733 Old Dickerson, Goodlettsville United Pentecostal Church based on the land use, projected seating capacity, weekday and Sunday peak hour trips. Recommendations regarding future traffic capacity and access are: 1) construct a right turn deceleration lane at the proposed church entrance with the lane measuring eleven (11) feet wide, and 2) provide a deceleration lane with one-hundred (100) feet of storage and one-hundred (100) feet of taper. For traffic exiting the site, there should be two lanes with a minimum of 100 feet of storage for separated left and right turns onto Old Dickerson Pike. The recommendation for intersection sight distance is to bring into compliance the sight distance criteria provided in the AASHTO Policy on Geometric Design of Highways and Streets. There are two proposed options for construction of an acceptable intersection: Option 1 – The proposed driveway can be relocated three hundred thirty-five (335) feet west of the existing crest on Old Dickerson Pike near the eastern site boundary; or, Option 2 – Provide acceptable sight distance by positioning the driveway adjacent to the east site boundary. It should be noted, however, that this option would require construction of the right turn deceleration lane noted earlier fully along the frontage of an adjacent property. Lowe noted that staff's preference is to utilize Option 2. Gregory noted that this traffic data review recommendation has been provided to the project engineer and he will have the opportunity to respond to this report when the revised final site plan is submitted.

Klobber Engineering responded that a revised plan has been submitted indicating the driveway has been relocated approximately forty (40) feet to the east to attain the required site distance standard; and, two egress lanes are designated for right and left turns out of the church property. After further review of the roadway traffic patterns, the engineer and the owners agree that a right turn lane on Old Dickerson Road is not necessary due to the ability to stack approximately thirty (30) vehicles on site.

The Planning Board members directed Klobber Engineering to prepare and present to staff, for review and final approval a revised plan incorporating the results of the Driveway Access Review for Goodlettsville United Pentecostal Church prepared/presented by Ragan-Smith and Associates.

Item #3 (9.1 #7-08) Suiter Surveying, 1805A Alpine Drive, Clarksville, TN submitted a Final Plat for Northcreek Commons, Section 14, Lots 18-20, Northcreek Blvd., Davidson County Tax Map 26, Parcel 152.

Staff reviewed. Gregory reported this final plat must reflect the approved Final Master Plan indicating that Lot 18 will utilize Lot 20 to access Northcreek Boulevard. The plat currently notes a joint access easement, but it is not in agreement with the driveway shown on the master plan. Mark Baker, Civil Resource Consultants, agreed to correct this issue and all remaining minor technical issues.

Coombs made a motion for conditional approval of the Final Plat for Northcreek Commons, Section 14, Lots 18-20, Northcreek Blvd., Davidson County Tax Map 26, Parcel 152 based on resubmittal of corrected Final Plat, review and final approval by staff. Willis seconded the motion. The motion passed unanimously, 9-0.

Item #4 (9.1 #8-08) Civil Resource Consultants, LLC, 2703 Memorial Blvd., Springfield, TN submitted a Final Master Plan for Northcreek Commons, Lot 17, Northcreek Blvd., Rivergate Dental, Davidson County Tax Map 26, Parcel 168.

Staff reviewed. Gregory reported this proposal is for a 3,733 square foot, one story dental office building adjacent to the Pinnacle Bank building fronting on Northcreek Blvd. As a part of the Northcreek Commons Owners Association, this building will be subject to the Association's architectural review process. A few minor technical issues relating to construction details remain to be addressed. Mark Baker, Civil Resource Consultants, agreed to correct technical issues noted by staff and board members.

Crews made a motion for conditional approval of the Final Master Plan for Northcreek Commons, Lot 17, Northcreek Blvd., Rivergate Dental, Davidson County Tax Map 26, Parcel 168 based on resubmittal of corrected Final Master Plan, review and final approval by staff. Driver seconded the motion. The motion passed unanimously, 9-0.

Item #5 (9.1 #9-08) Civil Resource Consultants, 2703 Memorial Blvd., Springfield, TN submitted a Final Master Plan for Northcreek Commons, Lot 12, Northcreek Blvd., Integrated Properties Office Building, Davidson County Tax Map 26, Parcel 153.

Staff reviewed. Gregory reported this proposal is for a 10,800 square foot, two-story office building. As a part of the Northcreek Commons Owners Association, this building will be subject to the Association's architectural review process. The Goodlettsville Fire Chief has approved the provisions for emergency access to the building. Minor issues relating to the landscape plan and lighting details remain to be addressed. Mark Baker, Civil Resource Consultants, agreed to correct technical issues relating to landscaping and lighting issues.

Franks made a motion for conditional approval of the Final Master Plan for Northcreek Commons, Lot 12, Northcreek Blvd., Integrated Properties Office Building, Davidson County Tax Map 26, Parcel 153 based on resubmittal of corrected Final Master Plan, review and final approval by staff. Hitt seconded the motion. The Motion passed unanimously, 9-0.

Item #6 (9.1 #36-07) Civil Site Design Group, PLLC, 630 Southgate Avenue, Suite A, Nashville, TN submitted a Final Master for Cobblestone Townhomes, Alta Loma Road @ I-65, Davidson County Tax Map Davidson County Tax Map 34-01, Parcels 2, 2.01, 3, 5 and 95.

This item was deferred by staff.

Item #7 Letter of Credit No. S993301 - \$10,000 – Twelve Stones Crossing, Phase 4 – First Tennessee Bank, Dept. 231, Public Square, Franklin, TN requested release of this maintenance surety for infrastructure due to expire 4/12/08.

Staff reviewed. Bill Brasier, Public Works Director, recommended release of maintenance bond based on completion of installation of infrastructure.

Willis made a motion for release of Letter of Credit No. S993301 in the amount of \$10,000 for Twelve Stones Crossing, Phase 4 due to expire 4/12/08 based on completed installation of infrastructure. Franks seconded the motion. Motion passed unanimously.

Item #8 Letter of Credit No. 010596151 - \$57,350 – Ivy Hill, Phase I @ Dry Creek Farms – Ivy Hill Properties, 509 Indian Hills Mound, Goodlettsville, TN. Staff will make recommendation regarding renewal/reduction of maintenance surety for installation of infrastructure due to expire 4/13/08.

Staff reviewed. Bill Brasier, Public Works Director, recommended a one-year extension of Letter of Credit No. 010596151 in the amount of \$57,350 for Ivy Hill, Phase I @ Dry Creek Farms.

Driver made a motion for a one-year extension of Letter of Credit No. 010596151 in the amount of \$57,350 for Ivy Hill, Phase I @ Dry Creek Farms based on remaining infrastructure installation for the development. McNeal seconded the motion. The motion passed 9-0.

Item #9 Letter of Credit No. 6074090-1 - \$8,180 – Vanco Manor – Tennessee Health Management, Inc., 52 West Eighth St., Parsons, TN. Staff will make a recommendation regarding renewal/release of maintenance surety for landscaping due to expire 4/30/08.

Staff reviewed. Bill Brasier, Public Works Director, indicated that major detention pond issues remain due to stormwater retention on-site for extended periods. Rick Gregory, Planning Director, recommended a six-month extension of the Letter of Credit to assure that reinstallation of required landscaping and the resolution of the detention pond issues be properly addressed. Gregory noted that poor soil, poor plant stock and the severe drought has added to the recurring landscape issues and noted that Mr. Kheshti has done a good job of attempting to replant required landscaping.

Sohelia Kheshti, Vanco Manor Administrator, noted that the designated landscaping was replanted once in 2006 and two separate replanting of designated trees occurred in 2007 based on recommendations by staff. Documentation from the project's landscape architect and landscape contractors is available to confirm the numerous replanting of landscaping and the ongoing attempt by the owners to maintain landscaping regulations. Brasier agreed to meet with the facility's administrator to access the specific issues relating to the detention pond.

Franks made a motion to release Letter of Credit No. 6074090-1 in the amount of \$8,180 for landscaping maintenance for Vanco Manor, South Dickerson Road. Motion seconded by Willis. Motion passed unanimously.

Commission Comments:

Gregory presented the proposed changes to the existing maps for the Interstate Exchange Sign Districts and the Mall Sign District. Consideration may be given for the expansion of the Conference Drive Sign District. The proposed revisions to the sign districts can be included in the recommendation to the City Commission for approval of the revised Goodlettsville Sign Ordinance. Currently the proposed sign ordinance is being reviewed for constitutional adherence. Trew complimented the appearance of the new Volunteer State Bank at the corner of Long Hollow Pike and Caldwell Road. Trew is concerned with the current line of sight on East Cedar Street as it relates to the ingress/egress for the Stroud's Mini-Warehouse Storage. Staff agreed to examine the issue during the construction phase of the site. Gregory informed board members that a training video presentation regarding New Urbanism will be conducted at the next meeting to meet continuing education credit requirements.

Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant