

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 4, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

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

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, Jerry Garrett, Charlie Lowe, Don Tyree and others

Jim Galbreath called the meeting to order. Gary Franks offered prayer.

Minutes of the January 8, 2008 Planning and Zoning Board meeting stand corrected to indicate the conditional approval of the Preliminary Master Plan for Cottage Grove at Twelve Stones Crossing (formerly The Villas at Twelve Stones Crossing), Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02 and 51.04 be revised/clarified regarding sidewalks and parking movements of front garage units. The minutes are revised to indicate: 2) develop sidewalks on both sides of the driveway of each unit to eliminate visitor parking spaces from encroaching on sidewalks to permit safe passage for pedestrians; 3) address concern of orientation of units 46 thru 51 with the rear of the units facing Placid Grove Lane requiring parking behind the units adjacent to the street and requiring those units vehicles to back into the public street for access to and from the garage. Motion by Driver, motion seconded by Franks. Motion passed unanimously,

Item 2 (9.1 #3-08) Consider the request of R.L. Montoya-Land Surveying, Inc., 7 Wyndermere, Hendersonville, TN for approval of a Final Plat for Molly Pierce Subdivision, 1315 Willis Branch Road, Sumner County Tax Map 143, Parcel 40.

Staff reviewed. Gregory reported the final plat is located in the Goodlettsville Growth Boundary Area on Willis Ranch Road in Sumner County. The Sumner County Department of Transportation has not yet determined if the proposed roadway will be a public or private street; therefore, a request for deferral is appropriate at this time.

Motion by McNeal to defer consideration of the Final Plat for Molly Pierce Subdivision, 1315 Willis Branch Road, Sumner County Tax Map 143, Parcel 40. Motion seconded by Hitt. Motion passed unanimously, 9-0.

Item #3 Consider the request of Brock Rust, Ivy Hill Properties, LLC, 509 Indian Hills Mound, Goodlettsville, TN for reduction of Letter of Credit No. 010596153 in the amount of \$221,500 for installation of infrastructure for Ivy Hill, Phase III, Dry Creek Road @ Ivy Hill Lane, Davidson County.

Staff reviewed. Bill Brasier, Public Works Director, reported final street overlay and sidewalk installation remains and staff recommends a reduction in the performance surety from \$221,500 to \$64,000 for a one-year period.

Motion by Trew for reduction of Letter of Credit No. 010596153 in the amount of \$221,500 to \$64,000 for the remaining installation of infrastructure for a period of one-year at Ivy Hill, Phase III, Dry Creek Road @ Ivy Hill Lane, Davidson County. Motion seconded by Willis. Motion passed unanimously, 9-0.

Item #4 Consider the request of Don Tyree, Tyree General Contractors, 8673 Cedar Grove Road, Cross Plains, TN for release of Letter of Credit No. 2170 in the amount of \$50,000 for installation/maintenance of infrastructure for Wynridge, Phases, I, II and III, Allen Road @ North/South Wynridge, Sumner County.

Staff reviewed. Bill Brasier reported the infrastructure installation/maintenance phases of the Wynridge development have been completed. Staff recommends the release of the current surety.

Motion by Hitt for release of Letter of Credit No. 2170 in the amount of \$50,000 for installation/maintenance of infrastructure for Wynridge, Phases I, II and III, Allen Road @ North/South Wynridge, Sumner County. Motion seconded by Driver. Motion passed unanimously, 9-0.

Item #5 Consider the request of Charlie Phillips, Charlie Phillips Builders, LLC, 3012 Business Park Circle, Goodlettsville, TN for release of letter of Credit No. L052126 in the amount of \$73,000 for installation of infrastructure for Woodwyn Hills, Section II, Loretta Drive, Sumner County.

Staff reviewed. Bill Brasier reported the developer is requesting the release of the current surety. A site inspection determined that street lighting and the final street overlay remains to be completed. Therefore, a six (6) months extension of the performance surety in the amount of \$73,000 is recommended.

Motion by Driver for a six (6) month extension of Letter of Credit No. L052126 in the amount of \$73,000 for installation of infrastructure for Woodwyn Hills, Section II, Loretta Drive, Sumner County. Motion seconded by Coombs. Motion passed unanimously, 9-0.

Item #6 Commissioner Comments

Staff is working to present a final draft of the Goodlettsville Sign Ordinance to the board at the next meeting. A presentation is being scheduled for the presentation of the Rivergate Economic Development Study to the City Commission and the Planning Board. Jim Driver congratulated the city officials for securing the new Davidson County Public Library to be located on the premises of the Goodlettsville Elementary School. Coombs requested that the weekly report by Tom Tucker, Economic Development Director, be distributed to the Planning Board membership for review. He encouraged the membership to attend the presentation of the Rivergate Economic Development Study revised report on Friday, February 8th at City Hall. Mayor Garrett shared that the owners of Rivergate Pediatrics are disturbed that a tattoo parlor has located on Bluebird Drive in what is currently an area predominantly utilized for medical practices. Mayor Garrett asked the board to consider an amendment to the Zoning Ordinance to restrict the location of tattoo parlors to a specific zoning area previously set aside for adult bookstores. Gregory acknowledged that the city's zoning ordinance currently does not provide for adult bookstores and noted that the city relies on Metropolitan Nashville's zoning regulations to provide for adult bookstores. Garrett iterated his request for the board to consider a zoning amendment to assign tattoo parlors to a specific zoning district. Gregory reported that this zoning issue will be studied by staff.

Meeting adjourned at 6:28 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant