

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

January 8, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Scott Trew, Jim Hitt, Garry Franks, William Carter

Absent: John Coombs, Carol Crews, Grady McNeal, Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, Jerry Garrett, Charlie Lowe, Jim Harrison, Brock Rust, John & Nancy Edmondson, Brian Wicker and others.

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

Item #1 The minutes of the December 3, 2007 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #1-08) Consider the request of Bruce Rainey & Associates, 116 Maple Row Blvd., Hendersonville, TN for approval of a Site Plan for Dukes Towing & Recovery, 1032 Louisville Highway, Sumner County Tax Map 141, Parcel 62.

Staff reviewed. Gregory reported a few significant issues remain to be addressed: lighting plan, lighting fixture details, improved ADA building entrance detail, state approved driveway permit and a revised dumpster wall detail indicating brick will match primary structure. Note that automobile storage is a permitted use in the Commercial General zoning district; however, approximately 8 ½ acres of this property is zoned Agricultural and not approved for storage of vehicles – for this business or any other business. Landscape buffer requirement apply to all new commercial sites. The property width is 100 feet wide. As a result of buffer requirements, little useable area would be left for development. Therefore, a reasonable compromise is that property on the southern elevation will be screened with heavier landscaping than required. Property on the northern elevation is somewhat less affected, since it adjoins the portion of this project containing the detention pond and accompanying landscaping. Brian Wicker, Civil Engineer for project agreed with staff comments.

Motion by Franks for conditional approval for the Site Plan for Dukes Towing & Recovery, 1032 Louisville Highway, Sumner County Tax Map 141, Parcel 62 based on ordinance compliance with staff comments regarding complying with standards for lighting plan, lighting fixture details, improved ADA building entrance detail, state approved driveway permit, revised dumpster wall detail and landscape buffer agreement. Motion seconded by Driver. Motion approved unanimously, 6-0.

Item #3 (9.1 #2-08) Consider the request of Crawford Land Surveying, 1929 21st Avenue North, Nashville, TN for approval of a Preliminary Plat for Cottage Grove at Twelve Stones Crossing, Resubdivision of Lot 3, Willis Branch Road, Sumner County Tax Map 51.00, 51.02 and 51.04.

Staff reviewed. Gregory reported the Preliminary Plat for Cottage Grove at Twelve Stones Crossing has been revised to meet all zoning ordinance regulations.

Motion by Driver for approval of the Preliminary Plat for Cottage Grove at Twelve Stones Crossing, Resubdivision of Lot 3, Willis Branch Road, Sumner County Tax Map 51.00, 51.02 and 51.04. Motion seconded by Carter. Motion approved unanimously, 6-0.

Item #4 (9.1 #38-03A) Consider the request of Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN for 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.

Staff reviewed. Gregory reported several distinct changes have been re-introduced with this proposal that have been previously discussed and solved in previous submittals for this site. Staff believes these issues can be resolved prior to

Item #9 Investors Equity Holdings, LLC, 100 Winners Circle, Brentwood, TN requested reduction of Letter of Credit No. 7100089270 in the amount of \$1,652,000 for infrastructure installation of Robert Cartwright Drive, Dry Creek Farms, Phase II, Section A due to expire March 29, 2008. Staff recommended the reduction of the LOC from \$1,652,000 to \$560,000 and extension of the LOC for a period of one (1) year. Franks made a motion to reduce Letter of Credit No. 7100089270 in the amount of \$1,652,000 to \$560,000 for infrastructure installation of Robert Cartwright Drive, Dry Creek Farms, Phase II, Section A and the extension of the LOC for a period of one (1) year. Crews seconded the motion. The motion passed unanimously, 7-0.

Item #10 H.G. Hill Realty Company LLC, 3011 Armory Drive, Nashville, TN requested release of Performance Bond No. 8887769 in the amount of \$5,500 for landscape installation/maintenance for Walgreens, 455 Long Hollow Pike. Staff recommended conditional approval for release of LOC for landscape maintenance based on an agreement with the developer that any landscape materials that did not survive are replaced followed by final site inspection/approval and release of Performance Bond by staff. Coombs made a motion for conditional approval of release of Performance Bond. No. 8887769 in the amount of \$5,500 for landscape installation/maintenance for Walgreens, 455 Long Hollow Pike based on an agreement with the developer that any landscape materials that did not survive be replaced followed by final site inspection/approval and release of bond by staff. Willis seconded the motion. The motion passed 7-0.

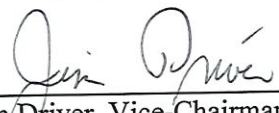
Item #11 Phillips Family Investment, 3012 Business Park Circle, Goodlettsville, TN requested reduction of Letter of Credit No. 001300 in the amount of \$65,000 for maintenance of infrastructure for Braxton Park, Section VII due to expire 3/12/08. Staff recommended the reduction from \$65,000 to \$20,000 and extension of the LOC for a period of one (1) year. Franks made a motion to reduce Letter of Credit No. 001300 from \$65,000 to \$20,000 for Braxton Park, Section VII for maintenance of infrastructure and extension of the LOC for a period of one (1) year. Trew seconded the motion. The motion passed unanimously, 7-0.

Item #12 Phillips Family Investment, 3012 Business Park Circle, Goodlettsville TN requested extension of Letter of Credit No. 001200 in the amount of \$235,250 for installation of infrastructure for Loretta Drive Extension due to expire 3/12/08. Staff recommended an increase from \$235,250 to \$237,500 and extension of the LOC for a period of one (1) year. McNeal made a motion to increase Letter of Credit No. 001200 from \$235,250 to \$237,500 for installation of infrastructure for Loretta Drive Extension and the extension of the LOC for a period of one (1) year. Crews seconded the motion. The motion passed unanimously, 7-0.

Item #13 Review proposed Goodlettsville Sign Ordinance. Staff distributed proposed Interchange Sign District maps for review and requested feedback. Gregory informed members the proposed ordinance will be forwarded to a qualified consultant for review of constitutional adherence.

Item #14 Commissioner Comments. No comments.

Meeting adjourned at 6:45 PM.



Jim Driver, Vice-Chairman



Vicky Ignatz, Planning Assistant