

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

May 7, 2007

5:00 PM

Massie Chambers

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

Absent: Jim Hitt

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Jerry Garrett, Don Hosea, Jim Harrison, Nancy Edmondson, Rick Fussell, Alison Birge, Bruce Hagen, Ed Bellows, William Horton, Nikki Bessling, Terica Wright and others

The meeting was called to order by Jim Galbreath. Prayer was offered by Jim Driver.

Item #1 The minutes of the April 2, 2007 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #15-07) Consider the request of Steven Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN for approval of an amended Final Plat for Don Hosea Property, Sumner County Tax Map 140-N-A, Parcel 46.

Staff reviewed. Gregory reported the amended final plat indicates an existing single ingress-egress easement identified for use by the single family residential lot situated on property between Wynridge, Phase I and Madison Creek Elementary and the utilization of the existing fifty feet easement for access to the second proposed lot. Section 14-901(g) of the Goodlettsville Zoning Ordinance provides that when a permanent easement to a public street is used as access to a lot or tract of land having been or being separated by deed or plat from other property, such easement shall be at least fifty (50) feet in width from and after the time of adoption of this ordinance and shall not be used to provide access to more than one lot or tract of land... The Goodlettsville Subdivision Regulations, Chapter 1, Section 111 provides for variances to the restrictions of access easements. In this particular case, the 2.81 acres tract has been in existence for many years and all adjoining properties have been developed. Adjoining property and public utilities will not be adversely affected and R-40 district setbacks will be exceeded.

Motion by Coombs for approval of an amended Final Plat for Don Hosea Property, Sumner County Tax Map 140-N-A, Parcel 46 and granting of a variance to the requirements of fifty (50) feet of street frontage and fifty (50) feet of access easement for each building site based on stated criteria being achieved as required by the Goodlettsville Subdivision Regulations. Motion seconded by Willis. Motion passed unanimously, 7-0.

Item # 3 (9.1 #38-03A) Consider the request of Civil Site Design Group, PLLC, 630 Southgate Avenue, Suite A, Nashville, TN for approval of a Revised Final Master Plan for The Villas at Twelve Stones Crossing, a 79 unit Medium Density Residential PUD, Willis Branch Road, Sumner County Tax Map 143, Parcel 51, 51.02 and 51.04.

Staff reviewed. Gregory reported this proposal for Final Master Plan approval involves property that has seen several plan proposals and preliminary approval in recent months. A much improved plan has been presented for review. A number of minor, technical items remain: foundation planting details, drainage easements, remaining sewer and water line connections, text and illustration corrections denoting declaration/naming the public street, depicting a sanitary sewer connection to Lot 8 and cleaning up the image on Sheet C2.01 indicating double pipes. Earlier requests for drainage easements, especially those on adjoining properties, have not been illustrated. The revised detention pond installation and detention treatment plan needs to be reviewed and receive final approval from the City Engineer. The Edmondsons, adjoining property owners, have requested answers to remaining concerns via an e-mail dated April 30, 2007: 1) pond (Sheet C2.00) – Prefer aeriated pond over a retention pond due to possible West Nile Virus issues; 2) two (2) feet ditch on N side of Lot 8 and under proposed drive of R40 lot – Why must development drainage be routed onto our property; 3) pond grading – will it remove existing trees. They have concerns about no landscape buffer between R40 lot and MDRPUD development; 4) they would like the City to consider posting parking on one side only relating to emergency access to properties at the end of the street; 5) also noted there needs to be sewer connections to Lot 8; 6) R40 driveway – plan location is not acceptable and

has not been finalized otherwise. Obviously, some of the assumptions built into the proposed plan have not been agreed to and finalized between the developer and the Edmondsons. The driveway location, location of the proposed drainage ditch/culvert and buffering of the detention pond are valid concerns. The indicated landscape buffer is shown as a little over twelve (12) feet in width. The same concern extends to the clubhouse/pool parking lot fronting Willis Branch Road. The landscape buffer needs to be enhanced along the street frontage. Foundation planting in front of the units also needs to be enhanced. HVAC units are required to be screened with landscaping with a "typical" illustration provided.

Jim Harrison, Civil Site Design Group, agreed with the enumerated staff comments enumerated. The final detention pond plans have been submitted to the City Engineer for review/approval. The architectural elevations attached to the revised Final Master Plan were submitted incorrectly due to a bookkeeping error. He stated the architectural elevations submitted and board approved at the Preliminary Master Plan stage will stand as the official architectural plan. Harrison agreed to work with the Edmondsons regarding their concerns with the site. For clarification, the retention pond will hold water for approximately forty-eight (48) hours based on water quality standards and then drain completely. Other issues to be discussed with the Edmondsons are inclusion of a smaller radius to be installed at the cul-de-sac intersection of the street and the Edmondson's driveway, a culvert will need to be installed under the cul-de-sac or the driveway connection and the affect of grading on the existing trees on site. Mr. Brock Rust will need to schedule a meeting with the owners and walk the site to address specific issues enumerated and confirm the Edmondsons satisfaction with final plans. Coombs questioned if The Villas at Twelve Stones Crossing and The Vineyards at Twelve Stones Crossing will share the planned swimming pool and clubhouse amenities. Harrison confirmed both developments have access to the amenities. The public street ending in a cul-de-sac and the shape of the parking area for the swimming pool/clubhouse will deter cut-through traffic which was an earlier concern of the board.

Motion by McNeal for conditional approval of the a Revised Final Master Plan for The Villas at Twelve Stones Crossing, a 79 unit Medium Density Residential PUD, Willis Branch Road, Sumner County Tax Map 143, Parcel 51, 51.02 and 51.04 based on review and final approval of staff comments enumerated and agreed to by Jim Harrison, Civil Site Design Group, final approval by the City Engineer of the revised stormwater plan for retention/detention and confirmation of an agreement with John and Nancy Edmondson and the developer regarding noted concerns and issues of the property owners regarding the impact of the development on their property. Motion seconded by Willis. Motion passed unanimously, 7-0.

Note: Garry Franks arrives at meeting at approximately 5:25 PM.

Item #4 (9.1 #13-07) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Final Plat for The Retreat at Dry Creek Farms, Phase I, S. Dickerson Pike @ Robert Cartwright Drive, Davidson County Tax Map 33, Parcels 40, 41 and portions of Parcels 21 and 42.

No action required by the board.

Item #5 (9.1 #14-07) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Final Master Plan for The Retreat at Dry Creek Farms, a 272 unit High Density Residential PUD, S. Dickerson Road @ Robert Cartwright Drive @ Dry Creek Road, Davidson County Tax Map 33, Parcels 40, 41 and portions of Parcels 21 and 42.

Staff reviewed. Gregory reported that this proposal has been before the board as Dry Creek Apartments and is now addressed as The Retreat at Dry Creek. Most major concerns have been addressed by the engineering staff and the product is much improved. The question of flow and volume of the proposed eight (8) inch water line to the highest point of the building elevation remains a serious issue. Prior to approval of this proposed system, a set of plans stamped by a qualified sprinkler engineer will have to approve the design, assuring minimum requirements for flows and volumes. Another issue is the detention pond at the intersection of Dry Creek Road and Robert Cartwright Drive. A proposed 2:1 slope would be difficult, if not impossible, to walk out of the detention pond in a storm event and is a significant safety concern. A compromise is to install a fence to completely encompass the detention pond, labeled legibly and shown on all appropriate plan sheets. A detail should be added identifying dimensions, high quality materials and colors of fencing. Attention should be given to site distance at the intersection relating to the detention pond fencing. Other minor issues remain regarding tree utility conflicts,

sidewalk grade exceeding ADA minimums, better illustrate the proposed cemetery access drive and screening of all HVAC units.

Rick Fussell, Ragan-Smith Associates, agreed with staff comments regarding detention pond fencing requests at the intersection of Robert Cartwright Drive and Dry Creek Road, providing a set of plans stamped by a qualified engineer regarding design and flow/volume of water for sprinkler system and will readdress all other staff comment. Coombs requested specifics on the materials to be used for detention pond fencing and decking materials. Alison Birge, Pedcore, indicated the proposed fencing is a six (6) feet vertical, child-deterrent, metal product fence. Coombs encouraged Pedcore to utilize a high quality powder coated fencing product to enhance the development. Birge stipulated that staff had recommended masonry building products for second floor balconies; therefore, a layer of poured concrete will be installed over the decking to address the fire safety issue. Gregory reported the change of decking material needs to be indicated on the Final Master Plan.

Motion by Willis for conditional approval of Final Master Plan for The Retreat at Dry Creek Farms, a 272 unit High Density Residential PUD, S. Dickerson Road @ Robert Cartwright Drive @ Dry Creek Road, Davidson County Tax Map 33, Parcels 40, 41 and portions of Parcels 21 and 42 based on staff comments regarding: 1) receipt of stamped plans by qualified sprinkler engineer confirming adequate flow and volume to highest point of building elevation; 2) indication on plans regarding high quality, powder coated, child-resistant detention pond fencing; 2) indication on plans regarding masonry building products for second floor balconies and additional staff comment. Motion seconded by Driver. Motion passed unanimously, 8-0.

Item #6 (9.1 #1-88) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Preliminary Plan and Final Master Plan for Echo Hills Estates, Section Five, Davidson County Tax Map 33, part of Parcel 29.

Staff reviewed. Gregory reported approval of the LDRPUD development predates our current zoning ordinance regarding minimum lot size; therefore, it is permissible that only three (3) of the thirty (30) lots meet the 15,000 square feet per lot minimum. The public street also varies from current requirements. The existing street within this development utilizes the same twenty-eight (28) feet width and no sidewalk cross section is proposed for Section Five (5) and is not needed after review by staff. Each lot shall include three (3) canopy trees with a minimum size of two (2) caliper inches. One such tree shall be planted as a street tree to be located within five (5) feet of the street ROW. Building elevations have been provided, but types of materials and percentages of various materials have not been identified. Slope issues have been identified. Small portions of the streets exceed 10% as does the cul-de-sac at the end of Solitude Court. The bulb of the cul-de-sac should be lowered to no more than 5% for safe access by emergency vehicles. Steep slopes at the rear of existing residences (lots 91, 92, 118 thru 128) are a special concern regarding stormwater runoff. A ditch is indicated along the rear of lots 124, 125, 126, 127, 128 and 91. Proof of the ability of this ditch to accommodate runoff from the adjoining lots will be needed prior to review of the final plat for this property. Proposed slope stabilization methods need to be addressed, identified and attached to this master plan document.

William Horton, Ragan-Smith and Associates, agreed that the developer, Stonemark Homes, will comply with street tree requirements and will be consistent with existing quality and similar types of building materials. Horton stipulated the construction plans were revisited and prefer to maintain 10% slope on the landing at Solitude Court due to driveway access issues to the lots; however, based on staff's concerns with emergency access issues, they will reconsider the requested 5% grade at this location. Slope stabilization can be accessed lot by lot to determine the best management method for intercepting stormwater runoff and erosion control if required by staff.

Motion by McNeal for conditional approval of the Preliminary Plan and Final Master Plan for Echo Hills Estates, Section Five, Davidson County Tax Map 33, part of Parcel 29 based on reduction of slope to 5% at the landing of Solitude Court, planting one (1) street tree and two (2) additional trees per lot w/minimum of two (2) inch caliper trees, provide types of materials and percentages of various materials for the proposed development to staff and determine best method of stormwater management and erosion control on a lot to lot basis. Motion seconded by Crews. Motion passed unanimously, 8-0.

Item #7 (9.1 #1-88) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Echo Hills Estates Residential PUD Schematic Plan, Davidson County Tax Map 33, part of Parcel 29.

Staff reviewed. Gregory reported this submittal is part of the proposal for a subdivision started prior to the adoption of the current Goodlettsville Zoning Ordinance. The schematic plan shows the four (4) existing phases of Echo Hills Estates, Phase Five as proposed in agenda items #6 and future Phase IV, indicating lots 21 through 51. All staff comments have been satisfactorily addressed.

Motion by Driver for approval of the Echo Hills Estates Residential PUD Schematic Plan, Davidson County Tax Map 33, part of Parcel 29. Motion seconded by Franks. Motion passed unanimously, 8-0.

Item #8 Review the Goodlettsville Development Strategy Plan

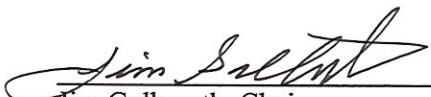
Gregory reported that the Goodlettsville Development Strategy Plan presented to the board contains the results of Phase I and II of the retail development study. Preliminary meetings are being scheduled to coordinate Phase III which focuses on the Rivergate Parkway corridor and anticipated to span a six month time period. The development strategy plan can be downloaded from Parsons Brinkerhoff or copies are available at City Hall. The plan will be marketed at the Shopping Center Association Convention in Las Vegas later this month. The city is in the process of hiring an Economic Development Director and will utilize the study to work with potential retail developers interested in locating in Goodlettsville. The Planning Board will be responsible for reviewing/modifying/initiating recommendations to the City Commission regarding appropriate land use and zoning regulations for the five (5) primary development sites identified in the study to insure the properties are available for development. After the primary development sites are addressed, the eleven (11) remaining sites will be reviewed for land use/zoning purposes. Garrett encouraged the board to consider needed restructuring of the zoning regulations to capture the commercial retail sites identified in the study to insure the collection of local option sales tax. Franks stated that new commercial office space is also required to provide the density to make the retail businesses profitable. Driver acknowledged that mixed-use sites can work very well in some of the sites identified.

Item #9 Commission Comments

The Long Hollow Pike traffic congestion was discussed. Gregory explained that a signalization program for traffic lights along Long Hollow Pike is being considered. There is discussion with TDOT regarding improvement of stacking lanes on Long Hollow Pike at I-65 ingress/egress points and at the ingress to the K-Mart shopping center. Sumner County Planning Commission has identified future development of approximately 15,000 homes along the Vietnam Veterans Blvd./Long Hollow Pike/Gallatin Road corridors to the city of Gallatin. It is anticipated that many of these potential residents will utilize Long Hollow Pike through Goodlettsville.

Gregory stated the selection process is underway for a consultant for the Northeast Corridor Major Investment Study. The study will encompass Gallatin, Hendersonville and Goodlettsville and assess the need for future commuter rail services bases on residential and commercial components. The study period will span approximately eighteen (18) to twenty-four (24) months.

The meeting adjourned at 6:15 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary