

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

April 2, 2007

5:00 PM

Massie Chambers

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

Absent: Carol Crews, Garry Franks

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Tommy Walker, Rocky Montoya, Ken Boyd, Rick Fussell, Ed Galbreath, Joe Whitsett, Alison Birge, Jan Lanius and others

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

Item #1 The minutes of the March 5, 2007 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #11-07) Consider the request of Tommy Walker, RLS, P.O. Box 495, Ridgetop, TN for approval of an amended Final Plat for Adams Subdivision, 401 Moncrief Avenue, Davidson County Tax Map 18-16, Parcel 139, Lots 1 & 3.

Staff reviewed. Gregory stated this proposal is to create three buildable lots from two existing parcels. A minor technical issues remain: establishment of front setbacks for Lot 3 and coordinate with Public Works Department to determine best location and delivery system for sewer line. All other zoning regulations have been met.

Motion by Willis for conditional approval of the amended Final Plat for Adams Subdivision, 401 Moncrief Avenue, Davidson County Tax Map 18-16, Parcel 139, Lots 1 & 3 based on determination by the Public Works Department of the best location and delivery system for sewer line, depiction of sewer easement location and setbacks for each zoning district on Lot 3. Motion seconded by McNeal. Motion passed unanimously, 7-0.

Item #3 (9.1 #12-07) Consider the request of Rocky Montoya and Randall Blackwell for a recommendation to the City Commission regarding a rezoning amendment to change the current zoning district from Commercial Services Limited (CSL) to Commercial General (CG) for properties at 412 Bass Street, Davidson County Tax Map 18-16, Parcel 104 and 410 Bass Street, Davidson County Tax Map 18-16, Parcel 105.

Staff reviewed. Gregory reported the request to rezone the properties will have minimal impact on the residential population, growth patterns, traffic patterns or change/add value to the community. Adjoining properties in the immediate area have been rezoned to Commercial General upon request in the past for business purposes. The area remains in a Commercial Concentration portion designated by the Goodlettsville Land Use Plan. Negative impact is limited due to the size of these parcels. This rezoning would extend the Commercial General zoning on Bass Street with a neutral effect on the immediate, surrounding area.

Galbreath opened the published public hearing portion of the meeting. Mr. Ken Boyd, 408 Bass Street, stated that he has no objection to the rezoning of the properties; however, he would appreciate the city provide guidance to the property owner at 410 Bass Street to clean up the adjoining property by removing several neglected outbuildings, build one large storage building in the rear of the property and removal of a car that has been parked in the front yard for two (2) years. Mr. Montoya, 412 Bass Street, stated that, due to unanticipated personal circumstances, he is selling his property and requested the zoning change. He stated that the rezoning would also bring Mr. Blackwell's business into compliance with permitted uses in the Commercial General (CG) zoning district as determined in the Goodlettsville Zoning Ordinance. Galbreath closed the public hearing portion of the meeting. Galbreath asked staff to address Mr. Boyd's concerns with site issues relating to 410 Bass Street.

Motion by Willis to recommend to the City Commission to consider a rezoning amendment to change the current zoning district from Commercial Services Limited (CSL) to Commercial General (CG) for properties at 412 Bass

Street, Davidson County Tax Map 18-16, Parcel 104 and 410 Bass Street, Davidson County Tax Map 18-16, Parcel 105. Motion seconded by Driver. Motion passed unanimously, 7-0.

Item #4 (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, Parcels 51, 51.03 and 51.04.

Deferred upon the request of applicant.

Item #5 (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.

Staff reviewed. Gregory reported this proposal will create two lots, matching the proposed phase of The Retreat at Dry Creek Farms development. Plats for creation of the public streets, Robert Cartwright Drive and Dry Creek Road, have been previously approved. Remaining minor technical corrections: complete deed references for all parcels/tracts and include an easement reference for access to the cemetery.

Motion by Driver for conditional 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 based on minor technical corrections identified by staff. Motion seconded by Hitt. Motion passed unanimously, 7-0.

Item #6 (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 this plan is being considered as a Final Master Plan as a result of submittal of three separate plan to the Planning Department, subsequent staff reviews and revisions of each plan by the civil engineer and developer. All of the elements reviewed and revised from the preliminary submittals are included in this plan as well as those elements necessary to be considered at the Final Master Plan stage; therefore, this submittal is being considered as the Revised Preliminary/Final Master Plan for The Retreat at Dry Creek Farms. Staff feels comfortable with the process based on numerous reviews of the plans along with the fact that the board has reviewed a prior submittal of the Preliminary Master Plan for the site by a previous developer. Many technical issues remain to be addressed or confirmed: display of building materials and color palette, fire flows to the second stories of the units, grading to the fence at the top of the slope, sight distance at the street intersection, multiple stormwater requirements, ADA parking compliance and minor lighting and landscaping issues.

Galbreath stated that the engineer's review comments of the plan indicate there is uncertainty regarding the intent of the plans. Gregory explained that Gresham Smith Partners, consulting engineering firm for the city, has provided an engineering review of the Revised Preliminary/Final Master Plan dated 3/28/07. Rick Fussell, Ragan-Smith Associates, acknowledged the first plan had emergency access issues on the part of the Fire Chief. These issues were properly revised with the approval of staff. There have been a large amount of comments on the twenty (20) acre site and Fussell believes a concentrated, good faith effort has been made to address all aspects of the staff review comments. The remaining issues from the Gresham Smith engineering review dated 3/28/07 can be worked out between the engineering and planning staffs. Driver is skeptical of approving the plan as a Final Master Plan and prefers to address the document as a Preliminary Master Plan. Fussell and Joe Whitsett, Pedcore Investments, agreed to have the plan reviewed as a Preliminary Master Plan. The front elevations are predominately brick veneer with fiber cement siding and trim/cedar wood columns w/white paint/white aluminum fascia and gutters/galvanized steel rails w/white powder coat. Side and rear elevations fronting roadways are predominately brick veneer w/fiber cement siding, the remainder of side/rear elevations are a combination brick/fiber cement siding. Coombs shared his concern with fire safety issues relating to the wood decking materials noted by the developer. A masonry flooring system has been an accepted standard for major developments of this size. Fussell stated that there is a large amount of brick veneer with no vinyl siding on the site. Gregory acknowledged that the

ordinance does not specifically address decking systems building materials. If there are exposed wood surfaces, sprinkler systems have previously been required; however, fireproof materials are a better building option. Bennie Lane, Codes Director, responded that in previous apartment developments a dry sprinkler system has been installed in decking/patio areas. Alston Birge, Pedcore Investments, agreed to investigate sprinklering of patios and decking and added that the management company forbids the use of grills in the apartment complex. Coombs reiterated that the fire safety issue regarding decking is extremely important and should be carefully evaluated. Galbreath requested staff to add this issue to staff comments for further consideration by the developer. Fussell agreed to work with staff regarding the technical issues and requested a copy of the 3/28/07 plan review comments issued by Gresham Smith Partners.

Motion by Driver for conditional approval of the Preliminary 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 be adequately addressed by the engineers and developers on the Final Master Plan submittal. Motion seconded by Willis. Motion passed unanimously, 7-0.

Item #7 Consider renewal of Letter of Credit No. S993301 for Twelve Stones Crossing, Phase 4, installation of infrastructure, in the amount of \$63,000 due to expire 4/12/07.

Staff reviewed. Brasier reported the infrastructure is completed for Twelve Stones Crossing, Phase IV and recommends a reduction of the bond to a \$10,000 maintenance bond for a one-year period. Motion by McNeal for reduction of Letter of Credit No. S993301 for Twelve Stones Crossing, Phase IV from \$63,000 to \$10,000 to establish a one-year maintenance bond. Motion seconded by Driver. Motion passed unanimously, 7-0.

Item #8 Consider renewal of Letter of Credit No. 0105961551 for Ivy Hill, Phase I @ Dry Creek Farms, installation of infrastructure, in the amount of \$57,350 due to expire 4/13/07.

Staff reviewed. Brasier reported the infrastructure is complete for Ivy Hill at Dry Creek Farms, Phase I and recommends establishing a one-year maintenance bond in the amount of \$57,350. Motion by Hitt for a one-year extension of Letter of Credit No. 0105961551 for Ivy Hill, Phase I @ Dry Creek Farms in the amount of \$57,350 to serve as a maintenance bond. Motion seconded by Trew. Motion passed unanimously, 7-0.

Item #9 Consider renewal of Letter of Credit No. 040D06306 for Dry Creek Road @ Dry Creek Farms, installation of infrastructure, in the amount of \$355,000 due to expire 4/20/07.

Staff reviewed. Brasier reported the project has developed to the point that the bond amount can be reduced to 25% of the original bond; therefore, he recommends a one-year renewal of installation of infrastructure bond with a reduction in the amount from \$355,000 to \$200,000. Motion by Willis for a one-year extension of Letter of Credit No. 040D06306 for Dry Creek Road @ Dry Creek Farms and the reduction of the bond amount from \$355,000 to \$200,000. Motion seconded by Coombs. Motion passed unanimously, 7-0.

Item #10 Consider the release of Letter for Credit No. 1007689 for Twelve Stones Crossing, Phase I, maintenance of infrastructure in the amount of \$10,000 due to expire 5/6/07.

Staff reviewed. Brasier reported the project has a few minor infrastructure issues to be completed and recommends a six-month extension of the \$10,000 maintenance bond. Motion by Coombs for a six-month extension of Letter of Credit No. 1007689 for Twelve Stones Crossing, Phase I in the amount of \$10,000 to serve as a maintenance bond. Motion seconded by Trew. Motion passed unanimously, 7-0.

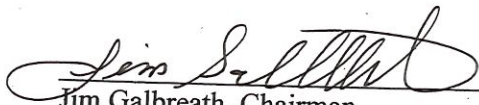
Commission Comments:

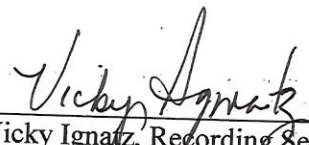
Coombs questioned staff if Investors Equity Inc. has communicated their intentions to develop the commercial portion of the mixed-use PUD. Gregory responded that his last conversation with the property owners dealt specifically with access and signage issues. Coombs responded that we would be remiss in not taking a proactive approach in encouraging the commercial development of the property. He requested that Gregory inspect the landscaping installed along S. Dickerson Road @ Dry Creek Farms. Coombs asked Gregory to determine the

status of the Dry Creek Commons project on Dry Creek Lane. A For Sale sign was placed on the property on 3/31/07. Gregory reported that he would initiate inquiries regarding issues relating to Dry Creek Farms commercial development plans and the status of Dry Creek Commons. Galbreath acknowledged that the sidewalk system along Northcreek Commons is inconsistent. He asked the city to consider requiring the developer to install a complete sidewalk network along with the installation of any new roadway development.

Coombs stated the City was not included in the TDOT grant monies awarded for landscaping installation along I-65 interchanges. We have an additional grant in consideration through the TN Dept. of Agriculture, Urban Forestry Division which awards grant monies in August of 2007. We are the northern gatekeeper to Metro Nashville Davidson County for tourism traffic and our city's requests for improved accessibility and visual appeal relating to the I-65 interchanges needs to be seriously considered. Hitt asked status of request for removal of traffic island on Long Hollow Pike. Thomas responded that staff has met with TDOT Regional Maintenance staff regarding removal of traffic island, improvement of traffic patterns and other issues relating to Long Hollow Pike. The group will meet again in a few weeks to future discuss these issues involving the assistance of TDOT Maintenance Staff. Garrett requested that staff be ready to move forward rapidly upon receipt of the final report of the Economic Development Study and the hiring of the Economic Development Director.

Meeting adjourned at 6:10 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary