

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 5, 2007

5:00 PM

Massie Chambers

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

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Jim Harrison, Brad Martin, Rick Fussell, Billy Ray Suiter, Charlie Phillips, Eddie Phillips, Jane Birdwell, Joyce Washington and others

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

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

Item #2 (9.1 #7-07) Consider the request of Civil Site Design Group, PLLC, 630 Southgate Avenue, Suite A, Nashville, TN for approval of the Amendment to the Final Master Development Plan for Dollar General Headquarters – Additional Parking Plan, Davidson County Tax Map 26, Parcel 129.00.

Staff reviewed. Gregory reported the proposal is to add two hundred (200) additional parking spaces to the Dollar General office complex. Minor technical issues remain: adding a drainage table and drainage structure table to sheets C3.01/C3.02, adjustment to the lighting plan to eliminate light spillage from parking lot onto the ramp right-of-way for Vietnam Veterans Parkway and written approval from TDEC to allow the relocation of the stream. Jim Harrison, Civil Site Design Group, agreed to revise plans according to staff comments and stated an application has been submitted to TDEC for stream relocation.

Motion by Trew for conditional approval of the Amendment to the Final Master Development Plan for Dollar General Headquarters – Additional Parking Plan, Davidson County Tax Map 26, Parcel 129.00 based on submission and final review by staff of the revised plan based on staff comments and receipt of approval from TDEC for stream relocation. Motion seconded by McNeal. Motion passed unanimously, 9-0.

Item #3 (9.1 #4-07) Consider the request of Civil Site Design Group, PLLC, 630 Southgate Avenue, Suite A, Nashville, TN for approval of the Amended Final Plat for Loyd Subdivision, Lot 1, Sumner County Tax Map 143, Parcel 69.00.

Staff reviewed. Gregory reported the approved Final Master Plan for Volunteer State Bank is based on Lot 1, shown on this plat. Minor technical issues remain: appropriate easement for the 72" RCP shown and correction of the deed reference for the Carl Minchey property to Record Book 2101, Page 548. Jim Harrison, Civil Site Design Group, agreed to revise the plat according to staff comments. Brad Martin, project architect, presented architectural rendering of corporate prototype of the proposed building. The U.S. flag measures thirty-three (33) feet about finished floor elevation, the flagpole is attached to the building and the flag is lighted during evening hours. Martin requested a variance to the Goodlettsville Sign Ordinance to permit the flag to exceed the maximum height of signage in a Planned Unit Development and to permit the attachment of the flagpole to the building.

Motion by McNeal for conditional approval of the Amended Final Plat for Loyd Subdivision, Lot 1, Sumner County Tax Map 143, Parcel 69.00 based on submission and final review by staff of the revised plan based on staff comments, approval of a variance to the Goodlettsville Sign Ordinance to permit the flagpole to exceed the maximum height of signage in a Planned Unit Development and to permit the attachment of the flagpole to the primary structure. Motion seconded by Crews. Motion passed unanimously, 9-0.

Item #4 (9.1 #8-07) Consider the request of Suiter Surveying, 1805-A Alpine Drive, Clarksville, TN for approval of the Amended Final Plat for Northcreek Commons, Lot 12, Davidson County Tax Map 26-0, Parcel 153.

Staff reviewed. Gregory reported this is a proposal to create two (2) lots from an existing lot. Both lots were previously approved for construction on a Revised Final Master Plan Development for Northcreek Commons. This proposal creates a separate lot for each building, one existing and one proposed. All planning and zoning requirements have been met.

Motion by Hitt for approval of the Amended Final Plat for Northcreek Commons, Lot 12, Davidson County Tax Map 26-0, Parcel 153. Motion seconded by Franks. Motion approved unanimously, 9-0.

Item #5 (9.1 #5-94 and 5-94-A) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Amended Preliminary Master Plan for a portion of Woodwyn Hills and Braxton Park @ Woodwyn Hills, Sumner County Tax Map 140, Parcel 84.08 and Sumner County Tax Map 141, Parcel 77.

Staff reviewed. Gregory reported this proposal is two fold. The first issue is the addition of one hundred fifteen (115) townhomes to the planned unit development. Technical issues remaining to be addressed at the Final Master Plan stage are drainage/stormwater issues, architectural and color scheme illustrations, the addition of a sidewalk network and refinement to the landscaping plan. Billboard structures on the property must be removed according to regulations. Rick Fussell, Ragan-Smith Associates, agreed to work with staff to address noted corrections. Gregory stated that the second issue is the request by the developer to convert the currently bonded right-of-way of Loretta Drive to Long Drive to a public easement that could be extended by the city, at city expense, at some future date. The extension of Loretta Drive to Long Drive was a part of the original approval of the Final Master Plan in the 1980's by the Goodlettsville Planning Board. On February 2, 2004, the developer initially suggested the Loretta Drive Extension be converted to a public right-of-way. City staff recommended and the Planning Board determined it was the developer's responsibility for completion of Loretta Drive to Long Drive based on creation of a high density planned unit development and to provide additional roadway access to the residences of Braxton Park, better emergency access, improved school bus routes, improved mail and business delivery access. Loretta Drive is indicated in the Goodlettsville Major Thoroughfare Plan as an arterial roadway indicating high volume traffic patterns.

Eddie Phillips and Charlie Phillips - project developers, residents of Braxton Park @ Woodwyn Hills and residents of Woodwyn Hills are concerned about the negative impact on Loretta Drive due to an anticipated increase in cut-through vehicle traffic from Highway 31 (Louisville Highway), heavy truck traffic from the existing concrete operation on Long Drive and the public safety issues relating to availability of multiple exits from the development. E. Phillips reported there are currently adequate emergency ingress/egress routes, the connection to Long Drive will hurt property values and undermine the quality of the development. C. Phillips stipulated that the maximum grade of ten (10) percent is required for the roadway extension due to the steep topography. Coombs reported his concerns that cooperation with the City of Millersville is required to properly maintain the entirety of Long Drive and the bridge over Slaters Creek, the bridge is located within the floodplain, widening of the bridge and roadway is needed to make Long Drive a viable street. The city needs to be ready to accept responsibility for the financial burden to maintain the existing one thousand (1000) feet of roadway of Long Drive to Highway 31 W located within Millersville. Franks questioned if a traffic study was conducted to indicate increased traffic flow based on the connection of Loretta Drive and Long Drive. Gregory reported no study was prepared relating to this matter. Franks stated there are numerous problems with the plan as presented; however, the right-of-way needs to be protected. Trew and Carter consider the extension of Loretta Drive to Long Drive as a great benefit to the community; however, the residents concern regarding safety is a valid issue. Willis and Driver are strongly in favor of the completion of the Loretta Drive Extension as previously approved. Fussell stipulated the amended plan's general notes includes Item #10 which reserves the right-of-way dedication to the city. Gregory read aloud the notation, "The Developer shall be responsible for permanently terminating the existing Loretta Drive as shown. This termination shall be accomplished with a cul-de-sac right-of-way dedication and construction of roadway improvements in compliance with subdivision regulations for the City of Goodlettsville, Tennessee. The developer shall not have responsibility for roadway improvements of "future" Loretta Drive extending to Long Road; however, will reserve right-of-way for uncompensated dedication to the City of Goodlettsville at the option of acceptance by the City of Goodlettsville." Gregory responded this notation is a reservation, not a dedication and the notation implies that the city will be responsible for completion of the roadway. Brasier reported the current Letter of Credit for the Loretta Drive Extension is \$208,000 which is due to expire March 12, 2007. Due to the 40% increase of asphalt product, the amended Letter of Credit amount will be \$235,250. Hitt questioned when the

right-of-way extension is required to be completed. Gregory viewed the right-of-way extension as part of the final stage of the development; therefore, as part of the Amended Final Master Plan for the 113 condominium units. Scott Trew left the meeting.

E. Phillips asked the board to consider acceptance of the dedicated right-of-way for the Loretta Drive Extension, continuation of the required bond and approval of Phase I of the Amended Final Master Plan. Upon submission of approval of Phase II of the condominium development, make the final decision if the developer or the city will be responsible for the completion of the Loretta Drive Extension. This will allow the city to reevaluate all aspects of the issue. Driver responded that his opinion is that the city's response will be the same, no matter the time frame. Coombs reiterated that the city needs to be prepared to properly maintain the entirety of Long Drive. Deputy Chief Pope addressed the issue of security of the development. He explained that there are negative and positive effects of additional ingress/egress to major thoroughfares within neighborhoods. Pro - the more numerous the ingress/egress access, the decreased response time for police deployment. Con - law enforcement is better served by less ingress/egress accesses when dealing with the criminal element. E. Phillips asked the board to consider the best interest of the neighborhood and not base the decision purely on financial considerations.

Motion by Willis for conditional approval of the proposed amendments to the Preliminary Master Plan with the exception of the proposed change to Loretta Drive, which should be left as originally approved, to be completed by the developer and submission of the Amended Final Master Plan based on staff comments regarding drainage/stormwater issues, architectural and color scheme illustrations, the addition of a sidewalk network, refinement to the landscaping plan and removal of General Note #10. Motion seconded by Crews. Motion approved 6-2-1, Coombs and Franks voted no, Hitt abstained.

Item #6 Consider renewal of Letter of Credit No. L052126 for Woodwyn Hills, Section II, installation of infrastructure, in the amount of \$73,000 due to expire March 11, 2007.

Staff reviewed. Brasier recommended a one-year extension of the Letter of Credit for installation of the asphalt overlay in the amount of \$73,000 based on continued construction in the development.

Motion by Driver for renewal of Letter of Credit No. L052126 for Woodwyn Hills, Section II, installation of infrastructure in the amount of \$73,00 for a period of one year. Motion seconded by McNeal. Motion passed unanimously, 8-0.

Item #7 Consider renewal of Letter of Credit No. 001300 for Braxton Park, Section VII, installation of infrastructure, in the amount of \$65,000 due to expire March 12, 2007.

Staff reviewed. Brasier recommended a one-year extension of the Letter of Credit for installation of infrastructure in the amount of \$65,000 based on continued construction in the development.

Motion by Hitt for renewal of Letter of Credit No. 001300 for Braxton Park, Section VII, installation of infrastructure, in the amount of \$65,000 for a period of one year. Motion seconded by Driver. Motion passed unanimously, 8-0.

Item #8 Consider renewal of Letter of Credit No. 001200 for Loretta Drive Extension, installation of infrastructure, in the amount of \$208,450 due to expire March 12, 2007.

Staff reviewed. Brasier recommended a one-year extension of the Letter of Credit for installation of infrastructure and an increase in the amount from \$208,450 to \$235,250 due to a 40% increase in asphalt costs.

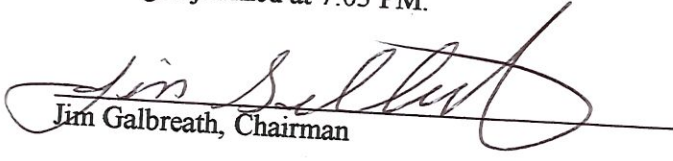
Motion by McNeal for a one-year renewal and increase from \$208,450 to \$235,250 of Letter of Letter of Credit No. 001200 for Loretta Drive Extension, installation of infrastructure. Motion seconded by Willis. Motion passed unanimously, 8-0

Commission Comments

Galbreath passed along information from Mayor Garrett that the city has retained Mr. Bill Terry as a consultant to assist in implementation of the Retail Development Study. Phase I identifies over 500,000 square feet of retail space available in the city; Phase II identified five (5) specific areas best suited to accommodate commercial growth; Phase III is focused on the Rivergate Mall area. Mr. Terry will assist in modifying the Goodlettsville Zoning Ordinance and Zoning Map to better accommodate improvements for retail development in the designated areas. Thomas stipulated that Mayor Garrett directed Bill Terry to be hired as a consultant to the Planning Board and the City Commission and implement the recommendations noted in the Retail Development Study. One recommendation is for the city to hire a full time Economic Development professional with expertise in commercial development which is currently implemented.

Crews asked for an update on the Ethics Policy. Thomas responded that the Ethics Policy Ordinance has been reviewed by the city's legal staff and has been sent to the State of Tennessee to be formally considered. The city will schedule educational sessions for city commission and board members relating to the Ethics Policy in the near future.

Meeting adjourned at 7:03 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary