

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

July 6, 2006

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Scott Trew, John Finch, Carol Crews, Grady McNeal, John Coombs

Absent: Jim Hitt, Margaret Wall

Also Present: Rick Gregory, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Mayor Bobby Jones, Gary Manning, Jeff Cordell, Jack Tompkins, Scott Pulliam, Tim Ellis, Jane Birdwell, Steve Bridges, William Duke, Mark Baker, William Carter, Rev. Kelan Moten, Bill Vecchione and others

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

Item #1 The minutes of the June 5, 2006 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #38-03A) Consider the request of Brock Rust and Civil Site Design, 1808 West End Avenue, Nashville, TN for approval of the Final Master Plan for The Villas, Phase III, Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02 and 51.04.

Staff reviewed. Gregory reported this proposal is for a seventy-nine (79) unit medium density condominium development known as the Villas at Twelve Stones Crossing. Many issues were discussed and addressed with this proposal, some having been addressed in previous submittals and proposals. This plan still has issues relating to drainage and stormwater regulations. Chief among them, stream buffers, finished floor elevations, ditching and ditch sections and detention facility design. Previously identified concerns remain regarding stormwater collection, treatment and disposal. The architecture plan is good; however, all building materials to be used should be identified on the plan. Lighting levels, although intentionally low, are fairly low for a medium density development. Details for noted items such as grass pavers for sections of Willis Branch Road, emergency crash gates and other minor technical concerns should also be considered.

Brock Rust stated he fully intends to comply with all of staff's comments. Coombs noted his concern with truck access for trash disposal purposes. Gregory responded that he was comfortable with the plan for disposal. Finch voiced his concern with the lighting plan indicating low illumination. Lowe agreed that the plan indicates an extremely low footcandle measurement. Rust stipulated that the lighting plan is an approved NES plan. Spacing of lighting every five hundred (500) feet will provide illumination every two hundred fifty feet. Staff recommended additional street lights be installed on site, that additional footcandle measurement be utilized at the stop sign locations and requested Rust to revise the lighting plan and provide revisions to staff for final approval. Rust agreed to this request. McNeal requested conformation that non-masonry materials, which include horizontal and vertical siding, are strictly Hardiplank material. Rust concurred that all siding will be Hardiplank.

Rust indicated there are five different detention areas on site, three (3) large areas and two (2) small areas with an outlet from the designated park area into Madison Creek. A natural drainage feature is a large ditch which bi-sects the site. Stormwater flows are the same as pre-development

and are adequate based on cut field compensation and drainage calculations. Rust stated that the SWIPP report and constructions plans will provide complete drainage plans. Gregory agreed that floodplain and floodway calculations are required to appear on the construction drawing. Coombs requested Rust to define the location of the HVAC units and confirm appropriate foundation planting. Rust acknowledged that, due to the front loaded garages, units would be placed on the end and rear of buildings. Rust agreed to provide foundation planting and screening to individual HVAC units.

Motion by Finch for conditional approval of the Final Master Plan for The Villas, Phase III, Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02 and 51.04 based on: 1) a notation on plans indicating "any materials which are not true masonry will be exclusively Hardiplank material"; 2) the developer is to provide staff, for review and final approval, a revised lighting plan indicating additional street light poles on site and additional footcandle measurements for street light poles located at stop signs; 3) complete drainage, floodplain and floodway calculations will appear on construction plans; 4) appropriate foundation planting will be utilized in front and rear of buildings along with foundation planting and screening around HVAC units; and 5) all staff comments will be fully addressed on construction plans. Motion seconded by McNeal. Motion passed unanimously, 7-0.

Item #3 (9.1 #08-06) Consider the request of Civil Resource Consultants, 2703 Memorial Blvd., Springfield, TN for approval of the Final Plat amendment for Charles Duke Property, Louisville Highway, Sumner County Tax Map 141, Parcel 62.01.

Staff reviewed. Gregory reported this proposal is to split an existing parcel along an existing zoning boundary line. This zoning boundary line appears to have been in existence since 1972, when the property was annexed into the City of Goodlettsville. The boundary was again recognized when it was rezoned to CG (Commercial General) with the adoption of the 1989 Goodlettsville Zoning Ordinance, Ordinance No. 89-412. Parcel 1, 1.95 acres, is zoned Commercial General (CG) and Parcel 2, 8.57 acres, is zoned Agricultural (A). Staff recommends that the Final Plat include the notation: "Only those uses permitted in these respective zoning districts may be conducted on these respective lots". The required road frontage width for a Commercial General Zoning District is one hundred (100) feet. A minimum lot width variance of two hundredths (.200) of a foot is required due to the road frontage width for Parcel 1 measuring ninety-nine and ninety-eight one hundredths (99.98) feet.

Finch questioned the turning radius of the ingress-egress easement. Gregory stated staff has concerns with the turning radius of the access easement and will work with owner to increase radius for emergency purposes. Coombs asked if the access easement could be relocated to the north side of the property. Duke stated his plans are to realign the existing access easement to slightly improve the curving in the driveway. Finch stated that he has received questions and concerns from the public as to the use of the properties and requested the applicant to describe the intended use of the properties. Charles Duke stated the commercial property would be utilized as Dukes Wrecker Service providing towing services and temporary storage for approximately one hundred (100) vehicles. There will be no dismantling, servicing or selling of towed vehicles. The business is not intended as a salvage yard. The towed vehicles will be maintained within a fenced area. Parcel 2 will be used for a personal residence and will not be utilized as commercial property. McNeal asked where the nearest residence is located in relationship to the commercial property. Baker indicated the adjoining properties currently have

occupied residences. Finch questioned if transitional screening is required. Gregory indicated the adjoining properties zoning districts are the same as the applicant's property; therefore, transitional screening is not required. Duke indicated that the commercial property will be paved and landscaped according to regulations. Baker indicated the site plan will revise the front yard setback for the commercial property at the required minimum forty (40) feet.

Motion by Finch for conditional approval of the Final Plat amendment for Charles Duke Property, Louisville Highway, Sumner County Tax Map 141, Parcel 62.01 based on: 1) a two hundredth (.200) of a foot variance to the required one hundred feet front yard width requirement; 2) notation on final plat stating "Only those uses permitted in these respective zoning districts may be conducted on these respective lots"; 3) notation on final plat stating "The commercial property is not to be utilized as a salvage yard" ; 4) correction on final plat indicating the minimum front yard setback required; 5) depiction of modification of driveway access easement; and; 6) site plan will indicate appropriate screening will be utilized to prevent public view of salvaged vehicles. Motion seconded by Coombs. Motion passed unanimously, 7-0.

Item #4 (9.1 #09-06) Consider the request of L. Steven Bridges, Jr. Land Surveying and Consulting for approval of the Site Plan amendment for Richards and Southern, Inc., 108 Lindberg Avenue, Davidson County Tax Map 18-16, Parcel 30.

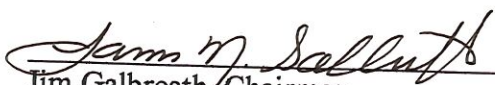
Staff reviewed. Gregory reported this proposal is to add a four thousand two hundred fifty (4,250) square feet addition to the existing Richards and Southern building on Lindberg Avenue. An adjoining property was recently rezoned and added to this lot to help accomplish this proposed expansion. There are a few minor technical issues relating to labeling contour lines, showing water quality methods/details and details for the type of facing materials for the detention pond expansion.

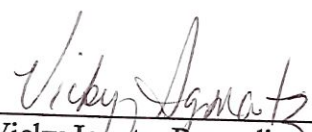
Motion by Garrett for conditional approval of the Site Plan amendment for Richards and Southern, Inc., 108 Lindberg Avenue, Davidson County Tax Map 18-16, Parcel 30 based on: 1) depicting details for facing materials on detention pond expansion; 2) labeling contour lines, and; 3) indicating water quality methods and details. Motion seconded by Finch. Motion passed unanimously, 7-0.

Commission Comments:

Garrett requested an update on the status of the underground lighting issue for Woodmen of the World, 101 Dry Creek Lane. Gregory reported a staff representative has requested copies of written documents and recorded tapes of the Goodlettsville Planning Board meetings relating to the Woodmen of the World site plan approval.

Meeting adjourned.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary