

GOODLETTSVILLE PLANNING & ZONING BOARD

June 6, 2005

5:00 PM

Goodlettsville City Hall

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

Absent: Margaret Wall, Jim Hitt

Also Present: Jim Thomas, Rick Gregory, Bill Brasier, Bennie Lane, Charlie Lowe, Sandra Sloan, Larry & Renee Wynns, Gary Manning, Jane Birdwell, Brock Rust, Jim Harrison, Allen Ramsey, Ray Cole, Bill Geiger, John Coleman Hayes, Bobby & Ann McElhiney, Kersh Walters and others

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

Item #1 Approve the minutes of the April 4, 2005 and May 2, 2005 Goodlettsville Planning and Zoning Board meetings. The minutes of the April 4, 2005 Goodlettsville Planning and Zoning Board stand approved as written. The minutes of the May 2, 2005 were not available for review.

Item #2 Review the proposed amendment to the Goodlettsville Zoning Ordinance regarding a Commercial Core Overlay District.

Staff reviewed. Gregory reported that this item is a continuation of the discussion at the May, 2005 Planning Board meeting and the work session on April 25, 2005. The Commercial Core Overlay is an integral part of the Streetscape Plan. This overlay district helps to accomplish this goal with reduced street side setbacks, parking to the side and rear of the buildings instead of the tradition front parking areas and greater attention to issues such as building facades, materials and colors, sidewalks and site lighting. The proposed guideline is commercial space for 1st floor tenants, residential space for 2nd and 3rd floor tenants. Minimum and maximum density standards need to be determined for the mixed use development zoning district. Finch stated that a higher density per acre would be more appropriate to encourage mixed use density and suggested three story buildings for the district. Lowe explained that you can achieve ten (10) to twelve (12) units per acre with rear and side parking areas. Commercial Core allows a thirty (30) percent reduction in parking space requirement. Garrett and Finch stated that they were comfortable with a lower density of eight (8) units per acre with the understanding that an increased density can easily be amended by ordinance. Gregory acknowledged that he has researched the density issue in comparable communities and the density of units per acre are all over the board. Driver requested that staff consult with David Coode, project architect for the Main Street Streetscape Plan, to obtain his recommendation of an appropriate density calculation for this city. Lowe stated that density per acre is to be considered; however, quality is the more important issue when dealing with mixed use developments. Garrett and Finch agreed that it would be appropriate to pass the amendment and obtain additional research addressing residential design standards.

Motion by Driver to make a recommendation to the Goodlettsville City Commission to adopt the Commercial Core Overlay District amendment as part of the Goodlettsville

Zoning Ordinance. Motion seconded by Crew. Motion approved unanimously. Finch requested staff to prepare and distribute design standards in a timely manner.

Item #3 (9.1 #8-05) Consider the request of Cole Land Surveying, P.O. Box 941, White House, TN for approval of a Final Plat for Biggs Subdivision, Patton Branch Road, Sumner County Tax Map 140, Parcel 92 and 92.01.

Staff reviewed. Gregory reported this plat consolidates two existing lots into one lot. A utility easement is indicated on this plat that would allow provision of utilities to the property but details are lacking as to origin. Staff review of the flood map indicate that a portion of the property is affected by the floodplain; however, the plat states that the property is not in the floodplain. If it is determined that the property is not in the floodplain, details and elevations must be shown to support that conclusion. Ray Cole, surveyor, agreed to correct final plat to indicate floodplain boundaries and elevations.

Motion by Driver for conditional approval of a Final Plat for Biggs Subdivision, Patton Branch Road, Sumner County Tax Map 140, Parcel 92 and 92.01 based on review and final approval by staff of plat revisions depicting floodplain boundaries and elevations. Motion seconded by Garrett. Motion passed unanimously.

Item #4 (9.1 #4-05) Consider the request of Ragan-Smith Associates for approval of a Site Plan for Advanced Auto Parts, S. Dickerson Road @ Hollywood Street, Davidson County Tax Map 25-8, Parcel 79.

Staff reviewed. Gregory reported this proposal was previously deferred due to needed correction of numerous deficiencies. Most of the deficiencies have been satisfactorily addressed. The remaining issues are few, but potentially significant. This property lies within the Streetscape Plan study area. In that regard, buildings are to be located closer to the street than proposed in this submittal. Current setbacks prevent the building from being located within the 15-20' maximum setback from the street specified in the Commercial Overlay district and envisioned in the Streetscape Plan study. Sidewalks have been provided, but parking is still located between the building and both streets. Truck turning movements have been demonstrated from the north but not from the south. A variance from transitional screening requirements has been requested on the south elevation of the site based on the adjoining property being zoned commercial.

Allen Ramsey, Ragan-Smith Associates, stipulated that curb and gutter and a five (5) feet sidewalk has been added to the site; brick with a stone base will cover the exterior on all elevations; a dedicated right-of-way on Hollywood will improve the turning radius into the site and drawings depicting turning movement from the north has been provided. The Advanced Auto Parts warehouse is located north of this site and delivery trucks will be traveling southbound to the site. Once a week a semi-trailer will deliver product. Trew and Driver shared their concern with the future of the adjoining property at Rivergate Parkway and Main Street. Ramsey stated that previous attempts to purchase the adjoining property had been made. The owners' sales price was not concurrent with the market value of the property. Finch questioned if the city would be responsible for the

cost of installing the additional five (5) feet of required sidewalk required in the Commercial Core Overlay district. Gregory confirmed that the city would be responsible for the expenditure.

Motion by Driver for conditional approval of the Site Plan for Advanced Auto Parts, S. Dickerson Road @ Hollywood Street, Davidson County Tax Map 25-8, Parcel 79 based on a variance from the transitional landscape buffer requirement. Motion seconded by Galbreath. Finch stated that he was opposed to approval of the site plan due his concern with the southbound traffic turn movement onto Hollywood Street, increased vehicle traffic on Hollywood Street and acknowledged that transitional landscape screening should be required. Driver and Galbreath voted yes. Coombs, Garrett, McNeal, Trew, Crews and Finch voted no. The motion failed to pass with a vote of 6-2.

Item #5 (9.1 10-05) Consider the request of Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN for approval of a Preliminary Plat for Sanders Subdivision, Willis Branch Road, Sumner County Tax Map 143, Parcel 82.

Staff reviewed. Gregory reported that the proposal is for a two (2) lot subdivision in the R-40 residential district on the south side of Willis Branch Road abutting Twelve Stones Golf Course. Access to the property is proposed to be across a private bridge. This bridge will need to be designed and stamped by a structural engineer to ensure safe passage for emergency vehicles. The number of sewer line cuts should be minimized. This can be accomplished by extending the eight (8) inch sanitary sewer line across the creek to a manhole on the south side of Willis Branch in an expanded utility easement parallel to the new bridge in order to serve both lots from the south side of Willis Branch. The plan indicates that the development will be controlled through deed restrictions, but no minimum square footage is provided.

Brock Rust, owner and developer, questioned if a structural engineer stamp is required for each driveway within the city. Gregory responded that it is incumbent upon the developer to assure the safety of access to property for emergency personnel. Rust agreed to extend the eight (8) inch sanitary sewer line across the creek as suggested by staff.

Motion by Garrett for conditional approval of a Preliminary Plat for Sanders Subdivision, Willis Branch Road, Sumner County Tax Map 143, Parcel 82 based upon the bridge design being prepared/stamped by structural engineer, extending the eight (8) inch sanitary sewer line across the creek to a manhole on the south side of Willis Branch in an expanded utility easement to serve both proposed lots and note minimum square footage of lots on plan. Motion seconded by Trew. Motion passed unanimously.

Item #6 (9.1 #13-01) Consider the request of John Coleman Hayes, Jr., 104 Woodmont Blvd., Nashville, TN for release of Bond No. FS5860687, a Performance Bond for landscaping/perimeter fencing for Meadowcreek Apartments, in the amount of \$35,000 (no expiration date) and release of Bond No. 4077422, a

Performance Bond for final site work and stabilization for Meadowcreek Apartments, in the amount of \$44,100 (no expiration date).

Staff reviewed. Gregory reported staff inspected the site on June 3, 2005. Some landscaping vegetation has not survived and approximately ten (10) percent of the landscaping needs to be replaced. Bill Brasier reported that information was provided to Mr. Hayes in March indicating ditch sections along Dickerson Pike frontage have not been stabilized and a section of slope has failed. The ditch section north of the entrance should be sodded. The ditch section south of the entrance should have twenty-five (25) feet of rip-rap pad uniformly placed at pipe outlet with remainder of ditch to be sodded. Staff recommends that the request for release of surety bonds posted by the contractor not be released.

Garrett asked for direction on how to proceed to reconcile the approved plan with the currently incomplete plan. Lowe explained that the approved plan has to be accomplished and the board must look to the owner and the contractor to properly stabilize the site as required and the need for replacement of some landscaping. The owner is ultimately responsible; however the contractor is also responsible based on the surety provided. Gregory stated that a temporary Certificate of Occupancy was requested in 2004. Based on status of the site at that time, surety was required from the owner and the contractor to receive a temporary CO. Hayes stated that the Certificate of Occupancy was required to allow the owner to take advantage of tax benefits; therefore, he agreed to post additional sureties and believes he has met the intent of the plan. He agreed to replace the ten (10) percent of failed landscaping noted by Gregory. Hayes voiced his opinion that the detention issue should be the responsibility of the developer.

Motion by Garrett to deny the request for release of Bond No. FS5860687, a Performance Bond for landscaping/perimeter fencing for Meadowcreek Apartments, in the amount of \$35,000 (no expiration date) and release of Bond No. 4077422, a Performance Bond for final site work and stabilization for Meadowcreek Apartments, in the amount of \$44,100 (no expiration date) based on the landscaping plan and detention plan not being completed as approved by the final master plan. Motion seconded by Finch. Motion passed unanimously.

Item #7 (9.1 #5A-94) Consider the request of Wayne Meadows, MeadowsGroup, Goodlettsville, TN for extension of Letter of Credit No. F844349, a Performance Bond for street overlay in the amount of \$38,280 for Woodwyn Hills, Section IV which is due to expire 6/30/05.

Staff reviewed. The developer has requested an extension of this bond.

Motion by Garrett for extension of Letter of Credit No. F844349, a Performance Bond for street overlay in the amount of \$38,280 for Woodwyn Hills, Section IV for a period of one year. Motion seconded by Driver. Motion passed unanimously.

Item #8 (9.1 #8-94) Consider the request of Larry Wynns, 105 Wynlands Drive, Goodlettsville, TN for release of Letter of Credit No. 581535, a Maintenance Bond in the amount of \$10,000 for The Wynlands which is due to expire 7/12/05.

Staff reviewed. Brasier reported the planning board took action to recommend formal acceptance of The Wynlands HDRPUD to the city commission in August, 2004. A maintenance bond in the amount of \$10,000 was established in June, 2004 for a period of one year. Notice was sent to the developer in March, 2005 regarding outstanding issues regarding the remaining erosion issues with detention pond.

Wynn stated that he meet with Mr. Thomas, City Manager, on June 6, 2005 to discuss the current status of The Wynlands. It is his understanding that there are issues with the common areas and detention pond. Wynn stipulated that the control of the common areas were transferred to The Wynlands Homeowners Association in 2002 for maintenance purposes. He stated that he will not be responsible for any improvements to the common area. However, he will move forward with the detention pond issue. Finch acknowledged that he had inspected the areas of concern in the development and determined that the detention pond has not constructed correctly and the common grounds are not in good shape. He stated that the developer should not be released from responsibility of properly completing the approved development plan.

Motion by Garrett to deny release of Letter of Credit No. 581535, a Maintenance Bond in the amount of \$10,000 for The Wynlands which is due to expire 7/12/05 based on the detention pond and the common areas not being developed according to the approved final master plan. Motion seconded by Finch. Motion passed unanimously.

Non-agenda items:

Galbreath informed the board that the city engineer prepared a letter regarding the drainage problems relating to Vanco Manor on Dickerson Road. The current situation can be resolved by bringing the pond bottom up to design grade and to stabilize the side slopes. The contractor will begin work on this project by June 1, 2005.

Finch encouraged staff to offer immediate, prompt action to developers and make information available in a timely manner.

Meeting adjourned.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary