

GOODLETTSVILLE PLANNING & ZONING BOARD

May 2, 2005

5:00 PM

Goodlettsville City Hall

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Scott Trew, Carol Crews, Grady McNeal, Jim Hitt

Absent: Margaret Wall, John Finch, John Coombs

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Bob Frensley, Kit Ozburn, Jim Harrison, Jason Phillips, Rick Fussell, Paul Plummer, Alison Garrett Turner, Glen Hickman, Greg Puhl, Brian Hamilton, Jim McGee, Darline Ferguson, Bill Geiger, Brach Garner and others

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

Item #1 Consideration of the minutes of the April 4, 2005 Goodlettsville Planning and Zoning Board was deferred.

Item #2 (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, Parcels 92 and 92.01.

Staff reviewed. Item deferred by staff due to non-receipt of requested corrections.

Item #3 (9.1 #9-05) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Plat for Conference Park GOPUD, Bob Frensley Chrysler Dodge Jeep, Conference Drive, Davidson County Tax Map 26, Parcel 102 & a portion of Parcel 106.

Staff reviewed. Gregory reported that the revised Final Plat will convert the existing property distribution of Parcel 102, 2.58 acres and Parcel 106, 13.19 acres to a ten (10) acre parcel to accommodate the Bob Frensley development and a second parcel of five point seven (5.7) acres.

Motion by Trew for approval of a revised Final Plat for Conference Park GOPUD, Bob Frensley Chrysler Dodge Jeep, Conference Drive, Davidson County Tax Map 26, Parcel 102 & a portion of Parcel 106. Motion seconded by Driver. Motion passed unanimously.

Item #4 (9.1 #5-05) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Master Plan for Conference Park GOPUD, Bob Frensley Chrysler Dodge Jeep, Conference Drive, Davidson County Tax Map 26, Parcel 102 & a portion of Parcel 106.

Staff reviewed. Gregory reported there are a few items discussed during the Preliminary Master Plan conditional approval process. The photometric plan indicates the site lighting diminished to roughly 0.5 foot candles at the median of Conference Drive for the length of this project. The tilt-up concrete panels have been eliminated and replaced with brick on the front elevation and split-faced block of the rear elevation. The one hundred

(100) feet of uninterrupted wall is broken up by landscaping at the front elevation and by thick vegetation and trees at the rear elevation and does not present a serious encroachment on the property; however, according to the ordinance, a variance will be required to permit the approximate one hundred eight (108) feet of uninterrupted walls. The developer has confirmed there will be no outside intercom system on site.

There is a signage request for three (3) eight (8) feet monument signs on site which will require a one (1) foot height variance. The zoning ordinance permits a maximum height of seven (7) feet for monument sign. Two (2) pylon signs are permitted on sight – three (3) are proposed. This will also require a variance from the sign ordinance to permit an additional pylon sign and an increase in the advertising square footage surface permitted on site. The board has variance discretion over the signage due to the property being zoned as a Planned Unit Development. John Coombs reported to Gregory via telephone that he was not in favor of a sign ordinance variance based on setting a precedent regarding signage in PUD zoning. Detail should be added to the retaining wall at the western elevation of the site to indicate material and color to match and enhance the building. Proposed landscaping has been adjusted in an effort to allow more visibility of the development and inventory. This proposal places nine (9) three (3) inch maple trees within the median of Conference Drive as an alternative to placing them along the front of the site to block display of inventory. This seems to be a reasonable compromise based on other areas within the site having been enhanced with additional landscape/vegetative materials and will require a landscaping variance.

Fussell stated that the three pylon signs are required by the Chrysler corporate offices. The plan indicates two (2) pylon signs along the interstate perimeter property line and one (1) pylon sign at the main site entrance. Driver and Garrett agreed that due to the unusual length of the rear property line adjoining the interstate, a third pylon sign would be appropriate. Plummer stated there are no corporate requirements for eight (8) feet monument signs and that the maximum height regulations for monument signage will be followed. Gregory stipulated that the brushed aluminum product on which the wall mounted logo signage will be placed is not an approved building material; therefore, the board might want to consider the approval of the aluminum product to be included in any signage variance. Plummer recognized that the rear elevation changes from one to two stories along with a span of a curved wall and insets which addresses uninterrupted wall requirements. The retaining wall has been reduced in length/height and replaced with greenspace, landscaping and a break in the retaining wall. The developer wished to utilize segmented masonry materials (split-faced block or applied stone) with final approval of materials by staff. Fussell reported that caliper inch replacement will be at one hundred fifty-three (153) percent. The landscape variance request is to place nine (9) trees in the median of Conference Drive. Thomas informed the board that the city plans to establish a landscape master plan for Conference Drive. This plan will provide future developers with guidelines for acceptable design and materials to be planted in the established median. Driver suggested that the proposed variance from the landscaping requirement to permit median landscape planting be deferred until such time the city has established a master landscape plan for Conference Drive. McNeal asked if TDOT has been consulted as to whether the soil in the median can support the proposed trees.

Fussell responded that TDOT has not been contacted; however, the utility plans have been reviewed in conjunction with the landscape proposal and appear to be suitable for planting.

Motion by Garrett for conditional approval of a Final Master Plan for Conference Park GOPUD, Bob Frensley Chrysler Dodge Jeep, Conference Drive, Davidson County Tax Map 26, Parcel 102 & a portion of Parcel 106 based on review and final approval of the revised retaining wall plan by staff, a variance from the zoning ordinance to permit a one hundred (100) feet uninterrupted wall on the rear elevation, a variance from the sign ordinance to permit a third pylon sign along the rear perimeter of the lot adjoining I-65 and to defer a variance request to the landscape requirements of the zoning ordinance to permit median planting of nine (9) trees along Conference Drive until such time the city has established a landscape master plan for Conference Drive. Motion seconded by Driver. Motion passed unanimously.

John Finch requested that the record reflect a public disclosure that Powell Building Company will be the building contractor for the Bob Frensley Chrysler Dodge Jeep project. Driver requested Bob Frensley, developer and owner, not to utilize the Windsor Green development as a vehicle test route. Plummer responded that Mr. Frensley is aware of this concern and will address this specific concern with the sales staff.

Item #5 (9.1 #7-05) Consider the request of Barge Cauthen & Associates, Inc., 95 White Bridge Road, Nashville, TN for approval of a revised Site Plan for G.F. Puhl Co. Inc., N. Main Street at Old Stone Bridge Road, Davidson County Tax Map 18, Parcel 107.

Staff reviewed. Gregory reported this building was erected in 1965 with a 5,000 square feet addition in 1985. This site plan is subject to a full site plan review due to an approximate thirty-nine (39) percent addition to the existing building. Existing fencing consists of a chain link fence with vinyl strips enclosing a storage yard along N. Main Street. The applicant is open to screening along N. Main Street with a possible combination of fencing, berms and plants. The applicant is requesting a variance from the foundation planting requirements for that portion of the building used for storage and a variance from the building material requirements to permit continuation of the current building materials consisting of tilt-up concrete panels, standard concrete block and metal panels. The owner has stated that the entire structure will be painted a uniform color to help the new addition blend with the existing building. The existing building predates the adopted zoning ordinance; therefore, a variance regarding building materials is a reasonable request. Staff's comments have been addressed in a satisfactory manner with the exception of the fencing. Landscaping and other site related issues have been enhanced. Tompkins stated the request for a variance from the stormwater management regulations can be made administratively.

Glen Hickman responded that a resolution to the fencing is to install green netting similar to that found around tennis courts and develop a transitional landscape screening of twenty-five foot buffer with an evergreen species spaced every five (5) linear feet along

with berming/landscape planting. Lowe stated the variance for relief from building material requirements has merit to maintain architectural consistency. Relief from foundation landscaping is also acceptable. Garrett addressed Greg Puhl, property owner, and asked if he would be willing to finance an acceptable architectural fencing structure. Puhl stated that he would make necessary improvements within his financial capability. The board agreed that the current fencing materials along Old Stone Bridge Road would remain unchanged. Garrett suggested approving the site plan with the condition that staff review and approve architectural fence design plan.

Motion by Garrett for conditional approval based on a variance from foundation planting requirements around warehouse perimeter, a variance from required architectural design standards relating to continued use of non-conforming building materials and submission of an architectural fence design plan for review and final approval by staff. Motion seconded by Hitt. Motion passed unanimously.

Item #6 (9.1 #10-05) Consider the request of Civil Site Design, 1808 West End Avenue, Nashville, TN for approval of a Site Plan for Phillips Northcreek Properties, Northcreek Business Park, Business Park Circle, CPUD, Sumner County Tax Map 143-J, Parcel 7.

Staff reviewed. Gregory reported this proposal is for a five (5) building, twenty-eight thousand, five hundred (28,500) square foot development with the Northcreek Business Park GOPUD. There are a few technical details that remain unresolved. The location of the brick dumpster enclosure is shown in front of the center building. Canopy, ornamental and ground cover vegetation is depicted for additional screening. Subsequent dumpster enclosure proposals offered by the engineer are not acceptable to staff. An alternative is to eliminate the dumpster enclosure and utilize rolling carts and low, landscaped enclosures for this office development. The architectural details note a mix of colors that may not match the red brick perimeter structures in the development. The rear perimeter utility easement should be inside the fence, the gutter cross-section used along the street should continue around the turn radius onto this property into the parking spaces and add detail to sheet C4-0; find and connect to existing sewer stub-outs; move the relocated waterline to the center of the utility easement; show ditches and swales inside fence perimeter – not to disturb existing vegetation outside the fence; remove notation of Green Valley Drive from all sheets; show water quality measures and add stormwater notes; show pad mounted HVAC units and backflow preventors with appropriate vegetative screening/landscaping; large planting bed areas should be sodded instead of placing large quantity of mulch material close to the street. The lighting plan should provide better coverage of the parking lot; provide details of all proposed lighting poles/fixture and luminaries. The landscape plan should depict large planting bed areas sodded instead of placing large quantity of mulch material close to the street; Virginia juniper specified is a non-native variety, sheet C1.01 note 8 refers to Hendersonville, Site Data Table – Lot Coverage of 40 and percentage of open space of 143 should be corrected.

Jim Harrison, Civil Site Design, acknowledged and agreed to the technical comments by staff including site data revision, water quality revisions and utility easements have been relocated inside perimeter fencing. Harrison confirmed the turn radius is adequate for

truck movement within the complex. Jason Phillips explained the proposed location of the dumpster enclosure is for functional purposes for businesses. Architectural design includes masonry structure on three sides, wooden gates on rear elevation and the front elevation is heavily landscaped. Alternate dual dumpster enclosure locations at the corners of buildings is not functional and enhances visibility. McNeal and Trew agreed that the proposed front elevation location of the dumpster enclosure was suitable. Lowe stated that in numerous previous site plans, the dumpster pads have been required to be moved from the front of the site to the sides or rear of the building. The central focus of the site is the dumpster pad. Allowing this front elevation dumpster enclosure would set a precedent. A suggested alternative would be to utilize residential scale trash receptacles with individual enclosures on the side/rear of the buildings. Phillips responded that there is a commercial, contemporary architectural style to the office buildings throughout the entire site and would prefer placement of the dumpster enclosures to the sides of the office buildings as the alternative location.

Motion by Trew for conditional approval of a Site Plan for Phillips Northcreek Properties, Northcreek Business Park, Business Park Circle, CPUD, Sumner County Tax Map 143-J, Parcel 7 based on corrections of technical details noted and review and final approval by staff regarding the location of the dumpster enclosure being either 1) the dumpster enclosure location to remain in front of the building or 2) the utilization of individual residential push carts. Motion seconded by Garrett. Motion approved unanimously.

Jim Galbreath declared a quorum of five voting members upon the exit of Mr. McNeal.

Item #7 Public Meeting to consider amendments to the adopted Goodlettsville Subdivision Regulations.

Gregory stated the amendments include: Chapter 2 -- Chapter 2-102.1 to require that all land holdings of an owner/developer be included in a sketch plat; submittal time of preliminary plat was changed from fifteen (15) to thirty (30) days; Chapter 2-103.3 made reference to the state sunshine law; Chapter 2-103.4 – the existing language provides that a preliminary plat may be conditionally approved. However, the statute only provides that a plat may be approved or disapproved within thirty (30) days of submittal. Language referencing conditional approval of a preliminary plat was deleted and a sentence was added that an applicant may waive the statutory requirement and consent to an extension of the thirty (30) day period. A clarifying sentence was also added relating to disapproval of a plat; Chapter 2-103.8 was added to provide that after approval of a preliminary plat and construction plans, a grading permit may be issued and infrastructure installation begun; Chapter 2-104.3 the same provision noted in item Chapter 2-103.4 was added for a final plat. Chapter 2-105.2 – the requirement for a deposit to guarantee the recording of a final plat was deleted. The restriction on issuance of building permits pending recording of a plat was deemed sufficient. Chapter 3 -- Chapter 3-102 a clarifying sentence was added regarding the types of instruments that may be considered a performance bond; Chapter 3-106(1) clarifying language was added to detail the issuance of certificates of occupancy being issued where improvements have been bonded but not

finally dedicated and accepted. Chapter 4 -- Chapter 4-101.3 a previously approved amendment relating to monuments was added; Chapter 4-102.1 a sentence was added requiring that any fill to be placed in a flood-prone area shall first be approved by the city engineer in accord with the storm water management ordinance; Chapter 4-103.103 the same sentence relating to storm water management ordinance was added relating to streets in a flood-prone area; in the table on design standards for public streets, two changes were made in the minimum width of a roadway for a residential street. A ditch section was changed from twenty (20) to twenty-four (24) feet in width, and a curbed section was changed from twenty-eight (28) to twenty-four (24) feet in width; Chapter 4.103-203 a new section (7) was included to provide for an alternative paving scheme for a cul-de-sac. Currently, an eighty (80) foot diameter of pavement is required. The alternative would allow the turn-around to be a fourteen (14) foot travel lane with a landscaped island in the middle; Chapter 4-105.3 some language was changed to clarify requirements for drainage easements and to increase the minimum width from ten (10) to twenty (20) feet; Chapter 4-108.2 a requirement was added that sidewalks shall be provided on both sides of a street in any development with lot twenty-thousand (20,000) square feet or smaller with a minimum width of five (5) feet. A provision was also added relative to bicycle paths or lanes; Chapter 4-113 a new section was added that all electrical, telephone and cable wires be placed underground; Chapter 4-114 subdividers shall make provisions for the installation of all street lighting poles, brackets and lights. The specifications for which shall comply with standards established by Nashville Electric Service. When such equipment is to be placed within any area or street proposed for dedication and city acceptance, it shall be both supplied and installed by Nashville Electric Service or their designee; Chapter 5 -- A minor change in requirements for a sketch plat was made (See No. 7); a sentence was added to the Certificate of Accuracy for a final plat relating to the type of survey required; the planning commission and staff may want to discuss Section 5-105 relating to the requirement for a detail form for irrevocable offers of dedication. No change was made here, but the form has never been used; a sentence was added to the section covering letters of credit to authorize acceptance of a standard bank form letter of credit; Chapter 6 -- a change was made in the definition of arterial street or road to tie the definition to the adopted Major Thoroughfare Plan.

Galbreath declared the public meeting open. Lynn Solomon, 100 Lampley Court, stated he would appreciate the planning board place an emphasis on improving the limited bike paths and pedestrian walkways throughout the city which currently inhibit people to walk or ride bicycles. Gregory responded that two grant applications have been submitted to TDOT for repair of Old Stone Bridge which would provide a section of greenway. A greenway/bikeway study, which encompasses all of Goodlettsville, is scheduled through the Metropolitan Planning Organization. Galbreath declared the public meeting closed.

Motion by Garrett for approval of the stated amendments to the adopted Goodlettsville Subdivision Regulations. Motion seconded by Driver. Motion passed unanimously. Gregory stated the adopted regulations will take affect one hundred eighty (180) days from this date.

Item #8 (9.1 #11-03) Consider the request of Flow Construction Company, 3630-H Trousdale Drive, Nashville, TN for release of Performance Bond No. 5899532 in the amount of \$42,606 for installation of landscaping and site stabilization for Vanco Manor, S. Dickerson Road. There is no expiration date for this document.

Staff reviewed. Gregory reported the landscaping installation is complete but much of the landscaping materials, especially evergreen trees, have not thrived, appears stressed and unlikely to survive the upcoming summer weather. Other tall, deciduous trees should be staked upright immediately. Staff is reluctant to recommend reduction of the bond due to these circumstances.

Motion by Garrett to deny release of Performance Bond No. 5899532 in the amount of \$42,606 for installation of landscaping and site stabilization for Vanco Manor, S. Dickerson Road based on staff comments. Motion seconded by Driver. Motion passed unanimously.

Jim McGhee, Flow Construction Company, stated his company has met the intent of the contract. The trees have warranties to be replaced if they fail to thrive. Gregory asked that Mr. McGhee meet with the landscape architect and request a review of the landscape plan and inspection of the site. Staking of certain trees needs to be addressed. Erosion and fill of the detention pond need to be addressed. McGhee stated there is a condition that has been created off-site that inhibits proper drainage from the Vanco Manor property's detention pond and inhibits his ability to properly repair the pond.

Motion by Garrett to defer request for release of Performance Bond No. 5899532 in the amount of \$42,606 for installation of landscaping and site stabilization for Vanco Manor, S. Dickerson Road until such time that staff investigates the current drainage situation and reports the status to the board. Motion seconded by Driver. Motion passed unanimously.

Item #9 (9.1 #1-97) Consider the request of Newmark Homes, 325 Seaboard Lane, Franklin, TN for release of Maintenance Bond No. 1007689 in the amount of \$10,000 for Twelve Stones Crossing, Phase I for infrastructure maintenance due to expire 5/7/05.

Staff reviewed. Tompkins recommended the renewal of a maintenance bond for Twelve Stones Crossing, Phase I in the amount of \$10,000 due to continued use of the roadway for construction purposes.

Motion by Garrett to deny request for release of Maintenance Bond No. 1007689 in the amount of \$10,000 for Twelve Stones Crossing, Phase I for infrastructure maintenance due to expire 5/7/05 and to extend the maintenance bond in the amount of \$10,000 for a period of one year. Motion seconded by Driver. Motion passed unanimously.

Item #10 (9.1 #26-03) Consider the request of Phillips Properties LLC, 529 Chickasaw Trail, Goodlettsville, TN for release of Letter of Credit No. P-004344 in

the amount of \$16,500 for installation of landscaping and site stabilization for Richards and Southern, Lindberg Street due to expire 7/4/05.

Staff reviewed. Gregory reported that landscaping installation and site stabilization is complete and the letter of credit can be reduced to a maintenance bond in the amount of \$1,650 for a period of one year.

Motion by Driver for release of Letter of Credit No. P-004344 in the amount of \$16,500 for installation of landscaping and site stabilization for Richards and Southern, Lindberg Street due to expire 7/4/05 and the establishment of a one year maintenance bond in the amount of \$1,650. Motion seconded by Trew. Motion passed unanimously.

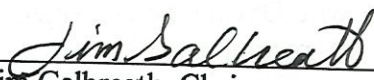
Item #11 (9.1 #20-02) Consider the request of LandSouth Construction, 2470 Satellite Blvd., Duluth, GA for release of Performance Bond No. 104071228 in the amount of \$270,320 for installation of water/sewer lines due to expire 5/9/05 and Performance Bond No. 104071227 in the amount of \$191,700 for installation of landscaping at Preston Run Apartments, Northcreek Blvd. due to expire 5/9/05.

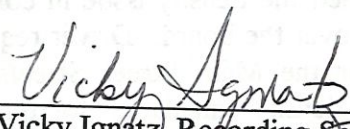
Staff reviewed. Tompkins stated the water/sewer lines have been properly installed and recommended release of Performance Bond No. 104071228 in the amount of \$270,320 and for LandSouth Construction to provide a one year maintenance bond in the amount of \$27,032. Gregory stated that landscaping installation is complete and recommended release of Performance Bond No. 104071227 in the amount of \$191,700 and for LandSouth Construction to provide a one year maintenance bond in the amount of \$19,170 for landscape maintenance.

Motion by Garrett for release of Performance Bond No. 104071228 in the amount of \$270,320 and for LandSouth Construction to provide a one-year maintenance bond in the amount of \$27,032 and release of Performance Bond No. 104071227 in the amount of \$191,700 and for LandSouth Construction to provide a one-year maintenance bond in the amount of \$19,170 for landscape maintenance. Motion seconded by Driver. Motion passed unanimously.

Item #12 Review of the proposed amendment to the Goodlettsville Zoning Ordinance based on the discussion of the Goodlettsville Planning Board at the 4/25/05 work session relating to Commercial Core Overlay District regulations.

Meeting adjourned.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary