# GOODLETTSVILLE PLANNING & ZONING BOARD

April 4, 2005 5:00 PM Goodlettsville City Hall

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Scott Trew, John Finch, John Coombs, Carol Crews, Grady McNeal, Jim Hitt
Absent: Margaret Wall
Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Gary Manning, Gary O'Brien, Brock Rust, Jane Birdwell, Bob Frensley, Don Duke, John Murphy, John Cavin, Paul Plummer, Drew Bryant, Larry Elliott,, Lester Hardison, James Ladd, Asher & Amy Rose, Bill & Betty Easterling, Casey & Summer Naylor, Bill & Kay Greene, Cheryl Galbreath, Lynda Black, Mary Murrah, Carrie Jennings, Theron Hicks, Grant Battonly, Bob Pierce, Ron & Nan Chrome, Robert Keeling, Jerry & Joy Rogers, Nancy Parrott, Elizabeth Brooks, Darlyn Farris, Brenda Rogers, Joe Birdwell, Kathy Adams, Denise Platt, Dorothy Chatman, David Teel, Bryan McEntire, W. E. Krauss, Diana Vaccaro, Rebecca Bryant, Gail Foster, Sallee Coggan, Debra Head and others

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

**Item #1** The minutes of the March 7, 2005 Goodlettsville Planning and Zoning Board stand approved as written without objection.

**Item #2 (9.1 #4-05) Consider the request of Ragan- Smith-Associates for approval of a revised Site Plan for Advanced Auto Parts, S. Dickerson Road @ Hollywood Street, Davidson County Tax Map 25-8, Parcel 79.**

Staff reviewed. Gregory reported this item was deferred at the March 7, 2005 by the action of the Planning Board based on outstanding deficiencies of the site plan submitted. The proposed building is shown at six thousand nine hundred seventy-two (6,972) square feet on forty-four thousand four hundred twenty-eight (44,428) square feet lot. Staff has three remaining concerns: truck movement on site, the compatibility of the proposed site plan with the proposed Main Street Streetscape Plan relating to architectural style, sidewalks and front yard setbacks.

Allen Ramsey, Ragan-Smith Associates, explained that the architectural design now includes a red brick facade, neutral roof color, EFIS and a signage plan which will include a beige background with red elevated lettering. The proposed Main Street Streetscape Plan requires curb and gutter and five (5) feet sidewalks. The client would like to further discuss alternatives to these two requirements. The width of the sidewalks is not an issue if the curb and gutter doesn't have to be rebuilt. The proposed front yard setback works well on the site and current zoning regulations do not allow for reduced setbacks. Ramsey presented a drawing depicting the proposed truck traffic pattern noting there is one (1) semi-trailer truck delivery per week on-site. All other deliveries are box style trucks. Finch and Coombs agreed that a major concern is the safety of vehicular traffic traveling along S. Main Street and ingress/egress at Hollywood Street.

Finch stated he is uncomfortable with the proposed site plan under consideration due to it not being consistent with the concept of the proposed Streetscape Plan. Trew questioned the impact of the development on the future development of the adjoining property at S. Main Street @ Rivergate Parkway. Gregory responded that accessibility to the site could be a problem in the future. McNeal queried if the adjoining property could be incorporated into this site and a turning lane be developed on Hollywood Street to assist in the traffic movement. Ramsey acknowledged that this he was not aware as to whether this proposal has not been considered by the client to-date. Ramsey requested deferral to further study the traffic pattern at Hollywood and S. Main Street to satisfy the concerns of the board. Driver requested that a revised site plan indicate installation or, at a minimum, easements for public sidewalks. Finch further suggested that the developer pay for the cost of installation of the public sidewalks and the turning lanes on Hollywood Street.

Motion by Coombs for deferral of consideration of the site plan for Advanced Auto Parts, S. Dickerson Road @ Hollywood Street, Davidson County Tax Map 25-8, Parcel 79. Motion seconded by Garrett. Motion passed unanimously.

**Item #3 (9.1 #5-05) Consider the request of Ragan-Smith Associates for approval of a Preliminary Master Plan for Conference Park GOPUD, Bob Frensley Chrysler Jeep Dodge, Conference Drive, Davidson County Tax Map 26, Parcel 102 and part of parcel 106.**

Staff reviewed. Gregory reported this is a proposal for a ten (10) acre site auto sales center at Conference Drive at Windsor Green Blvd. The property is zoned GOPUD which permits auto sales in the zoning district. There are four (4) items that need to be considered by the board: 1) site lighting and special event lighting, 2) architectural details regarding tilt-up concrete panels and the limitation of one-hundred (100) feet of uninterrupted wall, 3) off-site noise intrusion and 4) auto displays within the open space areas.

Paul Plummer, Southeast Venture LLC, responded that the site lighting plan has not been finalized; however, the site will include light poles in height of twenty (20) to twenty-five (25) feet, downcasting, canopied light fixtures. There will be infrequent imported special lighting events, if ever. The continuous surface along the Conference Drive front elevation includes an arched glass fascia design, brick and tilt up concrete panels. The rear elevation with a split faced block wall has a natural screening buffer along the uninterrupted wall surface. Should the tilt up concrete panels not be acceptable, two colors, textured block, brick or pre-cast concrete can be utilized. It is the desire of the owner to install a communication system on site. If this is not acceptable to the board, an alternative communication system will be utilized. Open space display has been reduced from twelve (12) to six (6) vehicles at the proposed green space area parallel with the curb cut at Conference Drive/State Auto entrance.

Garrett acknowledged his concern with outside speakers and requested an alternate communication system be utilized. Mr. Plummer agreed to this request on behalf of the owner. McNeal suggested that the architectural barrier design be presented to the board

for review. Plummer agreed to provide a vehicle barrier design for review; however, the owner does not initially plan to block access to the display areas. Coombs questioned the green space dimensions parallel with Conference Drive. Plummer stated that the dimensions vary from ten (10) feet to twenty (20) feet along the roadway and that the minimum landscape standards have been met. Coombs requested the maximum landscape standards be met on this site along with the owners' vigilance of landscape maintenance. Plummer stipulated that the owner's desire is to meet all landscape requirements of this board. The signage plan will include one front wall mounted Dodge-Chrysler-Jeep logo sign on the upper fascia of the front elevation, ground or pylon mounted signs at each access from Conference Drive and one large pylon mounted sign at the interstate elevation. Gregory explained that any written advertising on the front of the building would constitute a portion of the front signage surface which is limited by ordinance to ten (10) percent of the wall surface.

Larry Elliott, President, Windsor Green Homeowners Association, shared the residents concerns with traffic, lighting and noise impact, proposed future expansion of the site, impact of removing large volume of trees and specifically the negative impact on their residential property values. Plummer responded that the business noise aspect has been successfully addressed by the owner. This business site is not a high traffic volume based on the ten (10) acre site and will not significantly increase the traffic count along Conference Drive. Any future development on this site will contain compatible standards with the current proposed site plan. Pre-construction planning will meet all state and city requirements and guidelines. The city staff has provided additional construction precautions based on experience of the Conference Drive expansion. The proposed construction access/egress point will be the traffic signal at Windsor Green to ensure traffic safety. Gregory stated the current landscape requirement addresses replace of trees at 150 percent of the original tree count with 50 percent of the trees measuring three (3) caliper inches each. No public hearing is required by the city because no zoning issues are involved in the site plan process. Driver stated the commercial development of Conference Drive has in process for over fifteen (15) years. All legitimate concerns of the residents have been addressed adequately by staff and this board.

Motion by Driver for conditional approval of a Preliminary Master Plan for Conference Park GOPUD, Bob Frensley Chrysler Jeep Dodge, Conference Drive, Davidson County Tax Map 26, Parcel 102 and part of parcel 106 based on the following variances: 1) construction of perimeter retaining wall, 2) tilt up concrete wall construction is an acceptable building material, 3) a noise agreement to use alternative communication system on-site other than traditional speaker system, 4) utilize twenty-five feet maximum landscape buffer at the front of the site adjoining Conference Drive, including the detention pond area 5) the lighting plan accepted by this board is the only permissible lighting plan on-site; therefore, special event lighting is prohibited by current and/or future owners and 6) green space display of vehicles is strictly limited to six (6) vehicles at Conference Drive/State Auto curb cut only. Motion seconded by Finch. Motion passed unanimously.

Trew and Coombs requested submittal of a revised detention pond landscaping detail prior to the submission of the Final Master Plan. Finch and Galbreath requested the developer make arrangements to meet with the Windsor Green Homeowners Association for information purposes.

**Item #4 (9.1 #38C-05) Consider the request of Civil Site Design Group, PLLC for approval of a Preliminary Master Plan for The Vineyard at Twelve Stones Crossing, Phase 5, Sumner County Tax Map 143, Parcel 82.**

Staff reviewed. Gregory reported the developer is proposing to increase the size of The Vineyards at Twelve Stones by two and eight tenths (2.8) acres as depicted in Phase 5 of the development. The proposal creates three additional two family lots with the exact architectural guidelines and restrictive covenants as approved in The Vineyards at Twelve Stones, Phases 1 and 2. Issues which need to be further considered by this board are the proposed extension of Willis Branch Road as depicted on the plan, the proposed extension of a public sewer line crossing private property on Willis Branch Road, an inadequate fifteen (15) feet vegetative buffer, utilizing forty-five (45) degree side lot line angles and the proposal to leave the existing bridge as access to the three (3) proposed properties.

Rust requested an "annexing" of this property into The Vineyards at Twelve Stones, an attached townhome product. Rust believes that the widening of the vegetation buffer from ten (10) to fifteen (15) feet adjoining the golf course is acceptable due to the existing heavily wooded area with mature trees; however, additional screening will be considered by the developer. Rust has spoken with staff regarding roadway widening and installation of additional sewer line. The developer's request is not to be required to widen the roadway or erect a curb and gutter along this portion of Willis Branch Road, but provide a dedicated ROW. The existing bridge is utilized as a driveway, not a bridgeway. The shared access of the structure is required due to the steep topography of the Lots 1 and 2.

Driver, Coombs, Crews and Finch were not in favor of creating additional safety issues and do not want to require emergency equipment to cross creekway/bridgeway accesses. Rust requested Thomas to expound on the city's regulations regarding access across creeks/waterways. Thomas explained that a previous risk management study was conducted regarding emergency access to cross bridges and that the city has the obligation to provide emergency services. During the course of the study, several bridges were identified as dangerous and unsafe and property owners were notified of these findings. The specific bridge included in this proposal was identified as unsafe.

Finch acknowledged his concern with building and maintaining a public sewer line across private property. Rust suggested a dedicated easement for public utilities and drainage easements be added to the proposal. Gregory stated that regulations adopted by the state specify that utility extensions needs to serve the public as a whole. Rust interjected that the his development will provide sanitary sewer service for The Vineyards at Twelve Stones and that the extension of service for these three lots are justified. Rust agreed to

rebuild the single access bridge to service emergency vehicles for the three properties and to extend sewer. Driver reminded the board of the previous denial of a similar site plan due to a request for a joint access easement to multiple lots.

Motion by Finch to deny the request for approval of a Preliminary Master Plan for The Vineyard at Twelve Stones Crossing, Phase 5, Sumner County Tax Map 143, Parcel 82 based on inadequate individual road frontage access to the proposed lots. Motion seconded by Crews. Motion passed unanimously.

**Item #5 (9.1 #7-05) Consider the request of Barge Cauthen & Associates, Inc. or approval of a revised Site Plan for G. F. Puhl Company, Inc., 675 N. Main Street, Davidson County Tax Map 18, Parcel 107.**

Staff reviewed. Request for deferral by staff.

**Item #6 (9.1 #21-02) Consider the request of Investors Land Partners, II for reduction of Letter of Credit No. 04.OD.06306 in the amount of $800,000 due to expire 4/20/05 for infrastructure in Dry Creek Farms, Section I, Davidson County Tax Map 33, Parcels 21, 30, 31 and 42.**

Staff reviewed. Bill Brasier, Public Works Director, reported the request for reduction of Letter of Credit No. 04.OD.06306 was denied last month due to serious violations relating to storm water maintenance regulations. The violations have been adequately addressed and staff recommends the reduction of the Letter of Credit for installation of infrastructure from $800,000 to $355,000 for a period of one year from the current expiration date.

Motion by Finch for the reduction of Letter of Credit No. 04.OD.06306 from $800,000 to $355,000 for infrastructure installation in Dry Creek Farms, Section I, Davidson County Tax Map 33, Parcels 21, 30, 31 and 42 for a period of one year. Motion seconded by Driver. Motion passed unanimously.

**Item #7 (9.1 #13-01) Consider the request of Murphy Development Company for release of Letter of Credit No. S033027 in the amount of $78,000 due to expire 4/27/05 for record drawings for Meadowcreek Apartments, 919 Dickerson Road, Davidson County Tax Map 25, Parcel 71.**

Staff reviewed. Brasier reported that he met with the developer, Mr. John Murphy, and the subcontractor, Mr. John Coleman Hayes Jr. and provided a list of project deficiencies. Record drawings have been provided to staff. Brasier has inspected the site and recommended the release of Letter of Credit No. S033027 in the amount of $78,000 for record drawings due to expire 4/27/05 for Meadowcreek Apartments, 919 Dickerson Road, Davidson County Tax Map 25, Parcel 71, require Murphy Development Company to establish a one-year landscape bond and retain the subcontractor performance bonds for the project. Mr. Murphy stated that it is his understanding that once the record drawings were provided and that landscaping and site stabilization performance bonds

were provided by the subcontractor, that the $78,000 would be released. Garrett requested that minutes of the meetings relating to this bond issue be forwarded to Mr. Murphy for clarification purposes. Finch responded that it is the developer, not the subcontractor, who bears financial responsibility.

Motion by Finch to extend Letter of Credit S033027 in the amount of $78,000 for site stabilization and landscaping for Meadowcreek Apartments, 919 Dickerson Road, Davidson County Tax Map 25, Parcel 71 for a period of six (6) months. Motion seconded by Garrett. Motion passed unanimously.

**Item #8 (9.1 #19-03) Consider the request of McCullough House Plans, 309 Northcreek Blvd., Davidson County Tax Map 26, Parcel 163 for release of Letter of Credit #194626 in the amount of $12,500 for landscaping maintenance due to expire 8/27/05.**

Staff reviewed. Gregory reported that the site landscaping has been installed according to the approved site plan and recommends the reduction of the Letter of Credit from $12,500 to a maintenance bond of $1,250 for a period of one year from the scheduled expiration date.

Motion by Garrett to release Letter of Credit #194626 in the amount of $12,500 for landscaping installation due to expire 8/27/05 and establish a landscape maintenance bond in the amount of $1,250 for a period of one year. Motion seconded by Finch. Motion passed unanimously.

**Item #9 Review proposed amendment to the Goodlettsville Zoning Ordinance.**

Gregory provided the board with regulations for the Commercial Core Overlay District which will encompass the proposed area indicated in the Main Street Streetscape Plan. Site plan, building materials, landscape, utilities and parking lot design requirements are enumerated. Garrett requested that staff set up a special work session to discuss this issue.

Copies of the proposed addendum to the Goodlettsville Subdivision Regulations, specifically pages 48-49 regarding sidewalks, page 52 regarding street lighting and page 82 regarding a 180 day enactment date after adoption of the amendments, were presented to the board for review. A public hearing has been scheduled for May 2, 2005 to formally consider adoption of the proposed amendments to the Subdivision Regulations.

**Non-agenda item:** Gregory informed the board that the Goodlettsville Planning Department is tentatively scheduled to host the Sumner County Planning Commission Training Session in June, 2005.

Meeting adjourned.

Jim Galbreath, Chairman

Vicky Ignatz, Recording Secretary