GOODLETTSVILLE PLANNING & ZONING BOARD

March 7, 2005 5:00 PM Massie Chambers

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Scott Trew, John Finch, John Coombs, Carol Crews, Grady McNeal, Jim Hitt, Margaret Wall
Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Charlie Lowe, Vicky Ignatz, Jane Birdwell, Milton Smith, Tim Farley, Rich Fowler, Dan Newbill, Allen Ramsey, Paul Plummer, Gary O'Brien, Drew Bryant, Graig Hutfilz, John Strovel, Brock Rust, Nancy and John Edmondson, Joseph Spears, Bobby & Sue Henson, Carter Howard and others

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

Item #1 The minutes of the February 7, 2005 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #3-05) Consider the request of Harvest Construction Company LLC for approval of a Signage Plan for Dollar General Corporation, Davidson County Tax Map 26, Parcel 144, Lot 9, Conference Drive at Mission Ridge Drive.

Staff reviewed. Gregory reported that Dollar General previously had a logo/entrance sign that was removed with the relocation of Mission Ridge Road as a result of the Conference Drive expansion project. This proposal should be considered an entrance identification sign as defined in Section 5.5 (a)(2) of the Goodlettsville Sign Ordinance. The signage plan and a request for a variance of the sign dimension requirements in a PUD district should be considered. The ordinance limits the size of a building, establishment or office complex sign to twenty-five (25) square feet. However, each street frontage is allowed a maximum of fifty (50) square feet of signage. The proposed sign is approximately fifty-eight and one-half (58.5) square feet in size. There is no proposed plan for a building to be erected on this lot. Staff viewed that this size sign will be less invasive to traffic due to the signage being located approximately forty-three (43) feet from Mission Ridge and fifty (50) feet from Conference Drive.

Milton Smith explained that the proposed entrance sign identifies the Dollar General campus which encompasses six (6) lots and thirty-three (33) acres. Tim Farley described the sign as four feet, ten and one-half inches (4' 10 ½") by twelve (12) feet with black polished granite, limestone columns and caps and one (1) inch brushed aluminum letters. The materials will match the facade of the building. Ground mounted up-lighting will be included.

Motion by Coombs for approval of the Signage Plan for Dollar General Corporation, Davidson County Tax Map 26, Parcel 144, Lot 9, Conference Drive at Mission Ridge Drive and approval of a variance to Section 5.5 (a)(2) of the Goodlettsville Sign Ordnance regarding entrance signage requirements in the Commercial Planned Unit Development sign district. Motion seconded by Finch. Motion passed unanimously.

Item #3 (9.1 #8-04) Consider the request of Civil Resource Consultants, LLC, 514 S. Brown Street, Springfield, TN for approval of an Amended Site Plan for Goodlettsville Phillips 66, 219 S. Dickerson Road, Davidson County Tax Map 25-4, Parcel 100.

Staff reviewed. Gregory reported the initial site plan was conditionally approved in June, 2004. A revised site plan was submitted as a result of detailed exploration done on-site which indicated a different location of the sewer line than originally identified and approved. The actual location of the sewer line encroaches into the southwest corner of the property requiring the proposed building to be realigned to comply with established setbacks. The proposed architecture has changed to include colored block with overhead EFIS panels that is equal or better than the originally approved architectural plan. Staff was concerned with site lighting which the engineer addressed by placing different fixtures under the canopy, luminaries have changed and off-site cast lighting has diminished considerably. Staff is comfortable with the revisions to the lighting plan.

Galbreath questioned staff regarding drawing C1.1 noting setback variances for the existing canopy and driveway isle. Gregory stated that originally the building met the front and rear setback requirements. The appropriate turning radius for vehicles at the canopy and driveway isle and the standard foundation planting required small setback variances in the canopy and driveway isle which was approved by the Goodlettsville Appeals Board in August, 2004.

Finch asked staff if the site plan was reviewed in the context of the Goodlettsville Main Street Streetscape Plan. Gregory acknowledged that the original review incorporated discussion regarding the proposed Main Street plan concept. At the time of review, the Main Street Streetscape plan had not been completely developed nor has it been adopted as part of the Zoning Ordinance and can't be applied to this site plan. Gregory stated the revised site plan is in general agreement with the previously approved plan. Finch asked if we were further along with the Main Street Plan and the required zoning changes, would this proposed site plan fit into the concept for Main Street. Gregory stated that the plan would not fit into the concept unless the building was rotated approximately ninety (90) degrees. It could be changed to accommodate the context of the design elements that have been discussed along with changing the split face block to brick masonary. Finch questioned if the developer has been asked to consider the design elements of the Main Street Plan.

Dan Newbill, Civil Resource Consultants, LLC stated that turning the building ninety (90) degrees would make the site tougher to develop and is not what the developer would really want for a convenience store site. The developer is aware of the Main Street concept and as a result, a more appealing architectural design was presented in the revised site plan. Newbill stated that if the Board requests that the owners be asked to consider rotating the building, they will contact the owner. Finch asked if the owners would consider placing brick on the building instead of painted block. Newbill stated that the owner would probably consider brick material. Finch stated that the plan, as presented, is a good product. He shared his concern that if the board is serious about the

Main Street Plan that the site plan presented is not consistent with the conceptual plan for Main Street.

Finch and McNeal shared their concern regarding the minimal turning radius and truck movements relating to tankers and vehicle traffic. Lowe, consulting engineer, agreed that everything related to this site is challenged from building footprint, turning radius, setbacks and general operations for a convenience site. Due to minimal driveway movements, full curb and gutter will be utilized within the site. The site plan demonstrates the ability of truck tankers to navigate the site internally without using public streets.

Galbreath stated that he appreciated Finch's comments regarding the integration of the Main Street Plan into this site. He did agreed that it would be appropriate to ask the owner if they would consider the proposed Main Street Plan design standards. It would be difficult to enforce the regulations since they have not been adopted. Gregory reiterated that the site plan was originally approved based on the fact that the Main Street Plan's design standards have not been adopted. At that time, the developer determined that the constraints on the property were significant enough that the proposed Main Street design standards would not work on the site. Gregory agreed to revisit this issue with the developer. Galbreath questioned Mr. Newbill as to whether he is able to commit to the suggestions presented by this board. He stated he was not able to commit and would need to confer with his client. Galbreath suggested the item be deferred until further discussion between staff and the developer could occur.

Motion by Garrett to defer the request for approval of an Amended Site Plan for Goodlettsville Phillips 66, 219 S. Dickerson Road Davidson County Tax Map 25-4, Parcel 100 to allow staff and the developer to revisit incorporating proposed Main Street Plan overlay design standards into this site. Motion seconded by Finch. Motion passed unanimously.

<u>Item #4 (9.1 #38A-03)</u> Consider the request of Civil Site Design for approval of a Preliminary Master Plan for the Vineyard at Twelve Stones Crossing, Phase 3, Willis Branch Road, Sumner County Tax Map 143, part of parcel 51, parcel 51.02 and a part of parcel 51.04

Staff reviewed. Gregory reported the preliminary master plan proposal has changed since the initial submittal and now includes the addition of the Willis property, a portion of the Edmondson property and an additional eighteen (18) townhome units. This proposal totals eighty-three (83) units which includes eighty (80) townhomes and three (3) single family dwellings. Due to the significance changes made to the physical layout of the proposed development, staff has not had the opportunity to study in-depth the specifics relating to stormwater and floodplain management provisions as a result of the relocation of Willis Branch Road and the addition of the Willis property.
An underlying part of this proposal is to change the zoning to MDRPUD (Medium Density Residential Planned Unit Development). Should the proposed zoning district be approved by the board, the amendment to the Zoning Ordinance can be forwarded to the

City Commission for consideration. The maximum overall density for MDRPUD shall be 3.0 dwelling units per acre. The minimum lot size shall be established by the preliminary master plan based on the purpose and characteristics of the PUD and the area in which it is proposed to be located. The minimum yard and open space requirements shall be as follows: Minimum Front Yard - 25 feet, Minimum Side Yard - 05 feet, Minimum Rear Yard - 15 feet and Minimum Open Space - 7.0 percent. The minimum side yard may be observed: provided however, that the minimum separation between buildings shall be fifteen (15) feet.

Rust responded that the benefits of the proposed plan are: 1) extension of the twenty-one (21) inch sanitary sewer line by approximately three thousand (3000) feet; 2) realignment of Willis Branch Road will raise the roadway above the one hundred (100) year floodplain to allow a flood emergency exist; 3) the proposal donates a portion of the creekside area as a public park and 4) installation of a turn lane on Long Hollow Pike at the intersection with Willis Branch Road. Contracts have been negotiated with the Willis and Edmondson families, adjoining property owners, which allow the realignment of Willis Branch Road. Rust stipulated that the building elevations will be primarily rear entry garages. He presented a second elevation depicting front entry garages that would be utilized on specific lots, if needed. Colored photographs depicting building elevations and materials proposed for this development were distributed to the board members for review. Rust agreed that the drainage plans need to be improved to comply with storm water management provisions.

Rust specified that the proposed development is dependent upon the twenty-eight (28) acres being rezoned to MDRPUD. The Edmondson's property is to remain in the R-40 zoning district. Hitt shared his concern with the concentration of the majority the development at the front of the property and the possibility of future multi-family development of the proposed three (3) single family lots. Hitt asked Gregory whether the lots depicting the three (3) single family dwellings can be developed as three (3) units per acre. Gregory stated that the owner can present to the Planning Board an amended final master plan under the MDRPUD zoning district depicting three (3) units per acre. Finch questioned if the Goodlettsville Parks Director has been notified about the donation of the proposed park. Gregory stated the Parks Director has not been made aware of this proposal to date. Rust stipulated that if the city does not want to accept the donation of the creekside park, the homeowners association will maintain the area.

Galbreath requested an estimated construction and time of completion. Rust stated that Phase III will be developed as one phase. Construction will begin no earlier than May, 2005, possibly July, 2005. Construction time will be approximately five (5) to six (6) months to complete the infrastructure development. Finch acknowledged his concern with the proposed architectural features for the development and wants a quantifiable definition of the architectural design. He requested the developer submit side and rear elevations defining the percentage of masonary to be utilized on all elevations. Rust stated he will attempt to provide this information. Driver recognized that the zoning ordinance can secure architectural design to a certain point and then this board has to depend on the integrity of the developer. Galbreath stated that he is uncomfortable with approval based on the incomplete review by staff of drainage plans.

Motion by Garrett to recommend to the City Commission to consider the adoption of an amendment to the Goodlettsville Zoning Ordinance to include a MDRPUD (Medium Density Residential Planned Unit Development) zoning district. The description of the MDRPUD shall read as follows: The maximum overall density for MDRPUD shall be 3.0 dwelling units per acre. The minimum lot size shall be established by the preliminary master plan based on the purpose and characteristics of the PUD and the area in which it is proposed to be located. The minimum yard and open space requirements shall be as follows: Minimum Front Yard - 25 feet, Minimum Side Yard - 05 feet, Minimum Rear Yard -15 feet and Minimum Open Space - 7.0 percent. The minimum side yard may be observed: provided however, that the minimum separation between buildings shall be fifteen (15) feet. And, to recommend to the City Commission to consider the rezoning of Sumner County Tax Map143, part of parcel 51, parcel 51.02 and a part of parcel 51.04 located on Willis Branch Road from R-40 to MDRPUD. Motion seconded by Driver. Motion passed 9-1. Hitt voted no.

Motion by Garrett for conditional approval of the Preliminary Master Plan for the Vineyard at Twelve Stones Crossing, Phase 3, Willis Branch Road, Sumner County Tax Map 143, part of parcel 51, parcel 51.02 and a part of parcel 51.04 based on adoption of the amendment to the Goodlettsville Zoning Ordinance to include a MDRPUD zoning district and to allow resubmitted stormwater management plans to be reviewed and approved by staff. Motion seconded by Driver. Motion passed 9-1. Galbreath voted no. Finch amended the motion to require the developer to submit drawings depicting all four elevations of the proposed buildings and define building materials to be utilized in The Vineyards at Twelve Stones, Phase 3. Motion seconded by Trew. Motion passed unanimously.

Item #5 (9.1 #38-B-03) Consider the request of Civil Site Design for approval of a Preliminary Master Plan for The Vineyard at Twelve Stones, Phase 4, Manor House, Willis Branch Road, Sumner County Tax Map 143, a portion of Parcel 51.03 and a portion of Parcel 51.

Staff reviewed. Galbreath reminded the board of action taken at the January, 2005 Planning Board meeting, whereby, the board recommended to the City Commission to consider the rezoning of the stated property from LDRPUD to HDRPUD. Garrett added that the Commission voted to defer indefinitely the request for rezoning of this property until which time the developer could finalize plans for this project. Gregory stated this plan has been resubmitted as a high-rise for the elderly, utilizing the Goodlettsville Zoning Ordinance's requiring a building with a minimum of four (4) stories, a limited amount of land totaling three and eight-tenths (3.8) acres, fifteen and five-tenths (15.5) units per acre, fifty-six (56) residential units and required parking of seventy-eight (78) spaces. Gregory stipulated that the age specific nature of the development as an elderly high-rise is referenced in the zoning ordinance as sixty (60) years old or older.

Rust described the independent living complex as ranging from seven hundred (700) square feet to fifteen hundred (1500) square feet living space options of studio, one and two bedroom apartments with central hallway access. A management company will administer the owner occupied building. There is a provision that ownership of the units reverts back to the management company upon vacancy by the resident. Amenities include dining room, library and gym facilities. The architectural style will be tradition, all brick masonary with white vinyl trim. Rust stated that the elevations presented tonight do not represent the final product. Coombs challenged the developer to consider the surrounding architectural style of The Vineyards at Twelve Stones, Phases I, II and III when finalizing the elevation drawings. Trew questioned whether the seven and nine-tenths (7.9) acres of HDRPUD area will be developed. Rust stated this acreage is owned by the developer of the independent living complex and will be used for access and parking.

Galbreath queried Charlie Lowe regarding the traffic impact of the four phases of The Vineyards at Twelve Stones Crossing. Lowe stipulated that a traffic study has not been required for any section of the development. The developer has agreed to install a deceleration lane on Long Hollow Pike at Willis Branch Road. The independent living facility will have a low traffic impact; however, the condominium development will create a higher traffic impact. If the board is concerned with traffic impact on Willis Branch Road, then the board might want to consider a traffic study prior to the submission of the Final Master Plan. Rust agreed to provide a traffic/engineering study of Willis Branch Road at the intersection of Long Hollow Pike to Tara Drive and agreed to build, realign and elevate the specified section of Willis Branch Road to acceptable standards as indicated by the study. Rust acknowledged that the plan indicates turning lanes and provides a thirty (30) to (40) feet ROW to the City for future roadway improvements.

Motion by Garrett for approval of a Preliminary Master Plan for The Vineyard at Twelve Stones, Phase 4, Manor House, Willis Branch Road, Sumner County Tax Map 143, a portion of Parcel 51.03 and a portion of Parcel 51 with the condition the developer submit to staff a traffic/engineering study of Willis Branch Road at the intersection of Long Hollow Pike to Tara Drive. Motion seconded by Finch. Motion passed unanimously.

Item #6 (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 that there are compliance issues regarding turning movements, architectural style, signage plan and landscaping regulations.

Motion by Garrett to defer action on a Site Plan for Advanced Auto Parts, S. Dickerson Road @ Hollywood Street, Davidson County Tax Map 25-8, Parcel 79 based on numerous outstanding site plan deficiencies. Motion seconded by Finch. Motion passed unanimously.

<u>Item #7 (9.1 #5-05)</u> Review a Conceptual Site Plan for Bob Frensley – Chrysler Jeep Dodge, Conference Drive, Davidson County Tax Map 26-6, Parcel 106, submitted by Southeast Ventures, LLC.

Staff reviewed. Gregory reported Bob Frensley Dodge Chrysler Jeep is proposing to locate an auto sales center on approximately ten (10) acres located on the west side of Conference Drive across from Windsor Green Blvd. The property is in the GOPUD zoning district which permits auto sales. A portion of the property has been designated for use as an office complex. The developers wish to present this plan in conceptual form which identifies the intended use and layout of the proposed building. No action is required by the board.

Paul Plummer, Southeast Ventures, stated the site will host a thirty seven thousand (37,000) square feet sales/service building open seven days per week. The building will be setback one hundred and forty (140) feet from the property line. The showroom will measure thirty-five (35) feet in height. The service bays will be located in the rear of the building with no service doors visible from Conference Drive. Masonary materials will be used which are acceptable to the Board. There will be three (3) ingress/egress movements at existing curb cuts. The main entrance will be at the existing light at Conference Drive and Windsor Green Blvd. A forty-five feet stacking lane will be located at the traffic light. Landscaping will be located on the front, sides and rear of the property.

Early morning deliveries of vehicles and supplies will occur. No auto body repairs will be made on-site. Driver recommended specific attention to Conference Drive elevation landscaping details to include more understory trees. Plummer stated that the greenest area will be located at the Windsor Green intersection. Crews questioned what type lighting plan is to be utilized. Plummer stipulated that downcasting lighting will be used in the display areas. The Board proposed night lighting after business hours. The developer is requesting a free standing interstate sign at the rear of the property due to the limited view of the building from I-65 and a fully landscaped monument sign at Conference Drive. Coombs recommended the used vehicles be relocated to another area on site. Also, that the landscape strips not be used for display area. Plummer thanked the board and stated the Preliminary Master Plan will be presented at the April, 2005 meeting.

<u>Item #8 (9.1 #1-97)</u> Consider the request of Alley and Associates for extension of Letter of Credit No. S993301 in the amount of $63,000 due to expire 4/12/05 for infrastructure in Twelve Stones Crossing, Phase 4.

Staff reviewed. Brasier recommended a six (6) month extension of the Letter of Credit.

Motion by Wall for a six (6) month extension of Letter of Credit No. S993301 in the amount of $63,000 due to expire 4/12/05 for infrastructure in Twelve Stones Crossing, Phase 4.

<u>Item #9 (9.1 #16-03)</u> Consider the request of Ivy Hill Properties, LLC for reduction of Letter of Credit No. 010596151 in the amount of $204,380 due to expire 4/13/05 for infrastructure in Ivy Hill @ Dry Creek Farms, Section II.

Staff reviewed. Brasier recommended a reduction of the LOC from $204,380 to $108,000 for a period of one year. Finch stated multiple violations of stormwater management regulations are present on site. Life safety violations should also be considered. Brasier agreed that there are problems and will hold the developer responsible. Finch recommended that the LOC not be reduced.

Motion by Finch to deny the request for reduction of Letter of Credit No. 010596151 in the amount of $204,380 due to expire 4/13/05 for infrastructure in Ivy Hill @ Dry Creek Farms, Section II based on violations of stormwater management and life safety regulations and to direct the developer to extend Letter of Credit No. 010596151 in the amount of $204,380 for a period of one (1) year. Motion seconded by Coombs. Motion passed unanimously.

<u>Item #10 (9.1 #32-03)</u> Consider the request of Knestrick Contractors, Inc. for release of Surety Bond No. 8149-22-56 in the amount of $22,684 due to expire 4/15/05 for landscape installation at O'Reilly Auto Parts Store.

Staff reviewed. Gregory recommended reducing the Surety Bond to a ten percent (10%) landscape maintenance bond.

Motion by Hitt for reduction of Surety Bond No. 8149-22-56 from $22,684 to a maintenance bond amount of $2268 for landscape installation at O'Reilly Auto Parts Store. Motion seconded by Driver. Motion passed unanimously.

<u>Item #11 (9.1 #21-02)</u> 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, Phase I.

Staff reviewed. Brasier recommended a reduction of the LOC from $800,000 to $355,000. Finch asked how much contingency is in this recommendation. Brasier stated there are $20,000 for contingency costs and $97,000 for retainage costs. Finch responded that this section of Dry Creek Farms is in violation of stormwater management regulations.

Motion by Coombs to deny the request 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, Phase I based on violations of stormwater management regulations and to direct the developer to extend Letter of Credit No. 010596151 in the amount of $800,000 for a period of one (1) year. Motion seconded by Crews. Motion passed unanimously.

Finch requested that staff inform the developers of Ivy Hill @ Dry Creek Farms, Section 1 and Dry Creek Farms, Phase I the specific reasons for denial of the requests for reduction and, also, inform the developers of the displeasure of the Board regarding these developments.

Item #12 (9.1 #13-01) Review status of Letter of Credit No. S033027 in the amount of $78,000 due to expired 4/27/05 for site stabilization and record drawings for Meadowcreek Apartments.

The developer requested deferral for consideration of the request and placement of the request on the April, 2005 Planning Board agenda.

Motion by Driver to defer review of Letter of Credit No. S033027 in the amount of $78,000 due to expire 4/27/05 for site stabilization and record drawings for Meadowcreek Apartments. Motion seconded by McNeal. Motion passed unanimously.

Item #13 Review Goodlettsville Zoning Ordinance and Subdivision Regulations.

Staff reviewed. Gregory reported that he contacted the city attorney, Sen. Joe Haynes to discuss an appropriate effective date of new requirements contained in the Subdivision Regulations. It was determined a reasonable time frame of six (6) months from the date of adoption of the amended regulations would be a reasonable for application for the new requirements for new preliminary and final subdivision brought before the Planning Board. If this is viewed as reasonable by the board, staff will prepare language for this date to be included in the proposed regulations. The next step is to set a public hearing date for formal adoption. The public hearing notice must be published thirty (30) days prior to the meeting date. The changes in the Subdivision Regulations include: 1) five (5) feet sidewalks on both sides of the street for lots less than twenty thousand (20,000) square feet; 2) five (5) feet sidewalks on one side of the street for lots larger than twenty thousand (20,000) square feet; 3) reduced width of paved streets from twenty-eight (28) feet to twenty-four (24) feet; and 4) underground utilities.

Finch questioned if street lighting regulations have been included is the revisions. Gregory stated lighting standards were discussed but not included in the proposed changes. Finch requested that lighting standard requirements be adopted. Lowe suggested that NES maintenance standards be reviewed and incorporated into the proposed lighting standards. The board directed Gregory to include street lighting standards in the revision to the Subdivision Regulations along with the sidewalk, street width and underground utilities standard requirements.

Non-agenda item:

Finch requested that this board quickly move forward regarding review and adoption of Main Street Streetscape Plan.

Meeting adjourned.

James M. Galbreath
Jim Galbreath, Chairman

Vicky Ignatz
Vicky Ignatz, Recording Secretary