

GOODLETTSVILLE PLANNING & ZONING BOARD

February 7, 2005

5:00 PM

Massie Chambers

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

Absent: John Finch

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Gary Manning, Charlie Phillips, Ray Flake, Carter Howard, George Welch, Jane Birdwell,

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

Item #1 The minutes of the December 6, 2004 Goodlettsville Planning and Zoning Board stand approved as corrected by striking Paragraph #2, Sentence #3 from the record regarding site lighting relating to Item #5 (9.1 23-04) - Consider the request of Artech Incorporated, 559 Church Street East, Brentwood, TN for approval of the Site Plan for Woodman of the World, Dry Creek Road, Davidson County Tax Map 33, Parcel 202.

Item #2 9.1 #5A-94 Consider the request of Civil Engineering Services, 709 Bruce Road, Dickson, TN for approval of the Final Master Plan for Coldwell Banker Barnes, Conference Drive, Davidson County Tax Map 26, Parcel 152.

Staff reviewed. Gregory reported the major concern is access to the site from Conference Drive. North bound truck traffic will have a difficult time negotiating the access entrance into the property due to existing curvature of the installed parking and grades affecting the site. The Goodlettsville Fire Chief is agreeable to the turning movements onto the site relating to emergency vehicle ingress. A separate signage plan will need to be presented at a later date for consideration by the board. Tompkins stipulated that an agreement has been reached regarding off-site sanitary sewer and storm water management issues. Revised plans will need to be submitted by applicant and reviewed by staff.

Ray Flake, Civil Engineering Services, agreed with all staff comments. Galbreath questioned Gregory if all deficiencies noted by staff have been adequately addressed. Gregory acknowledged that most comments have been addressed appropriately. Also, the applicant will submit a revised site plan depicting remaining corrections. On behalf of John Finch, Galbreath asked for clarification relating to horizontal bleed from the wall packs. Gregory stated a flat glass luminaire has been added to wall pack lighting to decrease side casting light off the site. The photometric plan submitted indicate the site lighting will not impact driver's visibility on Conference Drive. Wall questioned whether the building materials are in compliance with the Northcreek Commons requirements. Gregory stated a letter of approval from the Northcreek Commons Architectural Review Committee has been received.

Motion by Driver for conditional approval of the Final Master Plan for Coldwell Banker Barnes, Conference Drive, Davidson County Tax Map 26, Parcel 152 based on submittal

of a signage plan for consideration by the board, review and final approval by staff of the off-site sanitary sewer and storm water management plans and revised plans including the remaining deficiencies indicated in staff correction comments. Motion seconded by Coombs. Motion approved unanimously.

Item #3 (9.1 #51-94) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Amended Final Plat for Woodwyn Hills, Section II, Sumner County Tax Map 140, Parcel 84.10.

Staff reviewed. Gregory reported that the Final Plat for Woodwyn Hills, Section II was approved in 2002 depicting forty (40) feet front yard setbacks. Some of the lots have been identified as having a constrained building footprint due to the steep topography, specifically Lots 12 and 66 through 70. Also, the previously approved forty (40) feet front yard setback exceeds the thirty (30) feet front yard setback requirement for the R-15 zoning district. Therefore, the applicant is requesting an amendment to the final plat for Woodwyn Hills, Section II for reduction of the front yard setback from forty (40) feet to thirty (30) feet.

Motion by Hitt for approval of the Amended Final Plat for Woodwyn Hills, Section II, Sumner County Tax Map 140, Parcel 84.10. Motion seconded by Wall. Motion approved unanimously.

Item #4 (9.1 #11-30) Consider the request of Tennessee Health Management, Inc., Parsons, TN for release of Letter of Credit No. 6083251 in the amount of \$30,000 for exterior building improvements for Vanco Manor, 813 S. Dickerson Road, Davidson County Tax Map 25, Parcel 137 due to expire 2/25/505.

Staff reviewed. Gregory reported the Letter of Credit was required to cover the cost of exterior improvements to the renovated Vanco Manor property. Those renovations are now complete and the improvements have been made. Lane stated that the Codes Department was not notified of completion of this project nor has a final inspection occurred, the temporary Certificate of Occupancy expired 12/31/04 and no extension of the CO has been requested.

Motion by Garrett for conditional approval of release of Letter of Credit No. 6083251 in the amount of \$30,000 for exterior building improvements for Vanco Manor, 813 S. Dickerson Road, Davidson County Tax Map 25, Parcel 137 due to expire 2/25/05 based on final inspection of the renovations by the Codes Department, approval by the Codes Director and the City Manager for the issuance of a permanent Certificate of Occupancy and final approval by the City Manager for release or collection of the Letter of Credit. Motion seconded by Trew. Motion approved unanimously.

Item #5 Consider the request by Ernie Lehning, 222 Partners, Inc. for extension of Letter of Credit No. 15700105866 in the amount of \$49,000 for final street lighting for Northcreek Blvd., Davidson County Tax Map 26-5 due to expire 3/4/05.

Staff reviewed. Gregory stated Ernie Lehning, Landmark Realty Services Corp., has subsequently requested that the amount of \$49,000 available through Letter of Credit No. 15700105866 be donated to the city for the completion of the installation of the final street lighting for Northcreek Blvd. Thomas stated his reluctance to accept the donation of the bond proceeds. When a developer takes on the responsibility of installation of the infrastructure for a development, the developer should complete the work and not simply surrender the bond and transfer the responsibility of the city for complete the work. Thomas has asked the City Engineer and Public Works Director to make a determination of the costs for completion of the lighting plan for the development. Any derivation in street lighting installation cost would need to be negotiated with the developer. Thomas stated his intention is to require the developer to finish the project. Driver recommended the Letter of Credit be extended and require the developer to complete the street lighting installation.

Motion by Driver to require Ernie Lehning, Landmark Realty Services Corp., to extend Letter of Credit No. 15700105866 in the amount of \$49,000 for final street lighting for Northcreek Blvd., Davidson County Tax Map 26-5 for a period of one year. Motion seconded by Crews. Motion passed unanimously.

Item #6 Consider the request of MeadowsGroup, Goodlettsville, TN to extend Letter of Credit No. P000374 in the amount of \$208,450 for the Loretta Drive Extension due to expire 3/12/05 and Letter of Credit No. P000376 in the amount of \$141,350 for Braxton Park, Section VII, Sumner County Tax Map 142, part of Parcel 18 due to expire 3/12/05.

Staff reviewed. Gregory stated the request by the developer is extension of both Letters of Credit.

Motion by Hitt for extension of Letter of Credit No. P000374 in the amount of \$208,450 for the Loretta Drive Extension and Letter of Credit No. P000376 in the amount of \$141,350 for Braxton Park, Section VII, Sumner County Tax Map 142, part of Parcel 18 for a period of one year. Motion seconded by Trew. Motion passed unanimously.

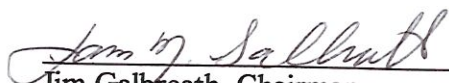
Item #7 Review the proposed amendments to the Goodlettsville Subdivision Regulations

Staff reviewed. Gregory reported the laws relating to subdivision regulations have not changed very much at the state level since 1988. Gregory stated that two (2) significant changes are 1) the requirement at 4-108.2 for five (5) feet sidewalks on both sides of the street and the requirement at 4-113 for all utilities to be placed underground. Gregory addressed the individual amendments to the subdivision regulations and accepted comments and suggestions from the board.

Non-agenda items:

Thomas reported the process for the Goodlettsville Planning Board converting from a municipal board to a regional board is continuing. Thomas and Gregory attended the Sumner County Commission at which time the Chairman of the County Commission was given authority to form an Ad Hoc Committee to meet with a similar committee representing Goodlettsville to negotiate details regarding the extraterritorial region that will come under our planning authority. Thomas, Gregory, Jim Galbreath, Jim Hitt and a member of the City Commission will serve on the Ad Hoc Committee.

Meeting adjourned


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary