MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

November 1, 2004 5:00 PM Massie Chambers

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Grady McNeal, Scott Trew, John Coombs, John Finch, Margaret Wall, Jim Hitt
Absent: Carol Crews
Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Sohelia Rheshti, Jane Birdwell, Brock Rust, Steve Artz, Shannon Hogan and Charlie Phillips

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

Jim Galbreath welcomed the newest member of the Planning Board, Jerry Garrett. Mr. Garrett is serving as the Commission Liaison. Jim Driver will serve the remaining term of Gary Manning.

Item #1 The minutes of the October 4, 2004 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #22-04) Consider the request of Jerry Hogan, 879 Springfield Highway, Goodlettsville, TN to recommend to the City Commission a rezoning amendment for the Fitzpatrick Subdivision property, Sumner County Tax Map 141, Parcel 15 from an Agricultural zoning district to R-40 zoning district.

Staff reviewed. Gregory reported this item was considered by the Board at the October, 2004 meeting at which time the applicant was directed to submit a conceptual layout drawing including contour lines and finished floor elevations for review. The Springfield Highway @ I-65 is a transitional area, as evidenced by the declining use of the general areas for residences and the continuing increasing use of the general area by business and industry. The Land Use Plan notes this area to be used for Commercial, Low Density Residential and Industrial General uses. The low-density residential area noted on the Land Use Plan for this area was possibly included as recognition of existing uses rather than a long term expectation of continued use. The 2020 Growth Plan notes this area as a mix of High Density Residential, Commercial and Industrial uses. To now rezone property that would encourage low density, single-family development appears contrary to expected, planned use of this part of the city. Staff would not recommend that all the 10.51 acres be utilized as residential and therefore, cannot recommend this rezoning request.

Steven Artz, project surveyor, explained the intent of the property owner is to build four (4) additional homes in the 2,000-2,500 sq. ft. range on the level, upper portion of the property. Mr. Hogan is not interested in developing any of the property commercially. Trew stated his concern with the property owner not being able to utilize a portion of the remaining property as residential and that the topography of the front portion of the parcel would limit any commercial development. Gregory reiterated that the Land Use Plan and the 2020 Growth Plan denote commercial and industrial uses of properties and the growth trend in this area has been commercial/industrial in nature. The area's proximity to the I-65 interchange and Highway 41W

assures future commercial growth. A well defined mixed use development would be more in keeping with the future growth plan of the area that purely residential zoning. Coombs, Finch and Garrett shared their concern that rezoning vacant land for residential use while being surrounded by current and future commercial development could negatively impact proposed homeowners on this property. Coombs and Driver were not in agreement with the concept plan depicting a common easement for multiple residences nor would the extreme grade meet subdivision regulations. Lowe estimated the current grade of the driveway measures approximately seventeen (17) percent which would strongly impact the site to meet current subdivision regulations requiring a maximum of a ten (10) percent grade.

Motion by Driver to deny the request of Jerry Hogan, 879 Springfield Highway, Goodlettsville, TN to recommend to the City Commission a rezoning amendment for the Fitzpatrick Subdivision property, Sumner County Tax Map 141, Parcel 15 from an Agricultural zoning district to R-40 zoning district. Motion seconded by Coombs. Motion approved unanimously.

Item #3 (38-04) Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue, Nashville, TN for approval of the Final Master Plan for The Vineyard at Twelve Stones Crossing, Phase II, Willis Branch Road, Sumner County Tax Map 143, a portion of Parcel 50 and Parcel 50.01.

Staff reviewed. Gregory reported this proposal would add nine (9) lots and eighteen (18) additional units along the existing roadway to the previously approved Final Master Plan for The Vineyard at Twelve Stones Crossing. The architecture identified for Phase II is a better proposal than the architectural design presented in the previous Final Master Plan approved in April, 2004. Staff recommends that the architectural design being considered in this plan be extended throughout Phases I and II of the development. Additional comments submitted by staff have been adequately addressed by the project engineer.

Galbreath acknowledged that the developer has submitted a letter indicating the "buildings will be traditional in architecture, each unit shall consist of a minimum of 1750 heated square feet and exterior wall shall have a minimum of seventy-five (75) percent of brick, stone, hardiplank or other approved 'masonary' product. Exterior trim may be clad in vinyl in order to minimize maintenance. Exterior trim may be clad in vinyl in order to minimize maintenance." Finch, McNeal and Lowe agreed that hardiplank is a strong, durable concrete board material which would require periodic painting maintenance. Finch questioned Mr. Rust as to how much of the 75 % of exterior walls will be hardiplank. Rust stated that he could not estimate the amount of hardiplank to be utilized. He is requesting, that on a case by case basis, hardiplank be an approved product for exterior wall use to obtain the neo-traditional type architecture. Galbreath asked what are the other approved "masonary" products. Rust reported that stucco is the only other product that he could name. McNeal stated that brick, stone and hardiplank are accepted masonary products. Stucco does qualify as a masonary product. Galbreath noted that only brick, stone and hardiplank will be considered as masonary products.

Finch acknowledged his concern is with clearly defining the architectural design of the development and wants clarification as to what portion of representative masonary will be brick, stone or hardiplank. Galbreath indicated that the elevation drawing submitted indicate brick

materials being utilized as the primary masonary product. Rust reiterated that there will be a mixture of masonary products used; however, he cannot verify what percentage of each product will be used development wide. Rust stated his concern with this board attempting to design the homes. The board should only approve the range of materials and overall architectural style. The builder should have discretion to use any approved material at 75% of the exterior walls. Galbreath questioned Gregory as to whether the submitted elevation drawings are appropriate for this stage of consideration and approval. Gregory stated the drawings are sufficient if the board agrees to allow brick, stone and hardiplank to be utilized in the development. It is a valid consideration for the board to determine the percentage of each material to be used in the development. If the board approves this plan as submitted, the builder(s) will determine the ratio of approved masonary materials to be utilized. Galbreath requested the developer provide the board with a sample of hardiplank and elevation drawings depicting hardiplank. Rust agreed to provide the board with the elevation drawing and a sample of hardiplank. Rust agreed to staff's recommendation to utilize the architectural elevations dated 10/28/04 submitted for The Vineyards at Twelve Stones, Phase II in both Phases I & II of the development.

Galbreath asked if these architectural standards are adopted, what enforcement does the city have regarding compliance. Gregory responded that he believes that enforce could come through the building permit process should the developer or builder not comply with the approved Final Master Plan. Rust stated the Architectural Review Committee for The Vineyards at Twelve Stones will review the building plans to confirm compliance with the established/recorded restrictive covenants prior to submitting an application for a building permit to the Goodlettsville Codes Department. Finch voiced his concern with any Architectural Review Committee's ability to enforce restrictive covenant standards.

Motion by Finch for approval of the Final Master Plan for The Vineyard at Twelve Stones Crossing, Phase II, Willis Branch Road, Sumner County Tax Map 143, a portion of Parcel 50 and Parcel 50.01. Motion seconded by Driver. Motion passed unanimously.

Item #4 (9.1 #5-94) Consider the request of Goodlettsville Public Works to recommend to the City Commission consideration of acceptance of improvements for Braxton Park at Woodwyn Hills, Sections II and III, Sumner County Tax Map 142, part of Parcel 18.

Staff reviewed. Brasier stated that Sections II and III of Braxton Park have been completed for approximately five (5) years and all improvements have been completed and inspected. Staff recommends acceptance of improvements be considered by the City Commission.

Motion by Driver to recommend to the City Commission consideration of acceptance of improvements for Braxton Park at Woodwyn Hills, Sections II and III, Sumner County Tax Map 142, part of parcel 18. Motion seconded by Wall. Motion passed unanimously.

Item #5 (9.1 #11-03) Consider the recommendation from Goodlettsville Public Works for an extension of Letter of Credit No. 6074090-1 in the amount of $81,800 for installation of landscaping and Letter of Credit No. 6074090-2 in the amount of $165,000 for installation of sewer and water lines for Vanco Manor, 813 S. Dickerson Road, Davidson County Tax Map 25, Parcel 137. Both Letters of Credit are due to expire 12/09/04

Staff reviewed. Brasier reported that the owner has requested release of both Letters of Credit. The landscaping plan has not been completed as approved and the detention pond is not performing properly; therefore, Goodlettsville Public Works recommends the extension of Letter of Credit No. 6074090-1 in the amount of $81,800 for a period of one year. The sewer and water lines have been installed; therefore, Goodlettsville Public Works recommends the release of Letter of Credit No. 6074090-2 in the amount of $165,000 upon receipt of a letter of release by Madison Suburban Utility District.

Motion by Garrett to extend for a period of one year Letter of Credit No. 6074090-1 in the amount of $81,800 for landscaping installation for Vanco Manor and to conditionally approve the release of Letter of Credit No. 6074090-2 in the amount of $165,000 for water/sewer lines installation for Vanco Manor upon receipt of a letter of release from Madison Suburban Utility District. Motion seconded by Wall. Motion passed unanimously.

Non-agenda discussion:

Galbreath requested that Rick Gregory address the letter from Nancy and John Edmondson, Willis Branch Road, regarding the negative impact of the multiple phases of The Vineyards at Twelve Stones on adjoining property owners and the traffic flow on Willis Branch Road.

Finch reminded the board about the first stakeholders meeting for Imagine Goodlettsville to be held at Madison Creek Elementary School on 11/22/04 and asked for their attendance and input.

The Planning Department is to notify the board regarding the next date for the Main Streetscape Plan review.

Galbreath informed the board that a new Vice-Chairman will need to be elected at the next board meeting.

Jim Galbreath, Chairman

Vicky Ignatz, Recording Secretary