

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

May 3, 2004

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, Scott Trew, Gary Manning, Jim Hitt

Absent: John Coombs, John Finch, Grady McNeal, Susan Williams, Margaret Wall

Also Present: Rick Gregory, Jim Thomas, Bennie Lane, Charlie Lowe, Bill Brasier, Vicky Ignatz, Dan Barge, Allison Turner, Kim Hawkins, Drew Bryant, Dewey Durham, Johnny Yoon, Brett Hooper, Teresa Galbreath and others

After declaring a quorum without objection, the meeting was called to order by Jim Galbreath. Prayer was offered by Gary Manning.

Item #1 The minutes of the April 5, 2004 Goodlettsville Planning and Zoning Board meeting stand approved as written.

Item #2 (9.1 #04-09-04) Consider the request of Barge Cauthen & Associates, Inc., 95 White Bridge Road, Nashville, TN for approval of the Final Master Plan for Long Hollow Pike Retail Center, CPUDL, Caldwell Road @ Long Hollow Pike @ Ellen Drive, Sumner County Tax Map 13, Parcels 63.02 and 64.

Staff reviewed. Gregory reported the preliminary master plan was approved at the April, 2004 meeting. The final master plan has been reviewed and most staff comments have been addressed. The project engineer has indicated a signage plan will be presented to this board at a future date.

Turner acknowledged that they are in agreement with all other staff comments. A typical sign location is indicated on the plan and a full signage plan will be presented after tenants are secured. Trew shared his concern with the appearance of the proposed material of split faced manufactured stone on the bottom of the columns. Drew Bryant, architectural engineer, stipulated that the split faced block closely mimics stone masonry and creates rhythm and pattern to the building. Gregory stated that staff is agreeable to the proposed materials.

Motion by Hitt for conditional approval of the Final Master Plan for Long Hollow Pike Retail Center, CPUDL, Caldwell Road @ Long Hollow Pike @ Ellen Drive, Sumner County Tax Map 13, Parcels 63.02 and 6 based on submission and approval of a signage plan for the site. Motion seconded by Trew. Motion passed unanimously.

Item #3 (9.1 #1-97) Consider the request of Barge Waggoner Sumner Cannon, 211 Commerce Street, Nashville, TN for approval of the amended Final Plat for Twelve Stones Crossing, Phases 1, 2 and 3, Lot 94, Sumner County Tax Map 143M, Parcel 47 and Twelve Stones Crossing – Twelve Stones Golf Course, Sumner County Tax Map 161, Parcel 6.

Staff reviewed. Gregory reported this plat records a redistribution of property from Parcel 6, Phase 3 of Twelve Stones Crossing consisting of approximately one hundred eighty-four (184) square feet to Lot 94 and property from Lot 94 consisting of approximately one thousand two

hundred forty-two (1242) square feet to Parcel 6. This reconfiguration will make the lot more buildable. The plat also changes the rear yard setback from fifty (50) feet to thirty (30) feet.

Motion by Driver for approval of the amended Final Plat for Twelve Stones Crossing, Phases 1, 2 and 3, Lot 94, Sumner County Tax Map 143M, Parcel 47 and Twelve Stones Crossing – Twelve Stones Golf Course, Sumner County Tax Map 161, Parcel 6. Motion seconded by Hitt. Motion passed unanimously.

Item #4 (9.1 #17-02) Consider the request of Johnny Yoon, 523 Malinmor Drive, St. Charles, MO for release of Letter of Credit No. 1668 in the amount of \$23,540 for Kabuto Japanese Steakhouse, 908 Conference Drive, Davidson County Tax Map 25, Parcel 14, Lots 1 and 2. The letter of credit is due to expire 5/6/04.

Staff reviewed. Bill Brasier, Public Works Director, acknowledged that the project has been completed as approved and recommends release of the letter of credit at this time.

Motion by Manning to release of Letter of Credit No. 1668 in the amount of \$23,540 for Kabuto Japanese Steakhouse, 908 Conference Drive, Davidson County Tax Map 25, Parcel 14, Lots 1 and 2 as recommended by the Public Works Department. Motion seconded by Driver. Motion approved unanimously.

Item #5 (9.1 #1-97) Consider the request of Newmark Homes, 318 Seaboard Lane, Suite 212, Franklin, TN for release of Letter of Credit No. S993143 in the amount of \$38,335 for Twelve Stones Crossing, Phase I, Sumner County Tax Map 143M, Parcel 90. This letter of credit is due to expire 5/7/04.

Staff reviewed. Bill Brasier reported the infrastructure has been completed. The recommendation from Public Works is to release the performance bond of \$38,335 and establish a \$10,000 maintenance bond for a period of one year which begins at the time the City Commission formally accepts Twelve Stones Crossing, Phase I.

Motion by Trew for release of Letter of Credit No. S993143 in the amount of \$38,335 for Twelve Stones Crossing, Phase I, Sumner County Tax Map 143M, Parcel 90 and to establish a \$10,000 maintenance bond for a period of one year. Motion seconded by Hitt. Motion passed unanimously.

Item #6 (9.1 #4-03) Consider the request of The Hardin Group, LLC, 209 10th Avenue, South, Nashville, TN for release of Letter of Credit No. 637 in the amount of \$18,097.88 for Kidz Kare Pediatric Dental Clinic, 206 Rivergate Parkway, Davidson County Tax Map 26-05, Parcel 108. This letter of credit is due to expire 5/12/04.

Staff reviewed. Bill Brasier reported the sewer and water infrastructure has been installed. The recommendation from Public Works is to release the letter of credit.

Motion by Hitt for release of Letter of Credit No. 637 in the amount of \$18,097.88 for Kidz Kare Pediatric Dental Clinic, 206 Rivergate Parkway, Davidson County Tax Map 26-05, Parcel 108. Motion seconded by Driver. Motion passed unanimously.

Non-agenda item

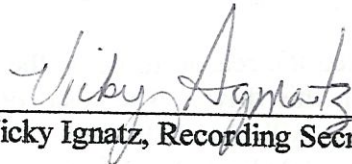
Gregory provided an update on the architectural design of Preston Run. Staff listened to the tape recording of the meeting at which the final master plan for Preston Run was approved. There was no mention of a percentage of masonry to be utilized for the project. Staff met with the developer on site to discuss the issue of the amount of masonry to be utilized for the project. The site plan approved the masonry material to be carried to grade. The developer has proposed to stop the masonry approximately two (2) feet above grade and provide additional landscaping. This will offer a long term benefit for the maintenance of the building at grade level and the additional landscaping will enhance the visual appeal of the buildings. Staff is in agreement with this change.

Manning presented the board members with a summary of projected revenue generated by retail sales tax collection and property tax collection by the City of Goodlettsville. The summary depicts how dependent the city is on retail sales taxes collected. Manning acknowledged that a stronger retail environment generates more sales tax revenue which benefits every retailer. Manning stated that it is the responsibility of this board to assist in bringing quality developments into the city.

Meeting adjourned.



Jim Galbreath, Chairman



Vicky Ignatz, Recording Secretary