

**MINUTES OF THE REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD**

November 3, 2003

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Gary Manning, Grady McNeal, Scott Trew, Jim Hitt

Absent: Susan Williams, Margaret Wall

Also Present: Bill Terry, David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Vicky Ignatz, Clayton Martin, Sid Smith, George Welch, Jimmy Yates, Don Strabble and others

The meeting was called to order by Jim Galbreath, Vice-Chairperson. Prayer was offered by John Coombs.

Item # 1 Galbreath noted the minutes of the August 4, 2003 meeting are not available for consideration by the Board at this time. The minutes of the October 6, 2003 Goodlettsville Planning and Zoning Board meeting stand approved as written.

Item #2 (9.1 #32-03) Consider the request of Craig Schneider, Easterly, Schneider & Associates Inc. for the site plan for O'Reilly Auto Parts, 422 North Main Street, Davidson County Tax Map 18-16, Parcel 77.

Staff reviewed. Terry stated there are number of staff corrections that were conveyed to the design engineer and most of the corrections have been made. After a second review of the plan, the following minor issues need to be addressed: 1) consideration of a driveway tile under the entrance drive is not included; TDOT will make a determination at the time of application if driveway tile is needed; 2) the standard TDOT curb needs to be depicted along the entire front of the property; 3) a retaining wall consisting of concrete with a defined pattern will need to be approved by the Board; 4) staff recommends installation of a sidewalk or landscaping on the north elevation of the building. The plan depicts the standard building feature of parking spaces with curb stops and requests that no landscaping/sidewalk be required; 5) letters of availability regarding water and sewer services are required; 6) grading of the parking lot needs to be improved to deter stormwater runoff onto N. Main Street and to improve the swell on the south side of the property to permit proper water flow into the detention pond; 7) the landscape plan needs to include a legend depicting plant inventory; 8) depict location of nearest fire hydrant; 9) include detail of wall packs, change lighting to downcasting model; 10) architectural design includes split faced block finish with a pre-finished metallic red cap at roof seam. The Board needs to consider if the metal cap violates the prohibition of metal building materials for walls and, if not, should the appearance of the metallic red cap be softened; and 11) the signage plan will need to meet with the approval of the Goodlettsville Sign Ordinance.

Clay Martin, representative for O'Reilly Auto Parts, stated that he understood that staff comments had been addressed. Terry stipulated these comments are in addition to the original staff comments submitted to the engineer. These additional comments have not been forwarded to the engineer due to the time restraint of a second review. Martin responded that the north

elevation of the parking lot is used for employee parking and storage and the standard design. The three inch metallic flashing at the top of the wall is pre-finished and durable. Trew, Driver and McNeal voiced concerns regarding lighting, drainage, landscaping and sidewalks. Martin acknowledged he was not prepared to address all the issues at this time.

Motion by Driver to defer the request for approval of the site plan for O'Reilly Auto Parts, 422 North Main Street, Davidson County Tax Map 18-16, Parcel 77, to permit the applicant adequate time to evaluate additional staff comments and resubmit a revised site. Motion seconded by Manning. Motion passed unanimously.

Item #3 (9.1 #34-03) Consider the request of Wamble and Associates for approval of the final plat for Dry Creek Commons – Phase I, Dry Creek Road, Davidson County Tax Map 33-4, Parcel 207.

Item #4 (9.1 #27-03) Consider the request of Wamble and Associates for approval of the final master plan for Dry Creek Commons, HDRPUD, Dry Creek Road, Davidson County Tax Map 33-4, Parcel 207.

Staff reviewed. Terry reported there a few minor technical corrections that need to be addressed. 1) this is a condominium development and the plat needs to depict private elements on the ground of the lot or common space with air rights; 2) include plat certificates for water and sewer service lines and private road statement; 3) tie to nearest public road intersection; 4) include bearing and distance tying each unit to the exterior property line; 5) indicate street name, total area of development and zoning classification; 6) include typical detail of exterior and interior unit lots; and 7) clarification of dimensions and location of drainage/water/sewer easements for all phases of the development.

Terry continued that the preliminary master plan for Dry Creek Commons was approved by the Board at the October, 2003 meeting. This is Phase I of the development. There are a few minor corrections that need to be addressed. 1) Staff recommends that sidewalks need to be built along the entire length of the development on Dry Creek Road. The Board should consider sidewalk regulations which requires sidewalks along the entire road frontage on Dry Creek from Alta Loma to Dickerson Road due the numerous existing and proposed residential and commercial planned unit developments in the immediate vicinity. The developer doesn't agree with the request for sidewalks along the entire development and contends that this request was not included in the approval of the preliminary master plan; 2) the condominium units are depicted as measuring twenty (20) feet in width. The developer is requesting a variance in the zoning ordinance which requires a twenty-two feet width for a townhouse unit. Staff is in agreement with the variance request for a decrease of two (2) feet in the width of the townhouse unit; 3) side and rear elevations of the development should be presented to the Board for architectural review; 4) include a list of sewer system products to be utilized for the development; 5) a minor correction regarding out-fall needs to be added to the erosion control plan; and 6) a revised landscape plan was not resubmitted for review denoting suggestions by staff regarding the removal of the transitional screening fence along the front of the property, substituting fencing with additional planting and providing a typical unit landscape plan

Jimmy Yates, project engineer, stated the corrections to the final plat will be made according to staff comments. The landscape corrections are not a problem. The preliminary master plan was approved without sidewalk requirements and the applicant is requesting that the Board not require the installation of sidewalks.

Coombs requested clarification of the architecture materials to be utilized. Don Strabble indicated the cottage style units will contain fifty (50) percent masonry or stone material with hardy board for the balance of coverage. He continued that the developer is willing to extend the internal sidewalk network from the entranceway of Phase I westward on Dry Creek Road to the adjoining property line. However, due to factors involved in Phase II development which include topography, the plans to retain the existing wooded area, the site distance issues identified in the traffic study and the additional cost, the developer prefers to keep the sidewalks internal for the second phase. Coombs responded that the development is located within the Metro school district zone for Gateway Elementary and a complete sidewalk system along Dry Creek Road would provide safe access and continuity with the existing sidewalks on Alta Loma Road. Coombs continued that Dry Creek Road will become a major traffic artery in the future and that this Board should require the installation of sidewalks for both phases of Dry Creek Commons.

Galbreath questioned staff regarding requirements for sidewalks. Terry reiterated that there are no current regulations in the zoning ordinance requiring sidewalks. Previously approved planned unit developments include sidewalk systems as part of the amenity package upon the request of the Board. David Wilson, City Manager, added that the current budget does include public improvements for a sidewalk system for Dry Creek Road. Tompkins, City Engineer, reported that sidewalk construction standards are included in the department's regulations.

Terry listed additional items that are required prior to the recording of the final plat. The zoning ordinance requires recorded copies of the development's Covenant of Restrictions and Homeowners Association Bylaws. Also, the City Engineer needs to review and approve the drainage calculations submitted. Strabble requested deferral of action on the final plat, making it contingent on the approval of the proposed final master plan and to permit further investigate of a proposed sidewalk plan for Dry Creek Road.

Motion by Drive for deferral of action on the final plat for Dry Creek Commons – Phase I, Dry Creek Road, Davidson County Tax Map 33-4, Parcel 207 based on the following conditions: 1) further consideration and discussion of installation by the developer of an exterior sidewalk system along Dry Creek Road to access Dry Creek Commons; 2) final review and approval by staff of the Covenant of Restrictions and Homeowners Association Bylaws; and 3) prohibit the sale or transfer of said property until the final plat for Dry Creek Commons is approved by the Planning Commission. Motion seconded by Hitt. Motion passed unanimously.

Motion by Trew for approval of a variance to reduce the required width of a townhome/condominium unit from twenty-two (22) to twenty (20) feet for the final master plan for Dry Creek Commons, HDRPUD, Dry Creek Road, Davidson County Tax Map 33-4, Parcel 207. Motion seconded by McNeal. Motion passed unanimously.

Motion by Driver for conditional approval of the final master plan for Dry Creek Commons, HDRPUD, Dry Creek Road, Davidson County Tax Map 33-4, Parcel 207 based of the following actions: 1) further consideration by the developer and discussion with the Board regarding installation of a sidewalk system along Dry Creek Road and 2) final review and approval by staff of the Covenant of Restrictions and Homeowners Association Bylaws. Motion seconded by Manning. Motion passed unanimously.

Item #5 Consider extension of Letter of Credit for Wynridge, Phases I and II.

Staff reviewed. Terry reported that the Public Works Department has recommended that Letter of Credit #3032569 in the amount of \$84,000 for Wynridge, Phase I and Letter of Credit #3032568 in the amount of \$163,000 for Wynridge, Phase II be extended for a period of one year.

Motion by Manning for approval of the one year extension of Letter of Credit #3032569 in the amount of \$84,000 for Wynridge, Phase I and Letter of Credit #3032568 in the amount of \$163,000 for Wynridge, Phase II. Motion seconded by McNeal. Motion passed unanimously.

Item #6 Consider the release of Letters of Credit for Braxton Park, Sections I, II, III and V and Woodwyn Hills, Sections I and III.

Staff reviewed. Terry reported that a correction and an additional request to the agenda item should be noted for the record. Jack Tompkins, City Engineer, states that Braxton Park, Sections II and III are not ready for acceptance by the City nor should the Letters of Credit for these sections be released. Therefore, the request before the Board is consideration for release of bonds for Braxton Park, Sections I and V and Woodwyn Hills, Sections I and III. The form of bonds are presented as follows: Braxton Park I and Woodwyn Hills I as a cashier's check in the amount of \$25,000, Braxton Park V as a Letter of Credit #P-003775 in the amount of \$27,000 and Woodwyn Hills, Section III as a Letter of Credit #P-003668 in the amount of \$35,000.

The developer is also requesting action by the Board to dispense with the \$40,000 maintenance bond for Braxton Park, Sections I and V and Woodwyn Hills Sections I and III approved by this Board at the October 6, 2003 Planning Commission meeting.

George Welch and Sid Smith, Ragan-Smith and Associates, stated the Board approved the acceptance of these aforementioned sections of Braxton Park and Woodwyn Hill at the October, 2003 Planning Commission meeting. The developer has properly addressed all the additional items of the punch list provided by Public Works and the City Engineer and Public Works Director inspected and signed off on these improvements/repairs; therefore, a request is made for immediate release of the four outstanding performance bonds and the additional \$40,000 maintenance bond required by the Board at the October Planning Board meeting. The developer will provide the \$31,000 maintenance bond for the overlay of Loretta Drive as directed at the October meeting.

Tompkins reiterated that Public Works recommended acceptance of these sections in October and recommends that the performance bonds for these sections be released. Tompkins noted that

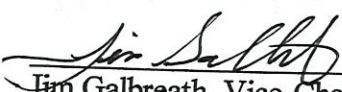
the \$31,000 maintenance bond for Loretta Drive will carry no expiration date. Wilson stated that the development was initiated in 1994, improvements have been made to these sections periodically by the developer and the request for release of the stated performance bonds is reasonable.

Motion by Manning to recommend to the City Commission for release of the performance bonds for Braxton Park, Sections I and V and Woodwyn Hills, Sections I and III and to dispense with the \$40,000 maintenance bond for these sections. Motion seconded by Coombs. Motion passed unanimously.

Motion by Driver that a letter addressed to the Goodlettsville Planning Board from Mr. Ron Filson, 302 Shevel Drive, regarding the proposed "Jackson Crest" development on the adjoining property owned by the Tommy Jackson heirs be made a part of the minutes. Mr. Filson stated in the letter that there is potential for damage to his property and an adverse impact on the wetland areas located on his property due to stormwater drainage from the proposed construction and development of the Jackson property. Mr. Filson requests that a full and complete feasibility study be conducted by all applicable state and federal entities to insure that all rules and regulations are satisfied to prevent any detrimental affect to his property or any neighboring properties. Motion seconded by McNeal. Motion passed unanimously.

Galbreath requested access to the Streetscape Plan contract with Lose and Associates approved by the City Commission which will provide analysis and recommendations for possible future development for Main Street.

Terry reminded the Board that a Public Hearing regarding the Goodlettsville Land Use Policy Plan for the southern portion of Goodlettsville, specifically the remaining agricultural properties, will be held at 5:00 PM on December 1, 2003 at City Hall with the Goodlettsville Planning Board meeting to commence at 6:00 PM.


Jim Galbreath, Vice-Chairman


Vicky Ignatz, Recording Secretary