MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

August 4, 2003 5:00 PM Massie Chambers

Present: John Cannon, Jim Driver, Jim Galbreath, Jim Hitt, Gary Manning, Grady McNeal, Scott Trew
Absent: John Coombs, Margaret Wall, Susan Williams
Also Present: David Wilson, Jim Thomas, Bill Terry, Jack Tompkins, Charlie Lowe, Bennie Lane, Brock Rust, Danny Davenport

The meeting was called to order by Chairman John Cannon. Prayer was offered by Jim Driver.

Item 1 The minutes of the July 7 meeting were approved unanimously.

Item 2 (9.1 #20-03) Consider the request of Danny Davenport, Boone Signs, for approval of the sign plan for Best Western, 307 Long Hollow Pike, (formerly Guesthouse Inn and Suites), Northcreek Commons, Davidson County Tax Map 19D, Parcel 16.

Chairman Cannon requested the staff report. Terry presented as follows: This motel is to become a Best Western, and the owners want to erect new signs. The proposal is to erect two high-rise signs, one at the front of the building and one at the rear. The property has enough frontage to qualify for two signs. It appears from the sign diagram that the signs meet the requirements of the sign ordinance. However, no other business in this area has two high-rise signs. It would be preferable to limit the site to one high-rise sign for visibility from the interchange area with one ground sign along Northcreek Blvd. The signs also need to approved by the architectural review committee of the Northcreek Commons Planned Unit Development of which this motel site is a part.

The chair recognized Danny Davenport of Boone Signs to represent the owners. He stated that the existing high-rise sign for the motel, which is actually the former Shoney's Inn, is located off-site on the Captain D's property. Therefore, the owners want a high-rise sign on their property. In order to increase visibility the plan shows two high-rise signs but the request at this meeting is for one 60' tall sign. The sign would be located at the rear of the motel building between the building and the shared lot line with Captain D's. The owner wants to reserve the right to come back at a later date to request the other sign.

Chairman Cannon expressed his opinion that the motel was entitled to a high-rise sign but that since no other motel in the area has more than one high-rise sign, this site should also be limited to one high-rise and one ground or a sign of less height for visibility along Northcreek Blvd. Other members echoed that same concept.

Due to the fact the request before the board is for one high-sign, Scott Trew moved that the sign size and location be approved subject to review and approval by the Northcreek Commons Architectural Review Committee. Second was by Jim Hitt, and motion carried unanimously.

Item 3 (9.1 #16-03) Consider the request of Providence Venture, LLC, for approval of the final master plan for Ivy Hill at Dry Creek Farm, HDRPUD, Davidson County Tax Map 33, Parcels 21, 43, 213 and a portion of 42.

Chairman Cannon introduced the matter and noted that Brock Rust would be representing the company. He also noted that Eddie Phillips would be the builder in the development, and that due to his (Cannon's) long relationship with Eddie Phillips, he would conduct the meeting but would not vote nor engage in discussion on this and the next item on the agenda. The chairman asked for the staff report. Terry presented the staff report.

This submission includes the plan, design standards, front elevations of the proposed homes and by–laws for the association. A number of issues were identified in the staff review of the plans, and these have been conveyed and discussed with the engineer and the developer. Most of the staff comments (attached) will be addressed and corrected. It should be noted that the preliminary plat was approved at the June meeting.

The final plan is in substantial compliance with the approved preliminary plan. The street pattern is somewhat different. The number of lots is two less than the preliminary, but the density of development is somewhat higher, increasing from 3.49 units per acre to 3.57. However, it is still within the overall allowable density of the PUD district. The architectural design of the houses as presented is somewhat different than the original approved preliminary. Terry identified the following issues for the board to decide:

1. design standards and architectural character of the houses, this plan contains some subtle differences from the approved preliminary master plan;
2. entrance signage, this plan changes the signs that were approved on the preliminary plan;
3. open space reduction, this plan reduces the amount of common open space;
4. the relationship of the architectural review committee (ARC) for this development with the ARC of overall Dry Creek Farms development;
5. garages, the design standards are not clear that each lot will have an attached garage; and
6. screening and street tree issues.

Brock Rust responded. He stated that he thought the houses were essentially the same as approved and that the developed community would be an asset to Goodlettsville. He noted that Bryce Powers could address any technical or engineering questions and Eddie Phillips could address the design of the houses. He further noted that each house and lot would have an attached garage. On the question of entrance signage, Rust stated that he thought the original large entry wall/column sign structures were just too large, that his proposal for a minor entry wall with column was more appropriate in scale.
Jim Galbreath introduced questions related to the list to be discussed and wanted to cover each in detail. Rust and Terry responded. Of particular interest was the actual appearance of the houses. Terry pointed the architectural differences that were evident. Grady McNeal agreed that there were differences from the approved. Eddie Phillips discussed the details of the houses he was proposing to build. Price range will be from low 120s to 150s plus interior options. Outside materials were also discussed that originally consisted of brick, wood or vinyl siding. This

proposal includes a broader range of materials. Phillips stated that most people prefer vinyl siding as opposed to brick in order to upgrade the interior options.

Landscaping and screening were also discussed. The discussion revealed that the screening was according to plan. The open space was also discussed and agreed to between the parties. Rust explained the ARC relationship and noted that the overall development plan will be coordinated with each section including Ivy Hill.

Jim Driver noted that the board is looking for an exceptional quality product since this development will set the tone for these type developments in the future.

Gary Manning moved conditional approval of the plan based on the items discussed. Jim Driver had a problem with the motion being seconded because of his concern about the appearance of the houses and that it wasn't settled. He noted that the boxy look needed to be broken up and that drivit was not a good material. Trew agreed about the need for different elevations of the houses on the street. After assurances from Phillips concerning the quality of the homes, price range, varying the various plans on the street, and not using drivit, Driver seconded the motion. Motion carried by majority vote. It was noted that the drawings submitted are a part of the record. The record should also show that Jim Hitt abstained.

<u>Item 4 (9.1 #16-03)</u> Consider the request of Providence Venture, LLC, for approval of the final plat for Ivy Hill at Dry Creek Farm, HDRPUD, Davidson County Tax Map 33, Parcels 21, 43, 213 and a portion of 42.

Vice Chairman Galbreath chaired the meeting after Chairman Cannon had to leave.

Galbreath asked for staff report on item 4. Terry noted that this item was for approval of the final plat, the recording document of record. All items that were highlighted in the staff's comments to the engineer have been corrected. The approval of the plat also requires that a bond for public improvements be accepted or authorized to be submitted for review by staff prior to signing. Scott Trew moved that the plat be conditionally approved subject to proper bonds being approved and accepted by staff. Second by Grady McNeal and carried by majority vote with Jim Abstaining.

<u>Item 5 (9.1 #8-94)</u> Consider the request of the Goodlettsville Planning Department for a one-year extension of Letter of Credit #271 in the amount of $22,000 for the Wynlands, Phase II, Section II.

It was noted that this letter of credit was coming up for expiration and that some work remained to be done in the subdivision. Public Works recommended extension. Grady McNeal moved that the extension be authorized, Gary Manning seconded, and motion carried unanimously.

Additional Item

It was noted that Bill Terry had officially retired from full-time service with the city and was bringing the staff comments to the board in the capacity of a consultant. Terry also noted that a new secretary for plat signatures would need to be elected. After discussion, Jim Hitt moved that Jack Tompkins be elected official secretary by acclamation. The motion carried unanimously.

Meeting adjourned.

Jim Galbreath, Vice-Chairperson

Bill Terry, Acting Recording Secretary