

MINUTES OF REGULAR MEETING GOODLETTSVILLE PLANNING & ZONING BOARD

November 4, 2002

5:00 PM

Massie Chambers

Present: John Cannon, Jim Galbreath, Jim Driver, Scott Trew, Grady McNeal, Gary Manning, Jim Hitt, John Coombs, Susan Williams, Margaret Wall

Also Present: Bill Terry, David Wilson, Jim Thomas, Charlie Lowe, Bennie Lane, Vicky Ignatz, John Best, Brett Smith, John Finch, Bob Nichols, John Werne III, Billy Gaudling, Steve Brown, Randy Caldwell, Joe Griffin, Bob Thorn, Bob Heisman, Jim Nemerick, Tom Head, Don Lucas and others

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

Item #1 The minutes of the October 7, 2002 Goodlettsville Planning and Zoning Board meeting stand approved as written.

Item #2 (9.1 #14-02) Consider the request of Steve Brown, Barge Waggoner Sumner & Cannon, for approval of the site plan for Generations Salon, 837 Wren Road, Davidson County Tax Map 34, Parcel 17.

Staff reviewed. Terry reported that the site plan is for the addition of a parking lot to be included in the conversion of an existing building at 837 Wren Road. This request was before the board last month; however, the request was deferred pending action of the Goodlettsville Appeals Board regarding a side yard variance request. The Appeals Board granted the side yard variance for this site at the October 14, 2002 meeting. There are a few minor technical corrections that need to be made to the site plan which include depicting the encroachment of the existing building into the side yard setback and inclusion of the necessary handicapped signage. John Cannon questioned if the plan meets all zoning ordinance requirements than otherwise stipulated. Terry acknowledged that compliance of the ordinance has been met.

Motion by Wall for conditional approval of the site plan for Generations Salon, 837 Wren Road, Davidson County Tax Map 34, Parcel 17 based on corrections of minor technical details which include depicting the encroachment into the side yard setback of the existing building and location and description of handicapped signage. Motion seconded by Williams. Motion passed unanimously.

Item # 3 (9.1 #1-88) Consider the request of George Welch, Ragan-Smith Associates, for approval of the site plan for Echo Hill Estates, Section IV, Davidson County Tax Map 33, part of Parcel 29.

Staff reviewed. Terry reported this request was deferred by the Board at the October meeting on the recommendation of the City Engineer for further discussion of the drainage plan details regarding additional ditching and drainage pipes to direct stormwater runoff to detention ponds. These details have been resolved between staff and engineers. There has also been some discussion regarding the details of the Echo Hill Estates Homeowner Association and maintenance of open space located in the new phase of the development. Staff recommends that

the maintenance agreement regarding open space in the official Declaration of Covenants and Restrictions be revised to include the new phase of the development and subsequently recorded.

Bob Nichols, Ragan-Smith Associates, stipulated the recorded final plat for the Echo Hill Estates, Section IV will denote the open space maintenance agreement language. McNeal asked Nichols in what manner the drainage system will be prepared. Nichols described the drainage as a concrete lined system with seeded and strawed level areas. The drainage system has been addressed on the construction plans.

Don Lucas, a resident of Echo Hill Estates, shared his concern with the possibility of construction traffic on the established portion of Solitude Circle. Terry reported that the current roadway plan was established at the time of the approval of the ~~Final~~ Master Plan. It is his understanding that construction traffic is to enter from the Campbell Road access only. Nichols agreed that the construction plans indicate traffic flow will be limited to the access from Campbell Road into the new phase of the development.

Motion by Coombs for conditional approval of the site plan for Echo Hill Estates, Section IV, Davidson County Tax Map 33, part of Parcel 29 based on the recording of the final plat which will denote the Homeowners Association open space maintenance agreement will include Section IV. Construction traffic will be limited to the new section only on Solitude Circle and construction traffic will enter only from Campbell Road. Motion seconded by Hitt. Motion passed unanimously.

Item #4 (9.1 #16-02) Consider the request of John F. Werne, III for approval of the site plan for Dollar General Store, US Highway 31W, Sumner County Tax Map 141, Parcel 62.

Staff reviewed. Terry reported the subdivision plat to create a lot for retail development was approved during the last board meeting. This site will be utilized by the Dollar General Corporation for a retail site. The resubmitted site plan has been revised and additional comments regarding drainage issues have been made. The City Engineer has not had time to review the most recent changes made to the drainage plan; however, he is confident conditional approval can be given for the record.

Manning questioned if bonding for the fire hydrant has been obtained. Terry responded that a bond will be obtained for both the fire hydrant and sewer line before the final plat will be signed. Coombs asked if a landscape plan has been presented. Terry explained that the landscape plan was submitted with the original site plan submission and meets all current requirements.

Terry stipulated that in approving the site plan, the board will be approving the building elevations and building materials. The building materials are listed as a brick front and split faced block for the sides and rear elevations.

Motion by Driver for conditional approval for the site plan for a retail development on US Highway 31, Sumner County Tax Map 141, Parcel 62 based on final review and approval by staff of the remaining technical and drainage issues. Motion seconded by Manning. Motion passed unanimously.

Item #5 (91. #9-71) Consider the request of Holiday Inn Express, 909 Conference Drive for approval of the revised sign plan, Davidson County Tax Map 26-0, Parcel 150.

Staff reviewed. Terry reported the Holiday Inn currently has a sign along the frontage of the lot that is approximately fifteen feet in height. At the time the motel was built, this area was not located within the interstate sign zone. Since that time, the map has been amended, and this motel property is now in the interstate sign zone. This means that a larger and taller sign may be erected. Therefore, the motel is requesting approval to replace the existing sign with a 60 ft. tall sign that will be visible from the I-65 interchange. The other motels in the area already have high-rise signs.

Terry acknowledged that the sign request is before the board because the property is located in a Commercial Planned Unit Development, therefore, all signage plans must be approved by the Planning Board. Cannon questioned if all sign ordinance requirements have been met. Terry confirmed that requirements have been met.

Motion by Driver for conditional approval of the revised sign plan for the Holiday Inn Express, 909 Conference Drive, Davidson County Tax Map 26-0, Parcel 150 based on final approval by the Northcreek Commons Architectural Review Board. Motion seconded by McNeal. Motion passed unanimously.

Item #6 (9.1 #9.71) Consider the request of Patty Williams, Ragan-Smith Associates, for approval of the final plat for Northcreek Commons, Section 9, Davidson County Tax Map 26, part of Parcels 4, 119, 147 and 79.

Staff reviewed. Terry reported this plat creates two lots in the Northcreek Commons PUD. One is a commercial lot that fronts on Northcreek Blvd. and the other is a larger tract slated to be utilized for an apartment complex. The complex was originally approved on a preliminary master plan as Phase II of the development. Phase I of the complex is the Lenoxgate Apartments. This plat also establishes public utility and drainage easements. All requirements have been met. A minor technical detail correction is to locate an additional fire hydrant on the property. The Board will want to consider authorizing staff to establish and accept a bond for the water and sewer improvements.

Brett Smith, Ragan-Smith Associates, explained that this plat had been previously presented to the Board for approval; however, it was never recorded. Smith stipulated he is agreeable to the inclusion of the additional fire hydrant on the plan and for staff to set the bond amount for improvements. He indicated that lots 1 and 4 will be developed. Lot 4 has been acquired to retain control of street frontage on Northcreek Blvd.

Motion by Coombs for conditional approval final plat for Northcreek Commons, Section 9, Davidson County Tax Map 26, part of Parcels 4, 119, 147 and 79 based on granting staff approval to set the bond amount for water and sewer improvements and on installation or bonding for an additional fire hydrant to be located on the site. Motion seconded by McNeal. Motion passed unanimously.

Item #7 (9.1 #1-97A) Consider the request of Steve Brown, Barge Waggoner Sumner Cannon, for approval of the revised final plat for The Estates at Twelve Stones, Bella Vista Drive, Sumner County Tax Map 143K, Parcels 15 and 16.

Staff reviewed. Terry reported this plat combines two lots into one lot for the purpose of creating a larger lot for building purposes. The lot is affected by the flood plain of Madison Creek; however, these lots are currently buildable lots. There are some minor technical corrections which need to be made to the plat. All current zoning requirements have been met.

Steve Brown, Barge Waggoner Sumner Cannon, agreed to all minor technical corrections advised by staff. The request for combining the lots will enable a more buildable lot bringing the building footprint further away from the flood plain. The developer has plans to request the Goodlettsville Board of Zoning Appeals to consider a ten foot variance in the front yard setback.

Motion by Wall for conditional approval of the revised final plat for The Estates at Twelve Stones, Bella Vista Drive, Sumner County Tax Map 143K, Parcels 15 and 16 based on final review and approval by staff of the minor technical corrections. Motion seconded by Driver. Motion passed unanimously.

Item #8 (9.1 #17-02) Consider the request of Burns & Associates for approval of the final plat for Jennings Subdivision, Hitt Lane, Davidson County Tax Map 25, Parcel 14.

Staff reviewed. Terry reported the request has been deferred by the applicant.

Item #9 (9.1 #18-02) Consider the request of Clarence Baird, Powell Building Group, for approval of a zoning amendment to rezone three parcels on West Cedar Street from R-10 to CSL, Davidson County Tax Map 25-4, Parcels 44, 45 and 46.

Staff reviewed. Terry reported that B. F. Myers currently owns the three lots and rents out the houses that remain on the property. The company wants to expand the current facility and requires the three existing residential lots for this purpose. The lots are currently zoned R-10 and the Land Use Policy Plan indicates these lots are specified for residential conservation. Therefore, in order to approve the rezoning, the board should also re-consider the Land Use Policy Plan.

There are several considerations to be made regarding land use. West Cedar Street is zoned residential from French Street to its intersection with Moncrief Avenue. From French Street to North Main Street, the properties are zoned CSL (Commercial Services Limited). Most, but not all, of the houses on West Cedar are owner-occupied. The subject lots are renter-occupied. The board should consider whether conditions have changed since the original zoning of the property. The board should also consider how to protect the neighborhood from the impact of commercial development should rezoning be granted.

It is a fact that the business growth of B.F. Myers has been significant and that expansion is a logical step for the owners. This is a historical business in Goodlettsville having been in the city for over one hundred years and the city wants the business to remain local. It is also a fact that

this particular location, behind City Hall and bordering two residential areas, is not the best site for a retail store. The problem that exists is that there are very few suitable commercial sites available in the city. Another aspect is that continued retail development is essential to the financial well-being of the city. The basic consideration by the board is to determine how to balance commercial development with preservation of bordering residential neighborhoods. Terry recommended the board consider CPUD (Commercial Planned Unit Development) zoning for the B.F. Myers properties.

Terry continued that there are zoning tools which can be applied to soften commercial impact on neighborhoods. These involve detailed design review, landscaping and screening and strict control of commercial uses. The current zoning district, CSL, does not provide all of the protections, whereas, CPUD zoning would provide architectural design, landscaping and barrier controls mentioned before. The CPUD zoning is more cohesive with residential properties and grants the city authority and control of any future businesses locating on this property.

John Finch, Powell Building Group, stated the desire of the B. F. Myers, a business established one hundred forty-seven year ago, is to remain in Goodlettsville and continue as a good corporate citizen. Their physical expansion and future plans hopes to grow the business by fifty percent which will provide a substantial tax base for the City. However, the desire of the property owners is to retain CSL zoning status. The proposed plan for expansion indicates the landscaping plans to go well beyond the current zoning requirements which will both enhance and buffer the surrounding residential homes.

Cannon and Williams responded that CPUD zoning will provide vital protection for both the city and adjoining residential areas in the future. Finch acknowledged the owner was amenable to rezoning the three lots on West Cedar Street as CPUD should this be the decision of the board. However, the client strongly requested that the warehouse property on French/McCoin Streets remain CSL zoning. The client is concerned with the impact on the future value of the property should the CPUD zoning be approved. Driver questioned why the owners don't want continuity of zoning for the entire site. Driver added that CPUD is a routine zoning classification used by this board to establish proper land use within the city. This zoning should have no negative effect on the future of the existing property. Cannon agreed that the CPUD zoning would in all probability protect the value of the property.

Bob Irwin, property owner, explained that he is agreeable to rezoning the three lots on West Cedar Street to CPUD. His wish is to have the warehouse site remain CSL zoning to avoid having to bring this site into current zoning compliance. Driver informed Irwin that in rezoning the warehouse site, the site is established as a pre-existing, non-complying use. Therefore, the site will not have to be brought into compliance unless the building is demolished and rebuilt in the future. Cannon stipulated that CPUD zoning will permit the city to control future retail business on the site, protect the established neighborhoods and protect the current value of the property. Terry responded that rezoning of the property will remain in place for many years in the future. No additional requirements will apply to the warehouse site. Rezoning a property does not permit zoning requirements to be retroactive.

Finch acknowledged that the client will abide by the City Commission's decision regarding rezoning. He requested that submission of the preliminary master plan be waived and the final master plan be submitted for review and consideration by the board. Terry indicated that there was no reason to require a preliminary master plan. Cannon stated the board would be agreeable to waive the requirement for a preliminary master plan and accept the submission of a final master plan.

Motion by Trew to recommend to the City Commission to rezone Parcels 44, 45, 46, Davidson County Tax Map 25-4 from R-10 to CPUD and Parcels 47 and 71, Davidson County Tax Map 25-4 from CSL to CPUD. Motion seconded by Driver. Motion passed unanimously.

Motion by Driver to recommend to the City Commission to amend the Goodlettsville Land Use Policy Plan to indicate the CPUD zoning district for Parcels 44, 45, 46, 47 and 71, Davidson County Tax Map 25-4. Motion seconded by Manning. Motion passed unanimously.

Item #10 (#18-02) Consider the request of Tim Curtis, Curtis and Associates, for approval of a site plan for an office retail building at 815 Wren Road, Davidson County Tax Map 26-13, Parcel 35.

Staff reviewed. Item deferred by staff.

Item #11 (9.1 #20-02) Consider the request of Brett Smith, Ragan-Smith Associates, for approval of the final master plan for Preston Run @ Northcreek, Northcreek Blvd., Davidson County Tax Map 26, part of Parcels 4, 119, 117 and 79.

Staff reviewed. Terry reported this plan will permit the development of the lot for an apartment complex. The preliminary master plan was originally approved in 1994. Phase I of the complex has been completed as the Lenoxgate Apartments at a density of 13 units per acre, the permitted density of the zoning ordinance at the time. The proposed Phase II of the complex is being developed under separate ownership. The units per acre approved for the preliminary plan in 1994 will remain in effect for this project. The current proposal includes 9 buildings at a density of 13.5 units per acre with an amenity package to include a club house, swimming pool and outdoor sports facilities. The overall density of Phase I and II is 12.7 units per acre. The changes proposed for the current version of Phase II actually reduces the number of units from 260 to 238, a reduction of 22 units. Terry reminded the board that the final master plan stage includes approval of the building elevations, architectural and landscape design and building materials.

Staff comments have been resolved with the exception of two items. First, an additional fire hydrant is needed and second, a variance in the caliper inch requirement of the landscape ordinance is requested. The landscape variance situation is an expected request. The site is currently heavily wooded, and the requirement for replacement of the trees to be removed, coupled with the 70-inch per acre planting requirement results in a situation that is practically impossible to meet and allow development on the site. The alternative to a variance is to reduce the amount of impervious surfaces on this or any similar site to allow for the increased tree replacement. Moreover, that alternative raises more significant issues. Other cities in the metro

area address this situation with a provision in their ordinances that allows a 150 percent increase over the minimum caliper inch requirement. This is the proposal before the board – to grant a variance to the total caliper inches and allow a 150 percent increase over the minimum requirement of caliper inches. Staff is of the opinion that this variance request is a reasonable approach to the development of wooded sites and that the variance should be granted. The board may also want to consider studying the landscape requirements for a possible amendment to address this type situation in the future.

Brett Smith, Ragan-Smith Associates, agreed to staff comments regarding installation of an additional fire hydrant on site. He continued that in the surrounding cities ordinances require 150 percent of the base requirements of caliper inches. This would translate to 1300 base units providing 1900 caliper inches on site and would represent a good faith effort to comply with current landscape requirements. The landscape plan meets all other current requirements.

Manning questioned if adequate fire protection is available for the proposed 4 story building. Smith acknowledged that the building is sprinklered and that Fire Chief Phillip Gibson is agreeable to the fire protection coverage. The street layout conforms to the current ordinance with a continued traffic flow plan.

Jay Cochran, LandSouth, the development company, stated the building materials will include vinyl siding, masonry concrete stone, heavy duty architectural shingles, concrete breezeways and pressure treated wooden decks. Coombs inquired if concrete decking could be used in lieu of pressure treated wood for safety purposes. Smith asked for latitude from the board to research alternative flame retardant materials based upon approval of the Fire Chief. Concrete deck pads dramatically alter construction and classification of building. Coombs stated the final approval of the end product of the decks should be the responsibility of the board.

Coombs shared his concern regarding the visibility of the HVAC units on the drawings provided. Smith stipulated the units are located in these areas for efficiency purposes. The landscape plan addresses screening of the units with 7 gallon shrubs averaging 4 to 5 feet in height, located 4 to 5 feet apart.

Motion by Manning for conditional approval of the final master plan based on providing an additional fire hydrant on site, granting a landscape variance requiring 150 percent of the base requirements of caliper inches due to the densely wooded building site and review and final approval by staff and the Goodlettsville Fire Chief for use of an appropriate flame retardant deck material. Motion seconded by Driver. Motion passed 9-1. Coombs voted no.

Item #12 (9.1 #21-02) Consider the request of Randy Caldwell, Ragan-Smith Associates for approval of the preliminary master plan for Dry Creek Farms, South Dickerson Road, Davidson County Tax Map 21, Parcels 40, 41 42, 43 and 213.

Staff reviewed. This site is proposed for a mixed-use planned unit development incorporating three types of housing, retail and office uses. It is similar to the plan that was rejected by the board last spring, but in this case the developer is requesting Commercial PUD zoning for a portion of the site. The property is currently zoned HDRPUD and this permits development of

all housing types at a maximum density of seven units per acre. The commercial component of the plan will require rezoning to CPUD. Should rezoning be approved, the Land Use Policy plan should be amended to reflect the zoning change.

Staff comments and corrections have been addressed by Ragan-Smith, Associates. Staff has had additional comments and all elements have been discussed by all parties involved. Most of the questions have been resolved regarding preliminary layout and design.

The residential component breaks down as follows:

All Residential – 527 units - 90.47 acres - 5.83 dwelling units per acre

<u>Multi-Family Apartments</u>	312 units - 20.39 acres - 15.3 dwelling units per acre
<u>Condominiums</u>	72 units - 19.79 acres - 3.64 dwelling units per acre
<u>Single-Family Small Lots</u>	137 units - 39.3 acres - 3.49 dwelling units per acre
<u>Estate Lots</u>	6 units - 10.98 acres - .55 dwelling units per acre

Commercial Components 28.56 acres
 116,000 square feet of commercial
 50,000 square feet of office
 10,000 square feet other (day care center)

Commercial 3.94 acre strip center site - 26,000 square feet
 15.65 acre anchor store site - 90,000 square feet
 1 acre out lot - 5,000 square feet
Office 4.58 acre single building site – 50,000 square feet
Other 3.39 acre site – 10,000 square feet

Terry informed the board of other factors to consider. Residential density is one issue. The overall density for all components is 5.8 dwelling units per acre. This is well within the bounds of the zoning ordinance. The inclusion of the large estate lots, which as a unit is a good solution to the very steep terrain in this portion of the property, does skew the calculations due to the extremely low density of these six lots. The apartments by themselves are developed at 15.3 units per acre which is more than permitted. However, it is entirely appropriate to calculate overall density for all of the elements of the mixed use PUD.

The single-family lots are very small with a minimum of 5,500 square feet. This design is based on the newly popular concept of "traditional neighborhood development" that consists of houses, designed for small lots, close to the street, in a walkable neighborhood environment. Sidewalks and street trees should be a requirement for this area and other amenities should be considered.

The condominium development will provide a specific type of residence perceived necessary for senior citizen housing in the area and the idea of condominium ownership is desirable.

The commercial development is a proposal. No market studies have been done of which staff is aware to support this type development. However, this site is the best single place to develop a

commercial center between Goodlettsville Plaza and Briley Parkway. In any event, such a development would probably be a long-term project. It will require rezoning and a change in the Land Use Policy plan for commercial development. This change would create undeveloped land available for new business that does not currently exist. Any rezoning for commercial purposes would require a recommendation to the City Commission by this board.

The plan does not include an extension of Hitt Lane, an extension that was projected in previous plans for this property and is shown on the city's Major Thoroughfare Plan. However, the new thoroughfare plan that is currently in the final stages of preparation does not include this extension in its project list. Therefore, if this proposed plan is approved, the board should formally note that the Hitt Lane extension is no longer a part of the city's Major Thoroughfare Plan.

Randy Caldwell, Ragan-Smith Associates, stated the developer is requesting that 28.56 acres of the property fronting South Dickerson Road be rezoned from HDRPUD to CPUD. The abandonment of the Highland Heights Extension and the removal of the planned improvements for the Hitt Lane and Dry Creek Road Connector from the Major Thoroughfare Plan are also requested. He added that the developer is currently searching for a major grocery store chain as an anchor store for the commercial development.

The potential development of the project is tentatively divided into three phases.

Phase I – development of Dry Creek Road: Area A – Single Family Residential, Area G – Commercial Retail, Area E – Day Care Center and Area F – Commercial Outlot.

Phase II – The completion of Dry Creek Road to Old Dickerson Road: Area C – Condominiums, Area D – Estate Lots

Phase III – The roadway along multi-family development: Area B – multi-family, Area H – Commercial Retail and Area I – Office

Bob Heisman, project architect, described the single-family homes as traditional, one-story and two-story residences, the condominium development as one and two story units and the multifamily development as three story units. Basically the same building materials are planned to be used throughout the development in varying degrees: single-family residences will include wood shingles, vinyl siding and some brick; condominiums will include wood shingles, vinyl siding and larger portions of brick; apartment building materials will include 50% brick and 50% vinyl siding; the estate homes will be custom built dwellings; and retail and office buildings will be 70% brick and 30 % efface.

The traditional single-family home neighborhood design includes an average 6,000 sq. ft. lot with one or two story homes, front porches, columns and garages. The amenities will include underground utilities, sidewalks, street landscaping, building material continuity throughout the development, a greater degree of internal open space and Restrictive Covenants. The market forecast for the single-family homes ranges from \$130,000 to \$200,000. The overall

development will have a pedestrian sidewalk network connecting the residential and commercial components.

Jim Nemerick, developer, stated that numerous financial partnerships will be acquired for purchase and development purposes. The search is on-going for a tenant for the anchor store of the commercial development. Trew questioned if the multi-family units will continue to be a viable market in this area. Caldwell responded that from the land use prospective a HDRPUD development adjacent to Dickerson Road is very feasible. Nemerick added that multi-family units will remain a long term demand; however, the multi-family development is currently a part of the final phase of the development. Driver inquired if the condominium units were planned as one level residences. Caldwell responded that currently the plans are for two elevations. An alternative could be for the developer to consider additional one-story condos to address the retirement community needs.

Coombs and Galbreath questioned the traffic plan for the development. Joe Griffin, Ragan-Smith Associates, prepared a traffic study for the Dry Creek Farms and connecting corridors. His study concluded that traffic impact will occur mostly at the Dickerson Road and Dry Creek Road junction entering the development. Peak traffic will remain closer to Dickerson Road with a tremendous drop off toward the internal site. He anticipates a 5% increase in thru traffic using the roadway system via the new Dry Creek Road and Old Dickerson Road intersection. Dry Creek Road will consist of three traffic lanes. There will be improvements to current traffic lanes including additional ingress and egress lanes from the site and improved traffic signalization. A second traffic light is planned for the build out phase of the project at Dickerson Road directly across from the current location of the Forest Lawn Memorial Garden's entrance. Coombs and Hitt agreed the traffic study was underestimating the internal traffic flow. Coombs referred to the Major Thoroughfare Plan's conception of Dry Creek Road channeling traffic from the Joelton, Union Hill and Whites Creek communities to the Rivergate area. Griffin assured the board that the Major Thoroughfare Plan would be adhered to throughout the development.

Cannon acknowledged the development has a good level of quality and design control; however, the board would like to have some assurance that the proposed plan will indeed be the final product. Manning agreed that this is the most favorable land use design presented to the board for consideration of this property. Coombs asked the developer to consider an appreciable reduction in the number of apartments units proposed and strongly recommended more retirement properties in the form of one-story condominiums. Coombs also questioned if the project could be built without apartments. Nemerick explained that the apartment development could be scaled back to include a minimum of three hundred apartments to make the overall project viable. However, the proposed seventy condominium units would be very aggressive for the current market.

Coombs and Trew asked if the commercial aspect of the project would be the first phase of the development and possibly eliminate the need for the apartment complex as a revenue source. Nemerick requested flexibility to maximize investment capabilities for the investors. He cannot predict the progression of the development; however, he is currently searching for commercial investors. Coombs strongly recommended that the apartment phase of the HDRPUD be removed

from the preliminary master plan or be significantly reduced to permit additional condominium units.

Galbreath shared his reluctance to consider action on this submission due to the need for continued evaluation of the Land Use Policy. He stated he is hesitant to pass a zoning amendment to include commercial properties in such close proximity to well established residences on the adjoining properties. Manning and Hitt acknowledged that the change in the Land Use Policy and a zoning amendment to change a portion of the property from HDRPUD to CPUD is necessary as part of the growth process for the city. Coombs agreed that the intersection of Dry Creek Road and South Dickerson Road will become a major intersection within Goodlettsville. The proposed plan creates a dense commercial aspect to the area. CPUD zoning would enhance the rezoning of adjoining properties, address future commercial needs for the community and provide the city with some future developmental input.

Motion by Coombs to amend the Goodlettsville Land Use Policy to reflect the change of land use from HDRPUD to CPUD for 28.56 acres fronting on South Dickerson Road at Dry Creek Road, extending from the northeast corner to the southeast corner of the property line on South Dickerson Road, Davidson County Tax Map 33, part of parcels 40, 41, 41 and 21. Motion seconded by Manning. Motion passed unanimously.

Motion by Manning to recommend to the City Commission to consider rezoning from HDRPUD to CPUD of 28.56 acres fronting on South Dickerson Road at Dry Creek Road, extending from the northeast corner to the southeast corner of the property line on South Dickerson Road, Davidson County Tax Map 33, part of parcels 40, 41, 41 and 21. These parcels are indicated on the preliminary master plan as sections G, H, F, E and I. Motion seconded by Hitt. Motion passed unanimously.

Motion by Manning for conditional approval of the preliminary master plan for Dry Creek Farms based on the following considerations: 1) abandonment of the Highland Heights ROW; 2) elimination of the connector road proposed to extend from Dry Creek Road to Hitt Lane from the Goodlettsville Major Thoroughfare Plan; 3) serious consideration by the current and/or future developers to significantly reduce the number of proposed apartment units and significantly increase the number of proposed condominium units to serve the senior citizen population based on market driven data; 4) provide high quality and continuity of the development as a long range project; 5) provide quality and continuity of the architectural design throughout the development; and 6) provide strict staff monitoring on all phasing amendments to the final master plan. Motion seconded by Hitt. Motion passed 6-1. Coombs voted nay.

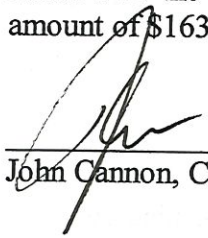
Item # 13 (9.1 #17-98) Consider the request of the Goodlettsville Planning Department for a one-year renewal of Letter of Credit 3032569 for Wynridge, Phase I in the amount of \$84,000 and Letter of Credit 3032568 for Wynridge, Phase II in the amount of \$163,000. The documents are due to expire 12/1/02.

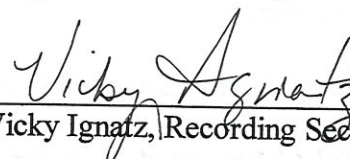
Staff reviewed. Jack Tompkins, City Engineer, recommended the renewal of the bonds for Wynridge, Phase I and II due to the ongoing development of the project.

\$84,000 and Letter of Credit 3032568 for Wynridge, Phase II in the amount of \$163,000. The documents are due to expire 12/1/02.

Staff reviewed. Jack Tompkins, City Engineer, recommended the renewal of the bonds for Wynridge, Phase I and II due to the ongoing development of the project.

Motion by Wall for approval of a one-year extension for Letter of Credit 3032569 for Wynridge, Phase I in the amount of \$84,000 and Letter of Credit and Letter of Credit 3032568 in the amount of \$163,000. Motion seconded by Hitt. Motion passed unanimously.



John Cannon, Chairperson

Vicky Ignatz, Recording Secretary