

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

July 1, 2002

5:00 PM

Massie Chambers

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

Absent: Jim Hitt, Susan Williams

Also Present: Bill Terry, David Wilson, Jim Thomas, Bennie Lane, Mark Baker

The meeting was called to order by John Cannon. Prayer was offered by Grady McNeal.

Item #1 The minutes of the June 3, 2002 Goodlettsville Planning and Zoning Board meeting stand approved as written.

Item #2 (9.1 #8-02) Consider the request of J. Mark Baker, P.E., Civil Resource Consultants, for approval of the final plat for Rivergate Pediatrics, 807 and 809 Meadow Lark Lane, Davidson County Tax Map 34-1, Parcels 37 and 38.

Staff reviewed. Terry reported the purpose of this plat is to combine the two lots on Meadow Lark Drive into one lot for the purpose of building a medical office building for Rivergate Pediatrics. There are a few minor technical details which need correction. The plat meets all requirements.

Motion by Driver for conditional approval the final plat for Rivergate Pediatrics, 807 and 809 Meadow Lark Lane, Davidson County Tax Map 34-1, Parcels 37 and 38 based on final review and approval of staff. Motion seconded by McNeal. Motion passed unanimously.

Item #3 (9.1 #8-02) Consider the request of J. Mark Baker, P.E., Civil Resource Consultants, for approval of the site plan for Rivergate Pediatrics, 807 and 809 Meadow Lark Lane, Davidson County Tax Map 34-1, Parcels 37 and 38.

Staff reviewed. Terry stated the plan is to develop the site into a medical building for Rivergate Pediatrics. Staff comments were sent to the engineers and a comprehensive response to the comments was resubmitted. Two items were not completely addressed in the resubmitted comments. 1) The issue regarding stormwater run-off relating to the drainage system's detention pond and the right-of-way structure has been discussed and resolved by the engineers and Jack Tompkins, City Engineer. 2) The proposed dumpster location is in the front yard parking area. Staff suggests the dumpster be relocated to the rear of the building. The engineers request the dumpster remain in the front as depicted in the plan. Staff also recommends that the materials for the dumpster enclosure coordinate with the brick and drivet materials to be used in the façade of the medical building.

Mark Baker, design engineer, explained that due to the configuration of the site, the dumpster pad will be more functional located in the left front corner of the property. The front portion of the parking lot will be installed with heavy-duty paving and will accommodate the dumpster and the disposal truck. Should the dumpster be relocated to the rear of the lot, heavy duty paving

will need to be extended to the back portion of the parking lot and a truck turn-around installed. Additional heavy-duty paving and a truck turn-around will involve increased costs for the project. Also, the rear yard location of the dumpster pad would require the disposal truck to back up into the patient parking area creating a potential safety hazard. Manning agreed that the front location of the dumpster would enhance the safety of pedestrian traffic. McNeal stated that he would prefer the dumpster be located in the rear of the building due to aesthetic and maintenance concerns. Baker stipulated that the materials for the facade of the dumpster enclosure could be changed to include brick columns and drivet wall to coordinate with the building. Terry stated the proposed landscape screening around the dumpster enclosure is appropriate.

Motion by Wall for conditional approval of the site plan for Rivergate Pediatrics, 807 and 809 Meadow Lark Lane, Davidson County Tax Map 34-1, Parcels 37 and 38 based on the dumpster enclosure being built in conformity with the building facade. Motion seconded by Driver. Motion passed unanimously.

Item #4 (9.1#1-97) Consider the request of the Goodlettsville Planning Department for approval of a one-year extension of Letter of Credit #S013187 in the amount of \$145,515 for Twelve Stones Crossing, Phase 6.

Staff reviewed. Terry reported that the city currently holds a \$145,515 Letter of Credit for Twelve Stones Crossing, Phase 6 which is due to expire 7/10/02. Public Works Department recommends a one-year extension of the bond at the same rate. Motion by Driver for approval of a one-year extension of Letter of Credit #S103187 in the amount of \$145,515 for Twelve Stones Crossing, Phase 6. Motion seconded by Coombs. Motion passed unanimously.

Item #5 (9.1#1-97) Consider the request of the Goodlettsville Planning Department for approval of a one-year extension of Letter of Credit #S013186 in the amount of \$66,050 for Twelve Stones Crossing, Phase 5.

Staff reviewed. Terry stated that the city currently holds a \$66,050 bond for Twelve Stones Crossing, Phase 5 which is due to expire 7/10/02. Public Works Department recommends a one-year extension of the bond at the same rate. Motion by Driver for approval of a one-year extension of Credit #S013186 in the amount of \$66,050 for Twelve Stones Crossing, Phase 5. Motion seconded by Coombs. Motion passed unanimously.

Item #6 (9.1#3-01) Consider the request of the Goodlettsville Planning Department for approval to reduce Letter of Credit #L01285 by \$41,000 to \$5,000 and approval of a one-year extension of the maintenance bond for American Home Design.

Staff reviewed. Terry reported that the city currently holds a \$41,000 bond for American Home Design which expired 6/18/02. Public Works Department recommends the release of the bond and submittal of a \$5,000 maintenance bond. This recommendation was implemented and the \$5,000 bond is now in place. Motion by Driver for approval of the reduction of the Letter of Credit #L01285 by \$36,000 to the amount of \$5,000 for a one-year period. Motion seconded by Coombs. Motion passed unanimously.

Non-agenda Item: Bill Terry provided the Board with an update regarding the status of Meadowcreek, HDRPUD. The approved plans show the water main for the project connecting to an existing 12 inch water main at Dickerson Pike and an existing 6 inch water main located on the Rolling Meadows property. A review of the plans indicated that easements to connect to the water mains had not been authorized. Dale and Associates informed the Board that Madison Utility District would be obtaining said easements. Therefore, conditional approval was based upon submission of proof to the City of Goodlettsville of an easement agreement with Madison Utility District for a twelve (12) inch water line to connect to Old Dickerson Pike.

Terry stated that he spoke with Brian Wray, Dale and Associates, approximately two week ago and informed him the City had not received a letter from the Madison Utility District regarding an easement agreement for the project. Wray explained that the letter would be forthcoming. Subsequently, Terry spoke with Mark Johnson, Manager of the Madison Utility District, who stated that easements are not acquired by the MUD for private developments and it will be the responsibility of the developer to acquire said easements from the private land owners. Mr. Johnson has provided the City with a letter indicating that the private developer is responsible for obtaining easements from the private landowners. Notification has been sent to Dale and Associates that the plans cannot be approved until the easement agreement has been settled.



John Cannon, Chairperson



Vicki Ignatz, Recording Secretary