# MINUTES OF REGULAR MEETING
# GOODLETTSVILLE PLANNING & ZONING BOARD

October 4, 1999 5:00 PM Massie Chambers

Present: Scott Trew, Susan Williams, Jim Galbreath, John Coombs, Margaret Wall, Jim Driver

Absent: John Cannon, Jim Hitt, Pat Lydon , Mary Ann Gourley

Also Present: David Wilson, Bill Terry, Vicky Ignatz, Charlie Lowe, Jim Thomas, Brock Rust, Claudia Davis, Steve Brown, George Welch

Prayer was offered by John Coombs. Minutes of the September 13, 1999 regular Planning Board meeting were adopted as submitted.

**Item #1 (9.1#1-97) to consider request of Steve Brown, E.I.T., Barge, Waggoner, Sumner & Cannon, to approve amendment to master plan, Twelve Stones Crossing, Sumner Co. Tax Map 143, Parcel 80.**

Staff reviewed. Bill Terry noted when the overall master plan was approved, half of the development was in Hendersonville and half was in Goodlettsville. Through annexation, the entire development is now in Goodlettsville. The old master plan had a gazebo and the beginning of a walking trail that adjoined the rear property lines of some of the lots. Their request is to remove the walking trail from the master plan as the potential homeowners do not want the trail adjoining their property. This board recently approved a new amenity area which has much more use potential than the track would be. The change has no effect on the percentage of open space. John Coombs made a motion to approve the amendment to the master plan. Margaret Wall seconded the motion and the board unanimously approved.

**Item #2 (9.1#11-99) to consider request of Garry Batson, P.E. to approve site plan for an Addition for Goodlettsville Elementary School, 514 Donald Street, Davidson County Tax Map 26-5, Parcel 131.**

Bill Terry stated this item has been withdrawn by staff, noting there are a number of corrections needed and the plan will be resubmitted for the next meeting.

**Non Agenda Items**

**(9.1#5-94) to consider request of Wayne Meadows for bond reduction for Braxton Park, Section 5, Sumner County Tax Map 142, Parcel 18.**

Staff reviewed. Bill Terry noted the developer is requesting a bond reduction to $19,300, due to the amount of work completed. The bond is due to expire at the end of the month. Public Works has requested the City retain $27,000 on the bond. John Coombs made a motion to reduce the bond to $27,000 for a one year letter of credit. Margaret Wall seconded the motion and the board unanimously approved.

**(9.1#15-97) to consider the request of Southern Benefits Administrators to amend the master plan to allow substitution of landscape materials, Sumner County Tax Map 143J-F.**

Bill Terry noted the original approved plan called for twelve willow oaks which are not available. They would like to substitute six red maples and six yoshino cherry trees. This change has no conflict with our landscape ordinance. John Coombs made a motion to approve the substitution. Jim Driver seconded the motion and the board unanimously approved.

**Item #3 (9.1 #28-96) to discuss final approvals for Mission Ridge Drive and the Dollar General Headquarters building in its relation to Conference Drive.**

Staff reviewed. Bill Terry stated the delay of the Conference Drive reconstruction project is having an impact on the completion of the Dollar General building. A condition of the master plan approval in 1997 was widening Northchase Boulevard, now Mission Ridge Drive, and adding another left turn lane on Conference Drive. A final certificate of occupancy would be withheld until the improvements were completed or were secured by a performance bond. In approving the next phase of the Dollar General buildings, the board decided not to require completion of those improvements pending review of the plans for Conference Drive. TDOT decided to relocate Northchase Drive and provide the necessary turn lanes as part of their improvements project on Conference Drive. This made the conditions of the approval somewhat unnecessary. Now the project has been delayed and Dollar General is ready to open. The city cannot issue a final occupancy permit until the conditions are completed or bonded. The expense to complete the improvements would be wasted when the Conference project actually happens.

David Wilson questioned if posting a bond would solve the problem. Coombs and Terry stated the amount would fluctuate with inflation and should only be considered for one year, renewable on an annual basis with the amount to be reviewed each year. Construction has destroyed the surface on Mission Ridge and it must be repaved. He recommended that some improvements should be considered with the repaving which should be Dollar General's responsibility. He suggested the city staff meet with David Kuehnen and Charles Lowe to determine the best workable solution and submit options to the board. John Coombs made a motion to defer until the suggested meeting could be held. Margaret Wall seconded the motion and the board unanimously approved.

**Non-Agenda Items**

**Welcome to new Planning Assistant**

Bill Terry introduced and welcomed Vicky Ignatz as the new Planning Assistant who will be serving as the Secretary for the Planning Board.

**(9.1#12-99) to consider request of Cody Richardson, Contractor, to approve site plan for expansion for Rivergate Dermatology, Davidson County Tax Map 34-01 Parcel 27.**

Bill Terry indicated in September a site plan was submitted and reviewed for this addition. Staff's comments were sent to the engineer. No revised plans were ever resubmitted. Today, October 4, at 4:15, Mr. Richardson delivered revised plans and stated their construction schedule would not allow them to wait until the November meeting for approval. John Coombs stated he would be receptive to entrusting the staff with the authority to scrutinize and approve the plan. However, this would set a precedent to make exceptions to policy. Driver and Trew agreed. Charlie Lowe stated the plan was originally reviewed the second week in August and comments were submitted to the architect and engineer. There was sufficient time to resubmit revised plans and be heard on the September or the October agenda. John Coombs made a motion to reject the request and to consider this item on the November agenda. Jim Driver seconded the motion and the board unanimously approved.

The meeting was adjourned at 5:55 p.m.

Claudia Davis

Claudia Davis, Recording Secretary

Jim Galbreath

Jim Galbreath, Acting Chairman