MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 1, 1999 5:00 PM Massie Chambers

Present:			Also Present:	
John Cannon	Jim Hitt	John Coombs	Bill Terry	Bryce Powers
Jim Galbreath	Margaret Wall	Jim Thomas	Charlie Lowe	Brock Rust
Susan Williams	Mary Ann Gourley		Jack Tompkins	Bret Smith
Absent			Claudia Davis	Alan Thompson
Pat Lydon	Gary Webster		David Luckey	Steve Brown

Prayer was offered by John Coombs. The minutes of the regular Planning Board meeting on February 1, 1999 were adopted as submitted. Bill Terry stated Item #4 on the agenda has been deferred at the request of the petitioner.

Item #1 (9.1#17-98 and 9.80) to consider new zoning district and application.
Staff reviewed. Bill Terry stated the board previously deferred a rezone request from Wyncrest Development for a proposed development of 104 new homes with 15,000 sq. foot minimum lots located on Long Hollow Pike and adjacent to Madison Creek School. At the request of the board, staff drafted a basic amendment that would create a new medium density PUD district. This MDRPUD would allow three dwelling units per acre on a minimum lot size of 11,000 square feet. He stated that such a PUD would allow smaller lots but would require common open space and offer more regulatory authority for the board and discretion in the requirements that could be placed on the development. He described the permitted uses and other aspects of the proposed amendment.

Jim Thomas expressed he would like to see sidewalk requirements for a PUD in the ordinance. Charlie Lowe stated that he supports PUD zoning and that there is a big gap in the high and low density districts now in place. A great deal of development occurs as single family housing. A planned unit development offers so much more opportunity to create more functional and desirable neighborhoods versus grids of lots with no amenities, buffer areas, open space, etc., provided in a PUD.

Jim Thomas stated he feels another PUD district is needed but felt uncomfortable with sending the proposed amendment to the commission without more time to discuss and tweak all the details of the zoning district. Jim Galbreath expressed that having the public's opinion on development in this area, this proposed zoning district and subsequent rezoning of the Wyncrest development proposed, would create even more rooftops than originally proposed and he would not be comfortable with the simultaneous action of a new zoning district and rezone of this property. John Coombs expressed the MDRPUD is probably needed but the board should not focus on one development but the long range impact to the area. He felt the board should look at the city's position with relation to infrastructure and ask the question if the city is prepared to expand and improve roads, etc. The people in this area say they would like to maintain the rural area without a lot of homes. To him, this description more closely fits the LDRPUD zoning and he feels that would be adequate.

Jim Thomas made a motion to defer the decision to include a MDRPUD district in the city's zoning ordinance. Susan Williams seconded the motion and the board unanimously approved.

<u>Item #2 (9.1#1-97)</u> to consider request of Bryce Powers, Barge, Waggoner, Sumner & Cannon, to approve preliminary plat for The Estate at Twelve Stone Crossing, Sumner County, Tax Map 143, Parcel 81.

Staff reviewed. Bill Terry indicated the board previously approved a sketch plat of this development which included a variance for the length of the dead end roadway. Minor changes in the plat recommended by the staff have been made and subdivision regulations have been met. The entire entrance area and roadway is in the floodplain. The entrance to Twelve Stones Crossing and this new development will be approximately two feet above Willis Branch Road and above the floodplain. Rather than incur the expense of rebuilding the road between these two entrances, with a box culvert approximately 60 feet long, they propose to connect the two entrances to the road with a 4% gradual grade. The expense of the culvert to prevent creating a dam would not be economically feasible and there is the question of whether this should be the responsibility of the city or the developer. There would be a section between the entrances which would be at or below the floodplain level to allow water to flow through from the east side of the roadway.

Bryce Powers and Steve Brown, Barge, Waggoner, Sumner & Cannon, displayed a drawing of the proposed improvement and widening to 24 feet of approximately 400 feet of Willis Branch Road, illustrating the elevation of the two entrances in relation to the middle section remaining at the flood plain level to allow the water to drain. Jim Thomas inquired and Bryce Powers confirmed this improvement will not improve or worsen the property of Mr. Woods on the east boundary of Willis Branch Road.

Jim Galbreath questioned why the bridge needs to be above the flood level if the road is below flood level, that if the road is flooded the bridge could not be accessed. Powers explained that the higher elevation of the entrance would improve the flow during flooding. If the bridge is constructed at the present level it would create some blockage in the flow of flood water. The higher elevation would also prevent having to reconstruct the bridge when and if Willis Branch Road is ever improved and raised above the flood level. Bill Terry and Jack Tompkins indicated as more development occurs there will be more pressure to improve Willis Branch Road but there are no immediate plans to rebuild the road. Jim Hitt expressed concern that the two higher elevations would contribute to holding water. Jack Tompkins replied the low elevation in between the entrances would allow the water to flow through and not create a dam.

John Coombs made a motion to approve the preliminary plat as submitted. Jim Thomas seconded the motion. Gourley, Williams and Wall voted aye. Galbreath and Hitt voted nay. The motion was approved 5-2.

<u>Item #3 (9.1#1-97)</u> to consider request of Bryce Powers, Barge, Waggoner, Sumner & Cannon, to approve final plat for Twelve Stones Crossing, Phases IV, V, and VI, Sumner County Tax Map 143, Parcel 80.

Staff reviewed. Bill Terry indicated these plats are for the remaining sections of Twelve Stones. Most of staff's requested changes have been made with some minor additions remaining. Jim Thomas questioned if emergency vehicles will be able to maneuver in and out of Joshua's Run. Terry indicated yes, the radius is very adequate. Brock Rust indicated they will start work on the infrastructure then secure a letter of credit before recording.

John Coombs made a motion for conditional approval and authorization for staff to accept a bond or letter credit to secure remaining improvements prior to recording. Margaret Wall seconded the motion and the board unanimously approved.

Item #8(9.80) to review and discuss proposed revision of landscape and design regulations. Bret Smith and Alan Thompson, Ragan-Smith Associates made a presentation to explain the proposed revised landscape regulations. The board discussed these provisions and the matter is still under review.

Non-Agenda Items:

Loretta Drive Improvements

Jim Thomas distributed copies of a draft of a letter to the Commission from the Planning Board recommending and requesting their consideration to Loretta Drive issues. Jim suggested in the absence of some of the board members, this item be deferred and placed on the April agenda.

Northcreek Commons Letter of Credit

Bill Terry indicated one letter of credit for $25,000 is to secure the sewer line for two lots not yet developed. They are requesting this be extended for one year as they have a possible buyer for the lot and will be installing the sewer line sometime during the year. The second letter of credit for $123,000 secures the traffic light and final paving on the street. They are requesting this be extended for six months. They plan to finish the paving this spring. After this is completed, a reduced amount will be requested to cover the traffic signal while Conference Drive is under construction.

Jim Hitt made a motion to extend the $25,000 letter of credit for one year and the $123,000 letter of credit for six months. Mary Ann Gourley seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:50 p.m.

Claudia Davis

Claudia Davis, Recording Secretary

John Cannon, Chairman