MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

June 1, 1998 5:00 PM Massie Chambers

Present:		Also Present:		
Jim Galbreath	John Cannon	Bill Terry	Hal Clark	LTC Harold Grace
Pat Lydon	Gary Webster	David Wilson	Lucinda Neff	Mrs. Harold Grace
Jim Hitt	John Coombs	Claudia Davis	Karl Wagnon	Dr. William C. Martin
		Charlie Lowe	Brian Ginter	John Butterworth
Absent:		David Bockian	Joy Stewart	Dr. Charles Wright
Jim Thomas	Susan Williams	Vicki Wilson	Faye White	Mary Wright
Mary Ann Gourley	Margaret Wall	Bill Lockwood	Bonnie Swann	Tommy Jackson
		Greg Mayo	Bonnie Waldron	Candy Mallory
		Axson West	Charles Long	Harlan Dobson, III
		David Dial	Jo Roth	Charles Gallagher
		Linda Mason	Delton Denton	Granville Gibson
		L. H. Whitley	Roy Edwards	Mrs. Granville Gibson
		Michael Finucane		

The meeting was called to order by John Coombs, Chairman. Prayer was offered by Gary Webster. Minutes of the May 4, 1998 meeting were adopted as submitted. Bill Terry indicated Items #1 and #7 have been deferred for one month, and item #4 has been withdrawn.

Item #2 (9.1 #6-98) to consider request of Goodlettsville Church of the Nazarene to approve site plan at Sumner County Tax Map 143, Parcel 4.

Staff reviewed. Bill Terry indicated this item is being resubmitted with revised plans which address most of the recommendations previously made by the staff's review. The fire hydrant should be moved to the circle in front of the building, Corrections have been made on drainage issues and the landscape plan has been corrected to staff's recommendations. Charles Lowe indicated the area of entry and the main parking area may have some problems with the turn radius and he recommended changes there. Jim Galbreath inquired about the exterior finish. Candy Mallory indicated the building will be all brick on all sides.

Gary Webster made a motion for approval of the site plan, subject to the corrections recommended by staff. Jim Hitt seconded the motion and the board unanimously approved.

Item #3 (9.1 #2-98) to consider request of E. Roberts Alley & Associates, Inc. to approve final master plan for The Townhouses at Windsor Green, Davidson County Tax Map 26, Parcels 140 and 115.

Staff reviewed. Bill Terry indicated revised plans have been submitted and that the engineers had done an incredible job dealing with problems on this site. There are some minor changes remaining which include garbage can storage, addition of a silt fence along the northeast property line, additions to their landscape plans, alterations of the street turnarounds, additional consideration for an outfall area of a drainage pipe, possibly add one fire hydrant, driveway slope concerns, and off-site drainage problems. Regarding the landscape plan, they have agreed to add trees where requested, with additional ornamental trees between buildings and the detention pond area and the island landscaping. The minimum size will be 3" caliper and one

species will be substituted with Pitzer Junipers. With the landscaped island in the turnaround, the fire engines cannot make the radius proposed which needs to be altered. In Phase 2, more work on the outfall to the detention pond is needed. Staff has asked the engineers to look at the slope of Phase 1 and the issue of the architecture of the buildings and they have furnished detail of those two items. They have greatly improved the offsite drainage situation.

Regarding the slope of the driveways, David Dial distributed photos to the board illustrating similar slopes in another development in Nashville. He pointed out these slopes are the worst case scenario with the slopes in Windsor Green being slightly less than those illustrated, and showing the warping effect they can achieve. All the driveways in this development will be above the road. Charles Lowe indicated the examples are of driveway grades at 11% and the grades in this plan go up to 14%. Some of the worse case lots are worse than the examples. He added they have provided admirable detail and the slopes can be manageable. He recommended that the Codes Department should monitor this situation in doing the foundation approvals, particularly to earmark most of Building A and a portion of Building B.

Regarding the architecture style and appearance, Bill Terry indicated the unit sizes will be 800, 1472, and 1832 square feet, all two stories and with garages. Plans show the front of each unit in brick with the side and rear in siding with the exception of the buildings along Windsor Trace, F, H. and J, which will be brick on the back. The sides are all siding except all "ends" that face roads, F and E, which will be brick. Two buildings back up to Lidgate and Hanover. There is a tree line between the units and these streets, and staff questions if vinyl is acceptable. Members discussed that Windsor Green homes are brick and vinyl and the proposed condos would be compatible as proposed.

Bill Terry indicated the major problem remaining has to do with off-site drainage problems. Although storm water is detained on-site, it adds to the load of a system that is already inadequate. An off-site analysis with proposed solutions was requested from the developer. There is a pipe down Sheffield in a 20' drainage easement. The engineer for the development has come up with an alternative pipe directly to Swanton Court to intersect with another drainage pipe that would need to be enlarged. The opinion of the City Engineer is that this would be an improvement to the existing drainage situation with no additional drainage problem created by this development. He added, if approved, the developer be required to adhere to this plan: 1. Developer to submit detailed design plans with drainage calculations, 2. Developer to agree to pay for the improvements, and 3. Developer to agree to allow the City to use City contractors and provide inspections to insure the final product meets the requirements. John Coombs questioned and Bill Terry confirmed the Windsor Trace and traffic island drain problems would be improved.

John Butterworth, resident of Windsor Green, indicated the culverts under Windsor Green will not carry heavy rain. Charles Gallagher indicated the proposed development includes two storm water detention ponds and they are required to provide a plan that will produce "no net increase" in downstream drainage. The two ponds will actually reduce the flows and he expressed confidence that their proposed plan will provide detention or better flows than it is now.

Charlie Lowe indicated the drainage off the condos is into an 18-24" pipe that is a tributary to the main pipe. This tributary is a small part in that main channel. Drainage in Swanton and

Sheffield Court should be improved. He speculates that this will not improve the flows in the main channel. They are doing their part to insure after-built flows are no more than the before-built flows and are offering some improvements to existing conditions.

Dr. Charles Wright, resident of Buckingham Court, indicated the drainage ditch behind his home has a bridge 2 feet above the edge which has been washed away two times. He expressed his concern that this ditch will certainly not carry any more water. Numerous other residents of Windsor Green expressed similar concerns. Bill Terry restated the drainage detention and pipe plan and that the pipe to Swanton Court would be plugged and the drain would be rerouted. He added all construction disturbance would be corrected.

John Coombs stated there are apparently some remaining unknowns in the drainage plan as well as a great deal of skepticism among area residents. He asked that the City Engineer be commissioned to insure the problems are not compounded, with no flow increase downstream, and hopefully improved flows downstream. Charles Gallagher offered to show the plan to residents of the area and explain how the situation will be improved.

Bill Terry noted there is a question about the distance of fire hydrant spacing and a few details in the declaration of covenants and restrictions.

Jim Gallbreath made a motion to approve the final master plan, with the conditions: 1. Driveway slopes to be modified in Building A and part of Building B per Charlie Lowe's comments and monitored by Codes inspections, 2. Offsite drainage to be detailed and meet the conditions recommended by the staff and City Engineer, 3. The staff's comments to be included as part of the conditional approval, 4. The architectural detail to be as presented, and 5. That since there is already a drainage problem in Windsor Green, the City Engineer will look at that issue and assure this new development does not compound the existing problems and work with Public Works to offer solutions to the existing problems. Gary Webster seconded the motion and the board unanimously approved.

Item #5 (9.1 #8-98) to consider request of Mayo Architecture Associates to rezone property from Agricultural to High Density Residential PUD and approve a preliminary master plan for Jackson/Mayo Development, Davidson County Tax Map 25, Parcel 67.

Staff reviewed. Bill Terry noted this farm, zoned for Agriculture, is on Old Dickerson Road and lies between Dickerson Road and borders the rear lot lines of homes that front on Highland Heights Drive. The development proposed is oriented to retired individuals with four different types of housing, 40 traditional single family detached homes, 11 two unit patio homes, 19 four unit patio homes, and a 16 unit assisted living center. All single family and patio units would be for ownership with a homeowners association. If the zoning change request is granted, the land use plan would have to be amended first. The land use plan designates this are for low density residential. The proposed plan would require high density pud zoning. The proposed density is 3.95 units per acre. Old Dickerson Road is a narrow, hilly, tree lined road which is not suitable for large amounts of traffic. Access to this development would be on Old Dickerson Road and also through a connection to Highland Heights Drive by using a dedicated right-of-way. Jo Roth expressed that Old Dickerson Road is dangerous at best and any new development would require that improvements be made in the road.

Greg Mayo, Architect with Mayo & Associates, indicated the traffic generation counts is reduced to 50% in a retirement development. John Coombs questioned how they propose to control maintaining only older residents. Mayo answered the older residents are targeted through marketing, deed restrictions, and amenities offered, such as all single level homes, and maintenance free structures and landscaping upkeep done by the homeowner's association. There will be no sub-leasing and if a resident wishes to sell their unit, it would be sold back to the association for a percentage of value. John Coombs expressed that more assurance is needed of controlling this development as a retirement community. He added he is more concerned with the traffic impact at Old Dickerson Road than the density issue. Jim Galbreath added he would like to soften the transition in lot sizes between Highland Heights and the single family homes proposed.

David Wilson noted when the land use plan was adopted, low density residential use was the appropriate designation for this property with R25 zoning around it. Over the past several years there has been a lot of conversation and interest in the community for over age 55 housing and the City has tried to encourage housing for the older citizens. That use makes high density more reasonable if this development can be developed for that purpose.

John Coombs noted the clubhouse is the only amenity on the site. Greg Mayo noted that walking trails and picnic areas will be considered. Jim Galbreath inquired if there is a requirement for common space. Bill Terry stated the preliminary master plan approves the concept. The Association will own all the land. Amenity consideration is essentially what the development wants to offer. John Coombs questioned if the land is rezoned and then not developed as proposed, would the owner be willing to reverse the zoning. Jim Galbreath and John Cannon agreed they do not have a concern about changing the land use plan but are concerned about protecting the retirement aspect. Pat Lydon questioned if the rezoning be such that if this development does not progress that the property zoning would be changed back. Bill Terry stated this would have to be requested and agreed to by the owner. Mayo indicated the owner would agree to that condition.

John Coombs restated the board needs more assurance the development will happen and will be as proposed with a good game plan presented for targeting seniors, along with how to buffer the development with Highland Heights, and detail of the traffic impact on Old Dickerson Road. John Cannon added he would like to see a draft of the homeowners association and covenants.

Pat Lydon made a motion to defer. Jim Galbreath seconded the motion and the board unanimously approved.

Item #6 (9.1 #9-98) to consider request of Harlan Dodson, III to approve site plan for communications tower for Bellsouth Mobility, Davidson County Tax Map 34-05, Part of Parcel 92.

Staff reviewed. Bill Terry indicated this plan meets basic requirements but due to the proximity to developed areas, staff has recommended: to provide a more attractive fence than a chain link, perhaps a wooden fence; to provide landscaping of the area with trees and shrubs; and to provide warning lights other than flashing or blinking strobe lights. Harlan Dodson indicated they are agreeable to the landscape and fence recommendations. He added the lighting requirements must

meet FAA rules but their consultant has indicated there should be no problem with the alternative lights recommended.

John Cannon made a motion to approve. Gary Webster seconded the motion and the board unanimously approved.

Item #8 (9.1 #10-97) to consider request of Dan Gassett for land use approval for Sterling Cottage, Northcreek Business Park, Sumner County Tax Map 143-J-F, Parcel 18.

Staff reviewed. Bill Terry stated the company building the Sterling House assisted living center wants to build a center for the care of Alzheimer patients. Northcreek Business Park is a PUD approved to provide space for offices and various types of business pursuits. There are now two group care facilities in the park and this would be a third. The site proposed is in the center part of the complex, one of the largest sites in the park, and the only area where a large facility can locate.

Axton West, Southeast Ventures, indicated Mr. Gassett was unable to attend the meeting. He stated the site selected was the logical site as it is across from the assisted living center. This is the trend of Sterling House to "campus" their facilities. They like this location with the firehall and medical facilities nearby and the restrictions in the business park. The 13 acre "center" tract has been nice to offer to companies who need a large area, however they have not been able to attract a buyer in the ten years since the park was built. He indicated there are still plenty of tracts available for more traditional office and professional businesses to locate. He added this type facility would keep people in the park 24 hours a day which enhances security. He stated he is comfortable that this type center will not effect the existing or future businesses in the park and feels the business atmosphere will be preserved.

David Wilson noted he regularly hears concerns about traffic and this facility would generate less traffic than office development. John Cannon added there has not been a boom in interest in this park, the Sterling House construction for the assisted living center seems to be very good, and as a businessman, the proposed facility would not deter him from locating in Northcreek.

John Coombs made a motion to approve this proposed center as an acceptable use. Gary Webster seconded the motion and the board unanimously approved.

Non-Agenda Item

Bill Terry asked for guidance from the board regarding three soft drink vending machines with advertisement signage in front of Eckerd's. He stated administration has made a determination and asked the store to remove the machines as they are violating the signage allowances. They responded the machines are there for convenience to customers. Pat Lydon stated and the board agreed the machines should be removed.

The meeting was adjourned at 7:45 p.m.

John Coombs, Chairman

Claudia Davis, Recording Secretary