MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 2, 1998 5:00 PM Massie Chambers

Present:		Also Present:		
Jim Galbreath	John Cannon	Bill Terry	Leroy Rice	Mike Burns
Pat Lydon	Margaret Wall	David Wilson	Doug Collins	George Welch
Jim Hitt	Mary Ann Gourley	Jack Tompkins	Jim Lukens	Teresa Galbreath
Jim Thomas	Susan Williams	Claudia Davis	David Dial	Will Galbreath
Absent:		Steve Axley	Kevin Estes	Debbie Robinson
John Coombs	Gary Webster	Ed Corlew	Lyndon Brown	
		Mark Writesman	Charles Gallagher	
		Wayne Meadows	Hunter McDonald	

The meeting was called to order by Jim Galbreath. Prayer was offered by Jim Thomas. Minutes of the February 2, 1998 meeting were adopted as submitted.

Item #1 (9.1#6-90) to consider request of Ed Corlew for release of the performance bond for improvement in Rolling Meadows.

Staff reviewed. Bill Terry noted this development began in 1984 and was completed in 1997. A $10,000 bond was posted on one of the final phases as all the final improvements were not completed. Since that time, the bond has not been released due to some controversy with the homeowners association and the developer. Ed Corlew requested many months ago that the bond be released as he had completed all the items the city had required and that were shown on the plans. The problem deals with drainage as the units on the low side get run off from the higher elevation units.

Ed Corlew noted the bond was initially required for the infrastructure. He indicated that he met with members of the city staff and a punch list was made. He completed those items and then another list was made of items needing attention. He completed those items and Bill Brasier of Public Works and Bill Terry agreed the work was completed. He is requesting release of the bond on the basis that the original requirements and subsequent lists of requirements have all been met. Jim Galbreath asked him to explain the drainage problems. Corlew indicated he became aware that units 59 and 60 had water damage two or three years ago. At that time, he trenched behind those units and added drains to every gutter downspout on the buildings. Jack Tompkins confirmed Bill Brasier signed off on a punch list of items to be corrected. Bill Terry confirmed he and Bill Brasier, with Ed Corlew walked over the site and everything they had asked him to do, and that was on the original plan, had been achieved. Corlew added that he had recommended to the homeowners association that they hire an engineer to make recommendations that would alleviate the problems to their satisfaction and he would be willing to pay for that out of the $10,000 bond. That has been done and the engineer has made recommendations and cost estimates of $1,500 to $2,500 to remedy the problem.

Doug Collins of the homeowners association indicated this is a three year old problem. It started when the final phase was built and affects units 59-62 and 53-58. He noted unit 54 has water standing underneath with mold and mildew inside the unit. He does not feel the work by Ed

Corlew was done properly. He further contended that when the final phase was built, the board approved for those buildings to be moved from the original plan location and that shift contributed to the drainage problems of the lower existing units.

Bill Terry reiterated and Ed Corlew confirmed that based on the cost submitted by the engineer hired by the association, Corlew is willing to devote up to $2,500 to allow the engineer to put his recommendations in place and the balance of the bond will be released. Terry indicated the city would need to release the bond and Corlew would then make restitution with the homeowners association for the engineering costs if they agreed to accept that arrangement

Corlew added that tonight is the first time he has heard of any drainage problems with units 53-58. Jim Galbreath inquired if Corlew would live in one of the units with water standing under the foundation. Corlew stated no, he would want the problem fixed.

Bill Terry indicated the final transfer of all this property, including the common open space, has been done legally by deed. The city and homeowners association went through the project and two or three subsequent lists of items have been addressed by the developer. Mr. Corlew needs and wants to know a point in time when his obligations will be satisfied.

Jim Galbreath stated it seems Ed Corlew has some uncertainty of what the problems are and what solutions the homeowner's association will be satisfied with. He recommended the issue be deferred until they can come to some agreement. Susan Williams and Jim Thomas agreed it would be unfair to all parties to not have some set amount of time to make this determination. Doug Collins indicated he would like to get the engineer back out and do an update on the requirements and expenses before the next meeting of this board.

John Cannon made a motion to defer the issue for one month to allow the homeowners association to make a final list of problems and corrections and present to this board in April. Jim Thomas seconded the motion and the board unanimously approved.

<u>Item #2 (24.0)</u> to consider request of the Sumner County Board of Education to consider plan to develop sidewalks along all streets leading to schools.

Bill Terry noted the Sumner County Board of Education has passed a resolution encouraging the county and each city within Sumner County to develop a plan for sidewalks along all streets leading to schools for at least 3,000 feet each way. This item was deferred last month until Commissioner Jim Thomas could meet with the school board and obtain more facts.

Jim Thomas noted he had met with Merrol Hyde, Superintendent of Schools for Sumner County, and Tony Utley. The resolution regarding sidewalks originated from a motion from a member of the School Board from Hendersonville with a specific new school in Hendersonville in mind. The resolution resulted as a directive request from the school board, not a requirement, and without any funding from the county. He suggested the board recommend to the Commission that they would "consider" building sidewalks to the new Madison Creek Elementary with no less than 50/50 funding participation from the county. Susan Williams suggested the distance also be limited in such a recommendation.

John Cannon made a motion to adopt a recommendation to the Commission that the city consider building sidewalks to the new school with a minimum 50/50 funding participation with the county, and limited to 1,500 feet in each direction of the school. Margaret Wall seconded the motion and the board unanimously approved.

<u>Item #3 (9.1#7-93)</u> to consider request of Dale & Associates to approve preliminary master plan for Steeplechase Meadows, Davidson County Tax Map 25, Parcel 71.

Staff reviewed. Bill Terry noted conditional preliminary approval was given on this development a few months ago. This is a revised plan, adding an assisted living center and removing some of the single family units. A number of changes and additions have been recommended to the design engineer. Revised plans have been submitted and it appears they have attempted to meet all the changes. These revised plans have not had final review by the city staff and engineer. The detail construction plans will go into the grading, landscaping, and other technicalities in more detail. Staff suggested shifting the condos away from the assisted living center a few feet to improve the steep slope situation in that area. They have tried to meet the 5% grade in the revised plans. There is a question on contours which might be settled on the final construction drawings. Additional landscaping is needed along Dickerson Road. There are very steep slopes between the roadway and the back of the units. The Fire Department prefers to make a complete circle around buildings but cannot do so with the design of the assisted living structure. There are some questions regarding fire hydrants both on the south side of the building and at the entrance which could effect traffic.

Kevin Estes, Dale & Associates, indicated their firm is not doing the design on the assisted living center. He noted they would be able to shift the condos to the right with no problem and they would be able to make the 5% grades. They have replaced some of the townhouses with flats and have achieved a 8.26 density ratio. There is a 11.14 units per acre density for the assisted living facility. There are one hour fire walls in between units of the assisted living facility. There are side exits, and fire hoses will reach the back wall.

Hunter McDonald, realtor for the assisted living company, noted they now have 16 centers in operation, 20 under construction, and 40 other facilities under development. The building will be single story with brick and vinyl, built slab on grade. He presented a rendering of the completed building. Lyndon Brown, developer for the assisted living company, indicated they develop the property and maintain ownership and operation of the facility. Bill Terry noted they will probably wish to subdivide this parcel, requiring a final master plan with a subdivision plat with the necessary access agreements, etc. The parking ratio is approximately one space per two beds which is what the board approved for Sterling House.

Margaret Wall made a motion for conditional approval, subject to staff's final review and recommendations of the revised plat. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #4 (9.1#5-94) to consider request of C. Wayne Meadows to approve preliminary master plan and subdivision plat for Braxton Park, Section 5, Sumner Co. Tax Map 142, part of Parcel 18.

Staff reviewed. Bill Terry noted this section will add 40 lots to the development. All staff comments appear to have been addressed in revised plans but the plans have not had a final review by the city engineer to make a determination of the amount of bond necessary for improvements. The number of lots recorded for both Braxton Park and Woodwyn Hills amounts to 65.7 percent of the total lots and 49.1 percent of the total units.

Wayne Meadows indicated a plat of common open space is being prepared and will be presented at the next meeting. In the final phases of the development they will coordinate the construction to connect Loretta Drive to Long Drive. Jim Galbreath inquired if Loretta Drive will ever be widened. Bill Terry indicated that will need to be considered in the long range planning for the city. David Wilson noted a satisfactory exit with improvements to Long Drive, which is in Millersville, would be very helpful.

Pat Lydon made a motion for conditional approval of the final master plan, subject to the final review and recommendations of the staff. John Cannon seconded the motion and the board unanimously approved.

Jim Hitt made a motion for conditional approval of the final plat, subject to the final review and recommendations of the staff, and authorization of acceptance of a bond for the necessary improvements, amount to be determined by the city engineer. John Cannon seconded the motion and the board unanimously approved.

Item #5 (9.1#1-98) to consider request of L. Steven Bridges for approval of preliminary plan for The Hill Place, Old Brick Church Pike, Davidson Co. Tax Map 18-16, Parcel 114.

Staff reviewed. Bill Terry noted this plat creates eight lots on Old Brick Church Pike. The lots exceed the minimum required by zoning and are enough footage to allow duplexes. There is a steep grade which limits the locations of building sites. There are technical corrections and some questions regarding sewer and driveway access. Staff has not had an opportunity to fully review revised plans just submitted but it appears to have taken the staff's comments into account.

Steve Axley noted the slopes and sewer comments will work as revised. They have also provided extra dedication along Brick Church Pike and driveway dedications. Mark Writesman added there is a good possibility that he will build duplexes on the property.

Pat Lydon made a motion for conditional approval, subject to staff's final review and comments of the revised plans submitted. Susan Williams seconded the motion and the board unanimously approved.

<u>Item #6 (9.1#2-98)</u> to consider request of Dial Properties, LLC for approval of preliminary master plan for Dial Properties at Windsor Green, Davidson County Tax Map 26, Parcels 140 and 115.

Staff reviewed. Bill Terry noted in the mid-80's, Windsor Green was approved as a PUD. The original master plan showed a much larger area proposed for multi-family, but as development progressed, more single family homes were built due to market demands. The last revision of the master plan in 1988 showed this site for 99 town homes. This proposal is for town homes condominiums with a 6.8 units per acre density, including the cemetery. There are a number of distance and significant elevation problems. Revised plans have been submitted and need to have final review by the city staff and engineers. They have softened the grades some and added detention ponds. No net increase in run-off will be required. There is an issue on the grades on the front of the north section which may take some special treatment. The tree line and retaining wall will have to be looked at in more detail along with screening and landscaping as they back up to Windsor Trace. A major issue is the intersection as the streets are not aligned. Another location would present sight distance and grade problems. The streets are public in Windsor Green. This development would have private streets and would be maintained by the homeowner's association.

Charles Gallagher, Alley & Associates, Inc., displayed a concept drawing from the first stage of the architects landscape sketch along Windsor Trace. He noted that along Hanover Court, they would leave 25 feet of existing growth and add plantings. Regarding slopes, they will stair-step the driveways with 2 to 3 feet retaining walls to accommodate the slopes. Regarding the intersection at the entrance, they did not do the survey for the boundary property. They are under the assumption the slave wall is on the property line and they have gone over as far as they can go with the entrance. They believe this is the best location with minimal disruption with the divided in and out lanes of Swanton Court. He expressed that the two detention areas will be sufficient for no net increase in run-off.

Jim Galbreath inquired about common amenities. Gallagher noted there are none proposed, only open green space. The homeowners association will provide for upkeep on the cemetery. John Cannon inquired about a traffic study. Bill Terry indicated there will be a potential 800 trips per day on this new PUD and 90 per day out of Swanton Court. John Cannon inquired if the intersection with Conference would handle this additional traffic. Bill Terry noted the original plan was approved for more units than this will total. Jim Thomas inquired about turn-arounds and adequate access for emergency equipment. Bill Terry noted an 80 foot radius would be required.

David Dial indicated the units will be 1,300 to 1,450 square feet, priced from $125,000 to $150,000. The downhill units will have a garage, living area and kitchen on the first floor and bedrooms on the step down level with the hill. The uphill units will have a two car garage under one level living area above.

Margaret Wall made a motion for conditional approval, subject to the final review and recommendations by staff and the city engineer. Jim Hitt seconded the motion and the board unanimously approved.

Item #7 (9.1#8-97) to consider request of Burns Consulting for approval of construction plans for Comfort Suites, Davidson County Tax Map 26-13, Parcel 17.

Staff reviewed. Bill Terry noted this is a permitted use for this site at Two Mile Parkway between the I-65 exit ramp and the Shell service station. There are several corrections and additions recommended by the staff. These include fire protection, landscaping, drainage and other details. Revised plans have been submitted but staff and the city engineer have not had the opportunity to final review the resubmittal. More detail is needed for handicap spaces and there are questions about the fire line around the back of the building and the location of fire hydrants. Some control and striping is needed on the island on Two Mile Parkway. This will be right in and right out only. Regarding grading, drainage sheet flows off Two Mile Parkway on to this property and the plans should show how that will be taken care of and include contours. On the back of the building, the existing grade goes off the property line. Access to the sanitary sewer line should be shown. Elevations of the service line and the sewer lines should also be shown. Jack Tompkins indicated the detention shown is improving what is coming on the site now. Bill Terry indicated the landscape plan revision appears to be adequate.

Mike Burns indicated the concrete pad on the back is for an exterior building to house chemical storage. The structure will be wood frame and stucco, the same as the motel.

Jim Hitt made a motion for conditional approval, subject to the final review and recommendations of staff and the city engineer. Pat Lydon seconded the motion and the board unanimously approved.

The meeting was adjourned at 7:30 p.m.

Jim Galbreath

Jim Galbreath, Acting Chairman

Claudia Davis

Claudia Davis, Recording Secretary