

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

January 8, 2008

5:00 PM

Goodlettsville City Hall  
Massie Chambers

Present: Jim Galbreath, Jim Driver, Scott Trew, Jim Hitt, Garry Franks, William Carter

Absent: John Coombs, Carol Crews, Grady McNeal, Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, Jerry Garrett, Charlie Lowe, Jim Harrison, Brock Rust, John & Nancy Edmondson, Brian Wicker and others.

Jim Galbreath called the meeting to order. Scott Trew offered prayer.

**Item #1** The minutes of the December 3, 2007 Goodlettsville Planning and Zoning Board stand approved as written.

**Item #2 (9.1 #1-08)** Consider the request of Bruce Rainey & Associates, 116 Maple Row Blvd., Hendersonville, TN for approval of a Site Plan for Dukes Towing & Recovery, 1032 Louisville Highway, Sumner County Tax Map 141, Parcel 62.

Staff reviewed. Gregory reported a few significant issues remain to be addressed: lighting plan, lighting fixture details, improved ADA building entrance detail, state approved driveway permit and a revised dumpster wall detail indicating brick will match primary structure. Note that automobile storage is a permitted use in the Commercial General zoning district; however, approximately 8 ½ acres of this property is zoned Agricultural and not approved for storage of vehicles – for this business or any other business. Landscape buffer requirements apply to all new commercial sites. The property width is 100 feet wide. As a result of buffer requirements, little useable area would be left for development. Therefore, a reasonable compromise is that property on the southern elevation will be screened with heavier landscaping than required. Property on the northern elevation is somewhat less affected, since it adjoins the portion of this project containing the detention pond and accompanying landscaping. Brian Wicker, Civil Engineer for project agreed with staff comments.

Motion by Franks for conditional approval for the Site Plan for Dukes Towing & Recovery, 1032 Louisville Highway, Sumner County Tax Map 141, Parcel 62 based on ordinance compliance with staff comments regarding complying with standards for lighting plan, lighting fixture details, improved ADA building entrance detail, state approved driveway permit, revised dumpster wall detail and landscape buffer agreement. Motion seconded by Driver. Motion approved unanimously, 6-0.

**Item #3 (9.1 #2-08)** Consider the request of Crawford Land Surveying, 1929 21<sup>st</sup> Avenue North, Nashville, TN for approval of a Preliminary Plat for Cottage Grove at Twelve Stones Crossing, Resubdivision of Lot 3, Willis Branch Road, Sumner County Tax Map 51.00, 51.02 and 51.04.

Staff reviewed. Gregory reported the Preliminary Plat for Cottage Grove at Twelve Stones Crossing has been revised to meet all zoning ordinance regulations.

Motion by Driver for approval of the Preliminary Plat for Cottage Grove at Twelve Stones Crossing, Resubdivision of Lot 3, Willis Branch Road, Sumner County Tax Map 51.00, 51.02 and 51.04. Motion seconded by Carter. Motion approved unanimously, 6-0.

**Item #4 (9.1 #38-03A)** Consider the request of Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN for approval of the Preliminary Master Plan for Cottage Grove at Twelve Stones Crossing (formerly The Villas at Twelve Stones Crossing), Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02 and 51.04.

Staff reviewed. Gregory reported several distinct changes have been re-introduced with this proposal that have been previously discussed and solved in previous submittals for this site. Staff believes these issues can be resolved prior to the Final Master Plan review by this board. The total unit numbers on-site appear to be more than the property can adequately accommodate while complying with necessary site features for emergency access and drainage requirements. The outstanding issues appear to be tied to the proposed floor plan: the public roadway parallel to Willis Branch Road does not provide a turnaround (on either end) providing less than acceptable emergency access to all units; sidewalks on the north and south margins of the development encroach into required setbacks, PUDE's and stormwater drainage ditches; units 43-45 propose to use a non-standard sanitary sewer manhole installation, apparently due to the proximity to the stream and the location of the units; units 46-51 are oriented with the rear of the unit to the public street – requiring parking behind the units adjacent to the street and requiring those units to back into the public street for access to and from the garage; amenities have been reduced to a small clubhouse; and the orientation of units 64-69 require units 21-26 to move north and puts the sidewalk in the drainage ditch.

Brock Rust, developer, stated the plan indicates the number of units permitted based on the acreage and zoning of this property. Due to the topography and the buffer indicated between the development and the Edmondson's property, it is a challenge to maximize the number of units on the property while maintaining required open space. This layout is for an age-targeted community. The board has previously approved two plans for this site which are very similar to this layout. The non-standard manhole has been revised to meet current regulations. The sidewalk plan will be reviewed to determine that drainage ditches are not located on top of sidewalks, ditches are located within drainage easements and stormwater runoff doesn't flow into any units. The amenities package has provided an age-targeted facility which includes a community/meeting/game room, restrooms, storage room, small kitchen, work-out room and mail room. Units 46-51 are built as double front façade units to preserve a landscape buffer along the Edmondson's property and to provide the necessary and required on-site drainage features. Regarding the emergency access proposal, the north side of the development along Willis Branch Road provides an emergency access/crash gate through the development's fence onto the adjoining Calvary Church property and out onto Willis Branch Road to access the last two units facing the north end of Willis Branch Road. The last four units on the south side of the development along Willis Branch Road can be provided emergency vehicle access from Willis Branch Road, Tara Lane or by backing down Placid Grove Lane. All other emergency access is made available through the interior road system. The developer stated he will meet with the Goodlettsville Fire Chief to reach an agreement regarding emergency access for the units.

Rust indicated Goodall Builders is requesting a variance to the required sidewalk requirements to units 31-45 and 70-78 to eliminate rear sidewalks elevations to provide private patio areas. Sidewalks will be installed on the street elevations. Rust distributed photos depicting rear entrance units with exterior parking and sidewalk system. Gregory indicated that he doesn't have a problem with the variance request; however, the typical unit detail does not indicate enough depth to allow for the designated exterior parking spaces. Brasier suggested the public portion and private portion of the roadway system be given separate names for proper identification by the public, city employees and emergency services. Rust agreed to retain Placid Grove Lane for the public portion of the roadway system and to rename the private portion of the roadway system. Rust agreed to research requirements for square footage for the clubhouse structure. Rust requested a variance to the front yard setback on Placid Grove Lane from 25 feet to 20 feet.

Charlie Lowe, Ragan-Smith Associates, shared his concern with the indicated nineteen feet between face of building and face of drive depicting fourteen feet for the driveway width for two vehicles and five feet for a free standing sidewalk. These dimensions do not provide adequate space for the sidewalks. Rust stipulated there is a sixty-foot width to allow for the standard parking radius found in parking lots. Hitt, Galbreath and Franks agree with staff regarding the lack of space to accommodate standard requirements. Gregory indicated the variances requests will need to be considered at the Final Master Plan review.

Motion by Franks for condition approval of the Preliminary Master Plan for Cottage Grove at Twelve Stones Crossing (formerly The Villas at Twelve Stones Crossing), Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02 and 51.04 based on: 1) the developer satisfactorily addressing all staff comments; 2) develop sidewalks on both sides of the driveway of each unit to allow safe passage for pedestrians; 3) provide an emergency access plan approved by the Goodlettsville Fire Chief for the denoted northern/southern units fronting Willis Branch Road; 4) research building code requirements and provide adequate square footage for proposed clubhouse based on the number of projected residents; 5) maintain Placid Grove Lane for the name of the public street and comply with staff's decision

regarding the private street to be named/unnamed; 6) consider variances at the Final Master Plan review to reduce the front setback requirement from twenty-five (25) feet to twenty (20) feet on Placid Grove Lane. Motion seconded by Carter. Galbreath abstained. Motion passed 5-0-1.

**Item #5 Discuss proposed amendments to the Goodlettsville Land Use Policy Plan recommended in the Goodlettsville Streetscape Plan and the Goodlettsville Retail Development Strategy Plan.**

Gregory requested deferral of this item and agreed to schedule a separate meeting date to discuss the Goodlettsville Land Use Policy Plan relating to recommendations resulting from the Goodlettsville Streetscape Plan and Goodlettsville Retail Development Strategy Plan based on a recommendation from Mayor Jerry Garrett.

**Commissioner Comments:** No comments.

The meeting adjourned at 6:27 PM.

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Jim Galbreath, Chairman

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Vicky Ignatz, Recording Secretary