

GOODLETTSVILLE PLANNING & ZONING BOARD

July 11, 2005

5:00 PM

Goodlettsville City Hall

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Scott Trew, Jim Hitt, Grady McNeal, Margaret Wall, John Finch

Absent: Carol Crews, John Coombs

Also Present: Jim Thomas, Rick Gregory, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Jane Birdwell, Allen Ramsey, Steve Powers, Bruce Robinson, Gary Manning, Brock Rust,

The meeting was called to order by Jim Galbreath. Prayer was offered by John Finch.

Item #1 Approve the minutes of the May 2, 2005 and June 6, 2005 Goodlettsville Planning and Zoning Board meetings. The minutes of the May 2, 2005 and June 6, 2005 Goodlettsville Planning Board meetings stand approved as written.

Item #4 (9.1 #11-05) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the request for Annexation, Rezoning, Plan of Service and the Preliminary Master Plan for Copper Creek. LDRPUD, Long Hollow Pike @ Allen Road, Sumner County Tax Map 143, Part of Parcel 22.

Staff reviewed. Gregory reported that since the property lies outside the corporate limits of the City of Goodlettsville, it is necessary to annex the property in order for the proposed development to move forward. The property in question is only contiguous with the current corporate limits along the approximately five hundred (500) feet of road frontage along Long Hollow Pike. The sewer extension may have to cross the two adjacent properties to the south also currently outside the corporate limits of Goodlettsville. Staff's recommendation is to annex the two (2) additional properties, Sumner County Tax Map 143 - Parcels 22.02 and 22.03, which are located between the corporate city limit boundary along with Parcel 22 in its entirety (46.4 acres). **Plan of Service** - A Plan of Service for any annexed territory is required to be approved by the governing body after referral to the planning commission for study and a written report. The proposed plan of service may be adopted only after a public hearing following fifteen (15) days public notice. Staff prepared and recommends the enclosed plan of service for the requesting annexation. **Rezoning** - A request to rezone this property to Low Density Residential Planned Unit Development (LDRPUD) is reasonable and allows greater flexibility of design. The adopted Growth Plan for the City of Goodlettsville identifies this area for LDRPUD. This property has a significant grade change and PUD zoning allows the developer to incorporate that topography into the overall design. **Preliminary Master Plan** - The preliminary master plan notes 41.4 acres with sixty-two (62) building sites situated along ridgelines and existing roadways. The preliminary master plan meets ordinance requirements; however, a development schedule and projected completion dates should be presented to staff.

Allen Ramsey, Ragan-Smith-Associates, stated the plan proposes 62 lots including curb and gutter with 6 ½ feet of landscaping strip/street trees, sidewalks, PUD entryway

features a masonry wall, underground utilities, southern style architecture with a minimum of fifty (50) percent masonry including hardy plank. Other architectural restrictions are included in the Restrictive Covenants. Phase I – entrance roadway, Phase II – roadway completion with cul-de-sac and future access to adjoining property and Phase III – full build out within five (5) years. The average sales price of the homes will be \$300,000. Occupation should commence in late spring according to the developer. The development will contain five (5) acres of open space.

Garrett stated that he is not opposed to the project; however, he wants the board to be aware that the most recent Plan of Service study indicated a net loss of approximately \$2,000 per dwelling, an annual recurring expense. Finch stated that the 2006 City of Goodlettsville budget requests indicates the immediate need for nine (9) additional personnel positions to properly maintain the current level of service. His concern is with the annexation study proposing only residential zoning in the growth boundary area of Long Hollow Pike. Commercial development is necessary on Long Hollow Pike to increase the tax base. Driver responded that, to the best of his recollection, the cost per dwelling is closer to \$1,000 and that the property tax increase should provide adequate Plan of Service revenues. Gregory stated that the developer is proposing to extend the sanitary sewer system to the site, which would be extremely beneficial to the city. Dilution of the level of services will occur with this development; however, it would be difficult to quantify the cost. Gregory stipulated that one service, such as trash disposal, often offsets the cost of the annual property taxes to the property owner. Finch suggested that staff prepare an updated annexation study. Garrett addressed the fact that if the annexation request is approved, this will be the first time that the effected citizens didn't vote on the proposal. Driver noted that the City Commission has to act on the board's annexation recommendation and that the commission will have the option to set a referendum.

Motion by Garrett to recommend to the City Commission to consider annexation into the Goodlettsville corporate city limits of Parcels 22, 22.02 and 22.03, in their entirety, as depicted on Sumner County Tax Map 143, Long Hollow Pike @ Allen Road. Motion seconded by Driver. Motion passed six (6) to one (1). Finch voted no.

Motion by Trew to recommend to the City Commission to consider the proposed Plan of Service for Parcels 22, 22.02 and 22.03, in their entirety, as depicted on Sumner County Tax Map 143, Long Hollow Pike based on annexation of said properties. Motion seconded by McNeal. Motion passed six (6) to one (1). Finch voted no.

Motion by Hitt to recommend to the City Commission to consider rezoning to Low Density Residential Planned Unit Development (LDRPUD) Parcels 22, 22.02 and 22.03, in their entirety, as depicted on Sumner County Tax Map 143, Long Hollow Pike based on annexation of said properties. Motion seconded by Wall. Motion passed six (6) to one (1). Finch voted no.

Motion by Driver to approve the Preliminary Master Plan for Copper Creek. LDRPUD, Long Hollow Pike @ Allen Road, Sumner County Tax Map 143, Part of Parcel 22, Long

Hollow Pike. Motion seconded by Garrett. Motion passed six (6) to one (1). Finch voted no.

Item #5 (9.1 #16-03) Consider the request of Ivy Hill Properties, LLC for reduction of Letter of Credit No. 010596151 in the amount of \$204,380 due to expire 4/13/06 for infrastructure in Ivy Hill @ Dry Creek Farms, Section I.

Thomas noted that the establishment of bond amount/renewal/reduction/release requests for performance and maintenance bonds have been historically problematic for this board. Bill Brasier, along with additional staff input, has developed a spreadsheet to better assess all facets of the decision making process for bonds. This process will be introduced to the board in the near future.

Staff reviewed. Bill Brasier reported the initial request for reduction of this bond was before the Board in April, 2005. At that time, the board rejected the bond reduction request. Staff recommends the reduction of Letter of Credit No. 010596151 in the amount of \$204,380 to \$57,340 for installation of infrastructure by Ivy Hill Properties, LLC.

Motion by Wall for approval of the request for reduction of Letter of Credit No. 010596151 from \$204,380 to the amount of \$57,340 for installation of infrastructure for Ivy Hill @ Dry Creek Farms, Section I and presentation of the revised Letter of Credit to staff in a timely manner. Motion seconded by Driver. Motion passed unanimously.

Item #6 (9.1 #4-05) Consider a concept drawing presented by Steve Powers, Powers Commercial Realty, for an Advanced Auto Parts store on property near the intersection of Hollywood and Main Streets.

Gregory reported that this is a continuation of discussion regarding the proposed site plan for an Advanced Auto Parts store that has been previously denied approval by this board. Galbreath noted that John Finch and Scott Trew have met with the developer to discuss outstanding issues of the proposed plan. Allen Ramsey, Ragan-Smith-Associates, stated the developer is requesting consideration by the board regarding submission of a revised site plan which includes the following elements: 1) installation of a twenty-five (25) feet landscape buffer between the proposed commercial building and the adjoining private residence of the W.E. Lowe family; 2) requesting a front yard setback variance of five feet from the Commercial Core Overlay District regulation to establish a fifteen feet front setback, to provide parking in the rear yard; 3) providing traffic access to Hollywood Street to the adjoining property of the W.E. Lowe family; 4) installing ten (10) feet sidewalks; 5) the front door entrance will be located on the south elevation of the building; 6) increasing the radius of curb and gutter at Hollywood Street and S. Main Street; 7) installing heavy landscape around street perimeters of site and 8) installing one hundred (100) percent brick wall on three elevations with glass on the front elevation; 9) maintaining existing curb line of S. Main Street; 10) posting signs directing customers to perform installation of purchased retail items at a designated area behind the building which will be strictly, continuously enforced by management; and 11) restricting tractor trailer access to the site during rush hours as determined by staff.

Wall questioned the developer as to what services will be offered at this site. Steve Powers, developer, stated that the site is strictly for retail purposes and not a service center operation. Finch stated that he has meet with the developer on two occasions to discuss the outstanding issues related to the proposed site. He clarified for Mr. Powers that he was one member with one vote and that the remaining board members would have to be in favor of the proposed changes to the site. He is pleased with the efforts of the developer to make the site more compliant with the established Commercial Core Overlay District regulations.

Gregory stated the applicant will need to request for a front yard setback variance to the current zoning ordinance regulations or wait until the official adoption of the Commercial Core Overlay District regulations. Ramsey respectfully requested the board consider the revised site plan at the August 1, 2005 Planning Board.

Motion by Garrett to make a non-binding resolution to look with favor on the concept of the proposed revised site plan for Advanced Auto Parts, S. Main Street @ Hollywood Street. Motion seconded by Finch. Motion passed unanimously. Motion by Garrett for an exception to the scheduled plan submittal deadline and allow submission and consideration of the revised site plan for the Advanced Auto Parts store at the August 1, 2005 Planning Board meeting. Seconded by Driver. Motion passed unanimously.

Item #2 Review the proposed amendment to the Commercial Core Overlay District regulations regarding residential design standards.

Staff reviewed. Gregory reported this is a continuation of the discussion at the last two (2) Planning Board meetings. The Commercial Core Overlay District regulations were approved and forwarded to the City Commission last month without a residential component. David Coode, Lose and Associates, recommended a maximum number of twenty (20) dwelling units per acre to adequately accommodate residential developments anticipated in future development and redevelopment requests within the area outlined in the Streetscape Plan. This amendment can be incorporated into the previously approved Commercial Core Overlay District amendment currently being considered by the City Commission.

Motion by Garrett to approve the proposed residential bulk, lot and density requirements in Commercial Core Overlay District and recommend this amendment to the City Commission for consideration. Motion seconded by Driver. Motion passed unanimously. Note that Wall and Trew left the meeting.

Item #3 Review proposed amendments to the Goodlettsville Zoning Ordinance.

Staff reviewed. Gregory noted that an eight (8) page synopsis of the proposed changes to the zoning ordinance has been presented to the board for consideration. Most of the proposed changes are building on experiences and deficiencies identified over the years of administering the current zoning ordinance.

Garrett recommended that staff determine a date for a workshop meeting and notify the board members of said date.

Non-agenda items:

The board decided that future plan submissions would require full size plans for staff and half size plans for the board. Finch requested that staff continue to work on revisions of definable standards for plan submission checklists.

Meeting adjourned.