

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

September 10, 2007

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Jim Hitt, Grady McNeal, Scott Trew, Carol Crews, William Carter, Garry Franks

Absent: John Coombs, Bubba Willis

Also Present: Rick Gregory, Jim Thomas, Charlie Lowe, Bennie Lane, Bill Brasier, Tommy Walker, Mark Baker, John Goodwin, Randy Perry, Bethel Brown, Jane Birdwell and others

The meeting was called to order by Jim Galbreath. Prayer was offered by Grady McNeal.

Item #1 Minutes of the August 6, 2007 Goodlettsville Planning and Zoning Board stand approved as written per Jim Galbreath, Chairman.

Item #2 (9.1 #27-07) Consider the request of Tommy Walker, RLS, P.O. Box 495, Ridgetop, TN for approval of an Amended Final Plat for Moncrief's Subdivision, Lot 56, 463 Moncrief Avenue, Davidson County Tax Map 25-03, Parcel 24.

Staff reviewed. Gregory reported this proposal is to create two buildable lots (Lot 1 is approximately 0.78 acres, Lot 2 is approximately 0.63 acres) from a single, existing 1.4 acre lot. Most of the minor technical issues were identified and correct. Remaining technical issues that need to be corrected on the plan include: the plat should indicate thirty (30) feet rear yard setbacks; a scale one (1) inch to one thousand (1,000) feet; and, the inclusion of the stamp/signature of the Registered Land Surveyor.

Motion by Driver for conditional approval of the Amended Final Plat for Moncrief's Subdivision, Lot 56, 463 Moncrief Avenue, Davidson County Tax Map 25-03, Parcel 24 based on minor technical issues stated by staff. Motion seconded by Crews. Motion approved unanimously, 7-0.

Item # 3 (9.1 #28-07) Consider the request of Civil Resources Consultants, LLC, 2703 Memorial Blvd., Springfield, TN for approval of a Final Master Plan for Courtyard by Marriott, Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152.

Staff reviewed. Gregory reported this is a proposal for a one hundred twenty-two (122) units Courtyard by Marriott hotel to be located on Conference Drive near the intersection of Northcreek Boulevard. The proposed hotel includes a one hundred thirty-three (133) person event center. The site has been relatively difficult to develop, as evidences by the number and height of the proposed retaining walls. Existing drainage facilities were utilized for site stormwater disposal compliance. Previous staff comments regarding the addition of green landscape strip between the parking areas and the retaining walls were adequately addressed with the exception of the retaining wall/parking spaces along Conference Drive. The revised plan indicates the addition of parking "bumpers" rather than green strips along the Conference Drive elevation. Due to the difficulties in developing (steep slopes), this is a satisfactory solution to staff. The monument sign location at the entrance island has been graded to elevate the sign height, lessening, but not eliminating the need for a monument sign height variance. The joint driveway access to be shared with Pinnacle Bank needs to be resolved. The concrete driveway extends too deep into the development. Gregory stipulated that the developer, in conjunction with their engineer, has noted a commitment to pursuing a resolution to the grade problem at the entrance to the driveway access. Other minor technical issues to address include stamp/certification of structural engineer drawings; a better explanation/illustration of proposed light fixture colors/materials; lighting standards need to be met – the maximum height for free standing pole lighting is twenty-two (22) to twenty-five (25) feet, whereas, the plan indicates pole heights of thirty (30) feet; reconcile spot elevations with notations of the final master plan; and, indicate colors for trash enclosure;

Mark Baker, Civil Resources Consultants, stated that the grass strip along the retaining wall at the Conference Drive elevation is difficult to achieve. The length of concrete driveway access ramps can be reduced. Gregory interjected that an amendable driveway access plan needs to be developed with the cooperation of Pinnacle Bank. Baker stipulated that reconciling the spot elevations will be no problem. The owner chooses to retain the monument sign size of twelve (12) feet by twelve and one-half (12 ½) feet for the need of future tenants. The trash enclosure color will match the building. The structural engineering plans will be stamped and certified as required. Lighting standards will be met regarding box light color and height.

Charlie Lowe, consulting engineer, stated that he highly recommends, although it is not required, that a softening of the landscaping strip along the front elevation retaining wall/parking area is needed aesthetically due to the site of the high-end building and for vehicle safety issues. This can be accomplished by moving the facility's footprint back approximately three (3) feet. Lowe added that the adjoining access with Pinnacle Bank is the safest and best entrance to access both businesses and recommends Baker work with staff to obtain the best solution to the driveway access grade. Baker agreed with Lowe regarding a grass strip being aesthetically pleasing; however, the topography is difficult and moving the building back three (3) feet would require an additional eight (8) to ten (10) feet of fill which is very significant monetarily.

Galbreath asked what type of materials are to be used for the significant amount of retaining walls. Baker stated that keystone decorative blocks will be utilized for the retaining walls. Franks questioned Baker regarding the need for additional signage for future tenants. Baker responded that there are tentative plans for an additional hotel on the second parcel and two (2) additional businesses on the third parcel. Gregory explained that the current sign ordinance doesn't allow off-site advertisement of businesses. If the primary reason for the additional signage surface area is for future development, the proposed sign should only address the current building on site. Some signage variance for visibility from Conference Drive can be considered.

Motion by McNeal for conditional approval of the Final Master Plan for Courtyard by Marriott, Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152 based on compliance with staff and Ragan-Smith Associates comments; installation of a three (3) feet grass strip along the retaining wall/parking spaces fronting the Conference Drive elevation; work with Pinnacle Bank to reduce grade of the shared driveway access located on Northcreek Blvd.; reduce monument signage height to seven (7) feet to meet sign ordinance requirements; and correct/address all minor technical issues. Motion seconded by Crews. Motion passed unanimously, 7-0.

Item #4 (9.1 #30-07) Consider the request for annexation into the City of Goodlettsville by Beverly and John Goodwin, 110 Allen Road, Sumner County Tax Map 140, Parcel 123.01 w/adjoining property on Long Hollow Pike, Sumner County Tax Map 143, Parcel 22.04 and Bethlehem Missionary Baptist Church, Long Hollow Pike, Sumner County Tax Map 143, Parcel 22.05.

Staff reviewed. Gregory reported the request consists of three separate parts: 1) Annexation: The property is contiguous with the current corporate limits along the boundaries of the recently annexed Copper Creek development. The developer is extending public sanitary sewer through this property in order to develop at the requested density. Good planning dictates that annexations are done in an orderly manner. This request for the three lots at the corner of Long Hollow Pike and Allen Road come to the Planning Commission after substantial work has been accomplished toward completion of infrastructure of the Copper Creek development. This request asks for three parcels totaling approximately 7.5 acres to be annexed (Parcels 22.04, 22.05 and 123.01 as shown on Sumner county Tax Map 143). Bethlehem Missionary Baptist Church is located on Parcel 22.05 and has requested to be a part of this annexation. Included with this annexation request should be that portion of Long Hollow Pike extending to the intersection with Allen Road. 2) 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. 3) Rezoning: This property is currently zoned for 40,000 square foot lots in Sumner County. The Goodwin's keep horses on their property. Two residential zones allow the keeping of livestock in Goodlettsville – Agricultural – as a permitted activity with a minimum lot size of five acres and – R-40 – as a conditional use with a minimum lot size of 40,000 square feet. Since the keeping of livestock is already established on the property prior to annexation and since the R-40 district allows the keeping of livestock as a conditional use, that district seems to be an acceptable application. Churches are conditional uses in either the Agricultural or R-40 zoning districts.

Motion by Driver for recommendation to the City Commission for annexation of properties identified as Sumner County Tax Map 140, Parcel 123.01, Sumner County Tax Map 143, Parcel 22.04 and Sumner County Tax Map 143, Parcel 22.05 into the corporate city limits of Goodlettsville, TN. Motion seconded by Trew. Motion passed unanimously, 7-0.

Motion by Trew for recommendation to the City Commission for acceptance of the Plan of Service for properties identified as Sumner County Tax Map 140, Parcel 123.01, Sumner County Tax Map 143, Parcel 22.04 and Sumner County Tax Map 143, Parcel 22.05. Motion seconded by Hitt. Motion passed unanimously, 7-0.

Motion by Trew for recommendation to the City Commission to rezone properties identified as Sumner County Tax Map 140, parcel 123.01, Sumner County Tax Map 143, Parcel 22.04 and Sumner County Tax Map 143, Parcel 22.05 to R-40, Low Density Residential Zoning District. Motion seconded by Driver. Motion passed unanimously, 7-0.

Item #5 (9.1 #28-07) Consider the request of Randy Harper, Perry Engineering LLC, 100 North Main Street, Ste. F, Goodlettsville, TN for approval of a Zoning Amendment to the Goodlettsville Zoning Map for 619 North Main Street, Davidson County Tax Map 18-12, Parcel 69 to change the split zoning district CS/IR to CS (Commercial Services).

Staff reviewed. Gregory reported this property is approximately twenty (20) acres in size. The front portion along North Main Street (roughly half the site) is zoned CS (Commercial Services). The rear portion of the property along the CSX railroad is zoned IR (Industrial Restrictive). There is no good line of demarcation by topography to separate this property. Rail access is not currently attractive to most developers. This makes it somewhat difficult to apply bulk, lot, open space regulations to developments on this property. This request would put the entire property into one zone, CS (Commercial Services) district. The Land Use Policy Plan will need to be amended to include "Commercial Concentration". Driver reported that at one time the board considered to develop a traffic access roadway connecting Church Street to North Main Street and requested the applicant take this into consideration should the property be developed.

Motion by Franks to amend the Land Use Policy Plan to designate Davidson County Tax Map 18-12, Parcel 69 as Commercial Concentration and to approve the request for a Zoning Amendment to the Goodlettsville Zoning Map to designate the property identified as 619 North Main Street, Davidson County Tax Map 18-13 as a Commercial Services zoning district. Motion seconded by Hitt. Motion passed unanimously, 7-0.

Item #6 (9.1 #31-07) Consider the request of Bethel Brown, 3636 Long Hollow Pike, for approval of a Zoning Amendment to the Goodlettsville Zoning Map for the Bethel Brown Subdivision, Long Hollow Pike @ Ellen Drive, Sumner County Tax Map 143J, Parcel 14 from R-25 residential zoning district to Commercial Planned Unit Development Limited (CPUDL).

Staff reviewed. Gregory reported the request involves property located on the east side of Ellen Drive near the intersection of Long Hollow Pike. The property measures 0.59 acres. Property adjoining this lot to the north measures approximately 0.4 acres with an existing commercial building zoned Commercial Planned Unit Development Limited (CPUDL). The commercial property was originally part of this lot until the approval of a subdivision of the property occurred in October, 2006. The Caldwell Square and Walgreens developments are zoned CPUDL. The remaining properties adjoining this parcel are zoned residential. Work recently completed for the Goodlettsville Retail Study identifies this area (and this property) as one of the areas suitable for retail development. The Land Use Policy Plan designates this area as "Residential Conservation Low Density". This classification will need to be amended to "Commercial Development" if consideration is to be given to this request.

Motion by Driver to amend the Land Use Policy Plan to designate Sumner County Tax Map 143J, Parcel 14 as Commercial Development and to approve the request for a Zoning Amendment to the Goodlettsville Zoning Map to designate the property identified as Sumner County Tax Map 143J, Parcel 14 as Commercial Planned Unit Development Limited (CPUDL). Motion seconded by Franks. Motion passed unanimously, 7-0.

Item #7 Consider the request by Newmark Homes for release of Letter of Credit No. NY-00379-3003872 in the amount of \$88,000 due to expire 10/20/07 for installation of infrastructure at The Estate at Twelve Stones, Bella Vista Drive.

Staff reviewed. Brasier reported that all infrastructure work has been completed including final street paving. Staff recommends release of the \$88,000 LOC and the presentation to the city of a \$10,000 maintenance bond for a period of one year.

Motion by Hitt to approve the release of Letter of Credit No. NY-00379-3003872 in the amount of \$88,000 due to expire 10/20/07 and to direct Newmark Homes to provide the city with a \$10,000 maintenance bond for infrastructure maintenance for a period of one year. Motion seconded by Driver. Motion passed unanimously, 7-0.

Item #8 Consider the request by Newmark Homes for release of Maintenance Bond No. 1007689 due to expire 5/6/08 in the amount of \$10,000 for maintenance of infrastructure for Twelve Stones Crossing, Phase I.

Staff reviewed. Brasier reported that all infrastructure work has been properly completed. Staff recommends release of the \$10,000 bond for maintenance of infrastructure.

Motion by Franks to approve the release of Maintenance Bond No. 1007689 for infrastructure for Twelve Stones Crossing, Phase I. Motion seconded by Carter. Motion passed unanimously, 7-0.

Item #9 Commissioner Comments.

Thomas thanked the Planning Board members for attending the Rivergate Stakeholders meeting. Galbreath noted that he had received an invitation from Cumberland Region Tomorrow and asked for an explanation of the goal of the organization. Gregory reported that Cumberland Region Tomorrow and TDOT are working to prepare a toolbox to develop a site where all middle Tennessee counties/cities regulations can be accessed. This will allow members to gather information regarding adjoining counties/cities ordinances/regulations.

Jim Galbreath, Chairman

Vicky Ignatz, Recording Secretary