

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

August 6, 2007

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Jim Hitt, Grady McNeal, Bubba Willis, William Carter, Garry Franks

Absent: Carol Crews, Scott Trew

Also Present: Rick Gregory, Jim Thomas, Charlie Lowe, Bennie Lane, Bill Brasier, Jerry Garrett, Mark Baker, Carter Howard, Jane Birdwell, Rick Fussell, Jim Thysen, Linda Cartwright, Bill Green and others

The meeting was called to order by Jim Galbreath. Prayer was offered by William Carter.

Item #1 Minutes of the July 2, 2007 Goodlettsville Planning and Zoning Board stand approved as written per Jim Galbreath, Chairman.

Item #2 (9.1 #23-07) Consider the request of Jim McAleer, RLS, 6398 Highway 109N., Lebanon, TN for approval of a Final Plat for Linda Cartwright Darden Subdivision, New Brick Church Pike @ Bell Street, Davidson County Tax Map 18-16, Parcels 18 and 19.

Galbreath noted the applicant, Mr. Jim McAleer was not present for the meeting and it the policy of the Board applicants be present for the meeting. Gregory stated that Mr. Jim McAleer was not aware that his presence was required. It is a simple consolidation plat and nothing will be gained to defer the item over to the next hearing. Galbreath allowed the consideration of the application due to no objection from the Board.

Staff reviewed. Gregory reported this proposal is to consolidate two existing lots (one is a remnant from the creation of New Brick Church Pike) into one buildable tract approximately 0.24 acres in size. A number of minor technical issues were identified and satisfactorily addressed by the surveyor. Driver questioned if the Bell Street ROW extends north of Brick Church Pike. Gregory stated the Bell Street old ROW is still indicated on all the records. The official minutes of the Planning Board indicate a request for Abandonment of the Bell Street ROW. The Board approved the abandonment with the condition that all property owners concerned signed off on the abandonment and that proper documentation be prepared, registered and returned to the City. The documentation has not been received by the City at this time.

Motion by Willis for approval of a Final Plat for Linda Cartwright Darden Subdivision, New Brick Church Pike @ Bell Street, Davidson County Tax Map 18-16, Parcels 18 and 19. Motion seconded by McNeal. Motion passed unanimously, 7-0.

Item #3 (9.1 #25-07) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Final Plat for Copper Creek Subdivision, Phase One, Section One, Long Hollow Pike, Sumner County Tax Map 143, Parcel 22.

Staff review. Gregory reported this is the final plat for creation of thirty-seven (37) building lots for Copper Creek Subdivision, Phase I, Section I. All technical issues have been satisfactorily addressed and the final plat meets the zoning ordinance requirements.

McNeal questioned the dimensions of the ingress/egress point of Lot 38 dedicated to the Hall family. Fussell estimated the width as twenty/twenty-five (20-25) feet which will provide adequate ingress/egress. Willis noted the developer has been very prompt is addressing the concerns of adjoining property owners.

Motion by Driver for approval of the Final Plat for Copper Creek Subdivision, Phase One, Section One, Long Hollow Pike, Sumner County Tax Map 143, Parcel 22. Motion seconded by Willis. Motion passed unanimously, 7-0.

Item #4 (9.1 #26-07) Consider the request of Civil Resource Consultants, LLC, 2703 Memorial Blvd., Springfield, TN for approval of a Preliminary 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 four-story, 72,264 square feet, one hundred twenty-two (122) unit brick and stucco Courtyard by Marriott hotel to be located on the east side of Conference Drive. The site has several critical factors which make it difficult to develop, slope being the most critical, expressed in the number and extent of proposed retaining walls. Parking is scattered more than might be expected due to the lot layout and slope. There is a roadway separation of one hundred thirty-six (136) feet between the TN-KY Conference Bldg. driveway and the proposed hotel entryway to assist with traffic flow on Conference Drive. Other previously developed sites have been approved under the old Preliminary Master Plan for Northcreek Commons; therefore, it was determined that the developer and future developments can take advantage of the established infrastructure to meet stormwater management guidelines including current stormwater piping and other available infrastructure. The resulting product is a very good effort to place a large facility on a relatively heavily encumbered site. All comment and concerns have been properly addressed.

McNeal asked that the location of the loading dock area be identified. Baker stated the loading area is to be located directly across from the designated dumpster area. The event center is to the right of the loading area which provides easy access to the delivery and kitchen areas. McNeal noted that the retaining walls create secluded areas and asked how site lighting will address the issue. Baker stipulated that the photometric plan has been recently submitted to staff; however, he will carefully review the plan and address the specific issue. Coombs questioned if the radii turns are adequate for emergency access. Gregory reported that Fire Chief Gibson has reviewed this plan and agrees that the turn radii for ingress/egress are acceptable. Gregory stipulated the developer has been made aware of the steep slope of the shared ingress/egress access with Pinnacle Bank which will need to be clearly addressed for emergency purposes on the Final Master Plan submittal.

Motion by Willis for approval of a Preliminary Master Plan for Courtyard by Marriott, Conference Drive, Northcreek Commons, Conference Drive, Davidson County Tax Map 26, Parcel 152. Motion seconded by Carter. Motion approved unanimously, 7-0.

Item #5 Consider renewal of Letter of Credit No. 010596152 in the amount of \$227,350 for Ivy Hill , Phase II at Dry Creek Farms for installation of infrastructure due to expire 8/18/07.

Staff reviewed. Bill Brasier, Public Works Director recommended a one-year extension of the Letter of Credit for Ivy Hill, Phase II in the amount of \$227,350 due to continued construction of the development.

Motion by Driver for a one-year renewal of Letter of Credit No. 010596152 in the amount of \$227,350 for installation of infrastructure for Ivy Hill, Phase II at Dry Creek Farms. Motion seconded by Hitt. Motion approved unanimously, 7-0.

Item #6 Consider a request for release of Letter of Credit No. 70157898 in the amount of \$2,800 for Woodmen of the World for Landscape maintenance due to expire 8/28/07.

Staff reviewed. Gregory spoke with a representative of Woodmen of the World regarding the status of landscaping on the site. There is still some landscaping which needs to be installed according to the approved landscape plan. Also, a portion of the installed vegetation is struggling to survive due to severe weather conditions this year. Staff recommends the renewal of the landscape maintenance LOC for a period of one-year.

Motion by Hitt for a one-year renewal of Letter of Credit No. 70157898 in the amount of \$2,800 for landscape maintenance for Woodmen of the World. Motion seconded by Driver. Motion passed unanimously, 7-0.

Commission Comments. Galbreath noted that he has spoken with Ched Cooke, owner of the Goodlettsville Plaza and invited him to attend the meeting to discuss issues relating to the Plaza property. Mr. Cooke was unable to attend for personal reasons; however, he stated that he would like to attend a future meeting to discuss issues. Coombs requested Jim Thomas update the members regarding the of hiring the Economic Development Director. Thomas stated the city extended an invitation and Mr. Tom Tucker agreed to serve as the city's first Economic Development Director. Mr. Tucker comes to us from Fulton Economic Development Corporation in Northern Indiana, a public/private economic development entity and brings 25 years experience relating to product development, marketing and economic development. He will begin work on August 27, 2007 Coombs invited the board members to attend the Rivergate Area Land Use Study on Thursday, August 30, 2007, 10:00 AM at the Holiday Inn Express. Rivergate area stakeholders and City officials will be attending.

Item #8 Discussion of proposed Goodlettsville Sign Ordinance amendments. Chairman Galbreath announced that the Goodlettsville Sign Ordinance amendment workshop will follow after the adjournment of the official meeting.

Meeting adjourned at 5: 30 PM.

Jim Galbreath, Chairman

Vicky Ignatz, Recording Secretary