

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

May 5, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Grady McNeal, Jim Hitt, Scott Trew, Garry Franks, Carol Crews

Absent: Bubba Willis, Bill Carter

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Tom Tucker, Jerry Garrett, Larry DiOrio, Charlie Lowe, Tim Turner, Larry Donovan, Vicki & James Callison, Chris Pelka and others

Jim Galbreath called the meeting to order. John Coombs offered prayer.

Item #1 The minutes of the April 7, 2008 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #4-08) T-Square Engineering, 2558 Nashville Highway, Columbia, TN submitted a Site Plan for Country Inn and Suites, Wade Circle South, Davidson County Tax Map 26-10, Parcel 20 and Map 26-14, Parcels 5, 6 and 7.

Staff reviewed. Gregory reported there remain issues relating to emergency access turning radii; reduction of height of grading wall and subsequent impact on stormwater management, utilities and landscaping; lighting on rear of building; and landscaping plan requesting a variance to caliper inches. Although staff recognizes T-Square's excellent effort to provide revisions, staff requests deferral based on the multitude of outstanding issues.

Tim Turner, T-Square Engineering, responded that staff comments regarding the retaining wall, emergency access turning radii, photometric plan have been addressed on the revised plans. Staff noted that the storm drainage issues are minor and will be revised during the construction plan phase. Turner indicated the permitting requests with TDEC, SWIPP and NOI have been submitted to the appropriate entities.

Hitt made a motion for conditional approval based on submittal of revised plans to meet all staff comments and concerns and final consideration at the June 2, 2008 meeting McNeal seconded the motion. The motion passed unanimously, 8-0.

Item #3 Consider release of Letter of Credit No. 0006 in the amount of \$56,000 for infrastructure maintenance of Woodwyn Hills, Section IV due to expire 6/30/08.

Bill Brasier recommended the reduction of Letter of Credit for Woodwyn Hills, Section IV in the amount of \$56,000 to \$20,000 as a one-year maintenance bond based on the completion of construction.

Franks made a motion to reduce Letter of Credit No. 0006 for Woodwyn Hills, Section IV from \$56,000 to \$20,000 as a one-year maintenance bond. Motion seconded by Crews. Motion passed unanimously, 8-0.

Item #4 Consider the proposed revisions to the Goodlettsville Sign Ordinance and the request by the Twelve Stones Crossings Homeowners Association, as it relates to "Section

14-104, Subsection 4.3(a) by allowing large residential signs at multiple entrances to a subdivision, planned unit development, or multi-family development”.

Gregory presented a proposal for an amendment to the current Goodlettsville Sign Ordinance relating to subdivision and planned unit development entryway signage. This amendment would allow additional signage for subdivisions/planned unit developments containing multiple entrances. Lowe acknowledged that most of the future residential signage would pertain to planned unit developments allowing the planning commission additional control of the entryway signage plans. Thomas explained the amendment approval process to the Twelve Stones Crossing petitioners.

Driver made a motion to recommend to the City Commission to amend the Goodlettsville Sign Ordinance to allow additional signage for subdivision/planned unit developments containing multiple entrances.

Trew seconded the motion. The motion passed 7-1, Franks voted no.

Item #5 Video Presentation – Context Sensitive Solutions Keynote Address for the Symposium for the New Urbanism by John Norquist, CNU President.

The Planning Commission viewed a presentation regarding urbanism including mixed-use buildings, variety in transit, and diversity of building types, retail and culture.

Item #6 Commission Comments

No comments.

The meeting adjourned at 6:45 PM.

Jim Galbreath, Chairman

Vicky Ignatz, Planning Assistant