

**DRAFT – DRAFT – DRAFT – DRAFT - DRAFT**

**GOODLETTSVILLE PLANNING & ZONING BOARD**

January 9, 2006

5:00 PM

Massie Chambers

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

Absent: John Finch, Carol Crews

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, John Cannon, Grayson Cannon, Sonny Patel, Josh Lyon, Rick Fussell, Jim Hysen, Don Tryee, Alan Wyatt and others

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

**Item #1** The minutes of the December 5, 2005 Goodlettsville Planning and Zoning Board stand approved as written.

**Item #2 (9.1 #34-05)** Consider the request of Klober Engineering, Inc., 402 Central Avenue East, Springfield, TN for approval of a Site Plan for Sonny's Car Wash, 671 N. Main Street, Davidson County Tax Map 18-12, Parcel 86.

Staff reviewed. Gregory reported the proposal is for construction of a new carwash located between the Swifty Market and the CSX Railroad bridge overpass on the east side of North Main Street. A few minor corrections regarding revision of notes, the possible need for a handicapped parking stall detail, a better mix/variety of 3 inch caliper trees, a better mix/variety of exterior building materials, adding brick specifically and addressing the conflicting location of the proposed 2 inch trees with the sewer lines at the entrance to the site can be addressed by staff. Lowe agreed that requirements have been satisfactory to staff based on the noted corrections. Lowe requested that the engineer rename the water tanks to equalization tanks.

Lyons, civil engineer, noted that the car wash is a conveyor system. Lyons asked for clarification from staff regarding the notation regarding handicapped parking. Trew asked if the safety issues relating to ingress/egress to the property had been considered. Lowe stated that the convenience market and the car wash facilities will utilize a shared access easement currently in place. Coombs questioned the location of specific landscaping and the absence of a lighting detail. Lowe agreed that the willow trees should be planted in an area to provide viability. Lyon agreed to revisit the location of the trees. Lowe responded that the lighting plan indicates shoe box type lighting w/no height available. Gregory stated the lighting plan is one of the staff correction requests made to the engineer. A rendering of the architectural design was distributed to the board members. Board members were concerned about no architectural breaks in the wall length, no use of brick and the architectural rendering depicting a red roof. Lyons stated that he would contact the architectural engineer; regarding utilization of brick and architectural breaks. The owner indicated the color of the roof will be blue.

Motion by Garrett to defer action on the request of Klober Engineering, Inc., 402 Central Avenue East, Springfield, TN for approval of a Site Plan for Sonny's Car Wash, 671 N. Main Street, Davidson County Tax Map 18-12, Parcel 86 based on confirmation from the architectural engineer regarding utilization of brick façade and architectural accent, specific color of the roof relocation of willow trees on-site and lighting detail. Motion seconded by Coombs. Motion passed unanimously, 7-0.

**Item #3 (9.1 #31-05) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Final Master Plan for Copper Creek, Long Hollow Pike at Allen Road, Sumner County Tax Map 141, part of Parcel 22.**

Staff reviewed. Gregory reported this master plan is a proposal for Copper Creek, Phase I with forty-one (41) single family homes located at the southeast corner of the intersection of Long Hollow Pike and Allen Road. Public sanitary sewer is to be extended to serve this and other properties in the area by the developer. Staff has been in regular contact with the developer and the engineering firm concerning issues involved in the development. It has been determined that the one (1) level homes will contain a minimum of two-thousand (2,000) square feet. Storm water issues are in the process of being resolved. A temporary turnaround at the south end of Hillview Drive has been satisfactorily addressed. The board needs to consider architectural elevations and fencing materials.

Rick Fussell, Ragan-Smith Associates, described the architectural renderings provided to the board members as representative of Option 1 – One hundred (100) percent brick facade, Option 2 - Seventy (70) percent brick façade and Option 3 – Thirty (30) percent brick façade with primarily brick foundation. Garrett questioned the use of chain link fencing for the development. Gregory discussed this issue with the developer and established that chain link and wood fencing would not be adequate. The Restrictive Covenants, page 12, indicate vinyl, chain link, timber or modular concrete walls shall not be permitted. The regulations allows for wrought iron, decorative cedar or pine wood fencing. Fussell stated that the cedar type fencing is being considered. If this is really objectionable, we will reconsider the issue. Garrett stated that aluminum fencing with a wrought iron appearance is more durable, but privacy is lost. Trew and Wall stated there is a need for privacy fencing. Gregory, Brasier and Driver shared their concern with the long term maintenance of wooden fencing with Drive noting it will be the responsibility of Copper Creek's Architectural Review Committee to enforce the restrictive covenants. Coombs questioned if a notation on the Final Plat is necessary indicating the access easement for Lots 1 thru 4 has been relocated to the interior roadway of the complex. Gregory agreed this notation is advisable.

Motion by Coombs for conditional approval of the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Final Master Plan for Copper Creek, Long Hollow Pike at Allen Road, Sumner County Tax Map 141, part of Parcel 22 based on staff comments and comments made by the board. Motion seconded by Driver. Motion passed unanimously, 7-0-0. Voting No - 0, Abstention - 0.

**Item #4 (9.1 #38-03) Consider the request of Villa Property, LLC, 509 Indian Hills Mound, Goodlettsville, TN for reduction of an infrastructure bond for The Vineyards at Twelve**

**Stones, Phases I & II, Letter of Credit No. 522 in the amount of \$215,000 due to expire 1/2/06.**

Staff reviewed. Bill Brasier, Public Works Director, stated the developer originally requested a reduction in the surety amount. A review of the development was completed by staff and determined the schedule of values would be approximately \$10,000 less than the current surety amount of \$215,000. The developer subsequently elected to renew the surety and has provided a Letter of Credit amount of \$215,000 for a period of one year.

Motion by Garrett to extend Letter of Credit No. 522 in the amount of \$215,000 for The Vineyards at Twelve Stones, Phases I & II for a period of one year. Motion seconded by Wall. Motion passed unanimously, 7-0.

**Item #5 (9.1 #1-97) Consider the request of Newmark Homes, 318 Seaboard Lane, Suite 212, Franklin, TN for reduction of the installation bond for Twelve Stones Crossing, Phase II, Letter of Credit No. 61608700 in the amount of \$83,000 due to expire 1/14/06.**

Staff reviewed. Brasier reported that Newmark Homes has completed all the installation of infrastructure in Twelve Stones Crossing, Phase II and staff recommends a release of the Letter of Credit, the submittal of \$10,000 maintenance bond for one year and acceptance of Twelve Stones Crossing, Phase II by the City Commission.

Motion by Coombs for release of Letter of Credit No. 61608700 in the amount of \$83,000 for Twelve Stones Crossing, Phase II due to expire 1/14/06, establishment of a \$10,000 maintenance bond for a period of one year and recommendation to the City Commission for acceptance of Twelve Stones Crossing, Phase II. Motion seconded by Hitt. Motion passed unanimously, 7-0.

**Item #6 (9.1 #17-98) Consider the request of Tyree General Contractors, 8673 Cedar Grove Road, Cross Plains, TN 37049 for reduction of infrastructure installation bond for Wynridge, Letter of Credit No. 2030 in the amount of \$100,000 due to expire 1/27/06.**

Staff reviewed. Brasier reported there is a small amount of grading and site stabilization behind Madison Creek Elementary School to be completed in this development. The work is weather related and completion is not projected until the spring of 2006. Staff recommends extension the surety for a period of one year. Don Tyree, Tyree General Contractors, requests the surety be reduced to a \$10,000 maintenance bond. Garrett asked Brasier what dollar amount he would be comfortable with. Brasier requested a \$50,000 surety.

Motion by Garrett for reduction of Letter of Credit No. 2030 in the amount of \$100,000 for Wynridge due to expire 1/27/06 to \$50,000 for a period of six (6) months. Motion seconded by Driver. Motion passed unanimously, 7-0.

**Item #7 (9.1 #13-01) Consider the request of John Coleman Hayes Construction Co., Inc., 104 Woodmont Blvd., Suite 401, Nashville, TN for release of a landscaping and perimeter fencing bond for Meadowcreek Apartments, Performance Bond No. FS5860687 in the amount of \$35,000 and release of a site stabilization bond for Meadowcreek Apts.,**

**Performance Bond No. 4077422 in the amount of \$44,100. The performance bonds have no expiration dates.**

Staff reviewed. Gregory reported the contractor issued sureties for the development to enable issuance of Certificates of Occupancy permits for Meadowcreek Apartment. Site stabilization, landscaping and perimeter fencing has been satisfactorily completed. The developer has provided a \$10,000 maintenance bond for a period of one year. Therefore, the performance bonds are no longer required. Staff recommends release of the bonds.

Motion by Driver for release of a landscaping and perimeter fencing bond for Meadowcreek Apartments, Performance Bond No. FS5860687 in the amount of \$35,000 and release of a site stabilization bond for Meadowcreek Apts., Performance Bond No. 4077422 in the amount of \$44,100. Motion seconded by McNeal. Motion passed unanimously, 7-0.

**Item #8 (9.1 #8-94) Consider the request of Wynns Construction Company, 105 Wynlands Drive, Goodlettsville, TN for release of a maintenance bond for The Wynlands, Letter of Credit No. 581535 in the amount of \$10,000 due to expire 1/12/06.**

Staff reviewed. Brasier reported the work has been completed and the City Commission has accepted the development. Staff recommends the maintenance bond be allowed to expire.

Motion by Wall for release of a maintenance bond for The Wynlands, Letter of Credit No. 581535 in the amount of \$10,000 due to expire 1/12/06. Motion seconded by Trew. Motion passed unanimously, 7-0.

**Item #9 (9.1 #27-05 & 9.1 #29-05) Consider rezoning properties to Office Professional (OP) zoning district to permit currently existing structures to be utilized: Alan T. Banks, 511 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 10 and consider the request of Daniel & Andrea Stupka, 122 East Cedar Street, Davidson County Tax Map 26-1, Parcel 85; Felicia Vinson, 120 East Cedar Street, Davidson County Tax Map 26-1, Parcel 84; Betty Jackson, 118 East Cedar Street, Davidson County Tax Map 26-1, Parcel 83; Kevin & Cassandra Kenerson, 116 East Cedar Street, Davidson County Tax Map 26-1, Parcel 82, Fentress Family Partnership, 112 East Cedar Street, Davidson County Tax Map 26-1, Parcel 81 and Myrtle Freeman, 110 East Cedar Street, Davidson County Tax Map 26-1, Parcel 80. for approval of a zoning amendment for these properties to rezone from Residential (R-10) to an appropriate commercial zoning district.**

Staff reviewed. Gregory reported there was an oversight by staff in the recommendation of rezoning the stated properties to Restricted Office Planned Unit Development (ROPUD). ROPUD zoning states that properties containing existing houses may not be converted into use as an office or commercial building, the intent being to encourage new construction and the aggregation of small parcels into larger tracts. In an effort to amend the situation, staff is recommending that all seven parcels be rezoned to Office Professional (OP) zoning district. This zoning district closely matches the types of uses allowed in the ROPUD district by allowing several types of use, for the most part, limited to service type commercial operations, such as Business and Communications Service, Food Service, Financial, Consultative, Medical

Professional Services, etc. New developments or significant expansions in the OP zoning district would be reviewed under the site plan requirements of the Goodlettsville Zoning Ordinance. The City Commission has approved rezoning the property at 511 Long Hollow Pike to ROPUD and deferred a second reading and public hearing on the East Cedar properties.

Hitt questioned how rezoning the property at 511 Long Hollow Pike to OP will affect the proposed Long Hollow Pike Corridor Study? Gregory replied that the property owner has been made aware of the possibility of future rezoning based on the LHP Corridor Study. Driver stipulated there is not a significant difference in permitted uses in the ROPUD and OP zoning districts. Driver and Garrett noted the board's commitment to the seven property owners to rezone the properties for viable commercial uses.

Motion by Driver to approve rezoning the following property from Restricted Office Planned Unit Development (ROPUD) to Office Professional (OP) zoning district to permit the property owner to utilize the currently existing structure for permitted commercial uses: Alan T. Banks, 511 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 10 and to approve rezoning the following properties from Residential – R-10 to Office Professional (OP) zoning district: Daniel & Andrea Stupka, 122 East Cedar Street, Davidson County Tax Map 26-1, Parcel 85; Felicia Vinson, 120 East Cedar Street, Davidson County Tax Map 26-1, Parcel 84; Betty Jackson, 118 East Cedar Street, Davidson County Tax Map 26-1, Parcel 83; Kevin & Cassandra Kenerson, 116 East Cedar Street, Davidson County Tax Map 26-1, Parcel 82, Fentress Family Partnership, 112 East Cedar Street, Davidson County Tax Map 26-1, Parcel 81 and Myrtle Freeman, 110 East Cedar Street, Davidson County Tax Map 26-1, Parcel 80. Motion seconded by Wall. Motion passed unanimously, 7-0-0. No – 0, Abstention – 0.

**Item #10 Discussion of proposed amendments to the Goodlettsville Zoning Ordinance.**

Gregory reported a revised and corrected copy of the zoning ordinance has been provided for board members review containing changes recently discussed and agreed upon. A few items remain to be discussed. A workshop has been scheduled for January 17, 2006, 5:00 PM at the Delmas Long Community Center.

**Item #11 Consider proposed amendments to the Commercial Core Overlay District regarding regulations for properties fronting Rivergate Parkway and Long Hollow Pike.**

Gregory reported that he has contacted David Coode, Lose and Associates, regarding the Commercial Core Overlay District relating to Rivergate Parkway and Long Hollow Pike. Mr. Coode is scheduled to attend the January 17, 2006 workshop to further discuss these issues. Thomas recommended that the discussion relating to the Commercial Core Overlay District be included in the next scheduled Planning Board agenda to permit full participation by the Board. Coombs acknowledged that full participation is important; however, consideration of a complex issue in a workshop setting maximizes focus and assures due process of the subject matter. Garrett suggested consideration of the Goodlettsville Zoning Ordinance at the January 17, 2006 meeting and consideration of the CCO District amendments on the February, 2006 agenda.

## **Commission Discussion**

Gregory requested that the Board establish a Long Hollow Pike Corridor Study Committee. Galbreath, Trew and Finch were selected to serve on the committee along with staff members, Gregory and Thomas. Committee meetings will be held to interview applicants, three (3) client meetings and two (2) stakeholders (public) meeting. Gregory asked that the board review the Scope of Service for the study provided in staff comments. Galbreath asked that infrastructure availability be included in the review. Coombs requested the study examine the potential impact of Hendersonville and Sumner County development on the LHP Corridor. Gregory acknowledged the attendance of Alan Wyatt, Wyatt Design Group, Bartlett, TN, an applicant for the Long Hollow Pike Corridor Study.

Meeting adjourned.

---

Jim Galbreath, Chairman

---

Vicky Ignatz, Recording Secretary