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MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING & ZONING BOARD

May 1, 2006

5:00PM

Massie Chambers

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

Absent: Carol Crews

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Jane Birdwell, Susan Rotkiewicz, Nathan Douglas Sr., Jesse Patton, Beulah Cartwright, William B. Carter, Will Cartwright, William Brady, Johnny and Cynthia Cantrell, Jeff Cantrell, J. W. Lawson, Eli Cartwright, Addison Washington Jr., Rick Fussell, Brock Rust, Gary Manning, Phillip Gibson, Tim Ellis, Richard Pope, Mark Wrightsman and others

The meeting was called to order by Chairman Jim Galbreath at 5:00 PM. Prayer was offered by Jerry Garrett.

Item #1 The official minutes of the April 3, 2006 Goodlettsville Planning Board meeting were corrected to reflect the time of adjournment as 5:35 PM.

Item #2 (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, Phase I – Section II, Long Hollow Pike @ Allen Road, Sumner County Tax Map 143, Part of Parcel 22.

Staff reviewed. Gregory reported this proposal is for the Final Master Plan for Cooper Creek, Phase I, Section II consisting of twenty-one (21) lots located in the southeast corner of the intersection of Long Hollow Pike and Allen Road. This section constitutes the balance of the original portion of the Copper Creek development; however, it does not include Copper Creek, Phase II. Proposed architecture, exterior materials, minimum size of on-story homes of two-thousand (2,000) square feet and fencing materials remain as approved in Phase I, Section I of the development. Galbreath questioned if the cul-de-sac street slope of ten (10) percent could be lessened. Rick Fussell, Ragan-Smith and Associates stated that this issue could be further discussed with staff with the possibility of a redesign to extend roadway and decrease slope. Finch added that codes requirements would dictate a sidewalk handrail based upon slope depicted.

Motion by Coombs for conditional approval of the Final Master Plan for Cooper Creek, Phase I, Section II, Long Hollow Pike @ Allen Road, Sumner County Tax Map 143, Part of Parcel 22 based on review of Barge Waggoner Sumner Cannon engineering review of Cooper Creek, Phase I, Section II submittal by the applicant's engineering firm, code compliance regarding

handrails for residential sidewalk slopes and final review and approval of plan by staff. Motion seconded by Wall. Motion passed unanimously 8-0.

Item #3 (9.1 #3-38D) Consider the request of Civil Site Design Group PLLC, 1808 West End Avenue, Nashville, TN for approval of the Preliminary Master Plan, Addition to The Vineyards at Twelve Stones, Phase VI, Sumner County Tax Map 143, Parcels 49.01 and 50.01.

Staff reviewed. Gregory reported that this request includes a request to rezone 3.88 acres identified as Sumner County Tax Map 143, Parcels 49.01 and 50.01 from R-40 to LDRPUD. Most of the technical details have been addressed; however, some concerns remain. This submittal indicates that Lot 41 has been revised to provide additional width. In doing so, a portion of Lot 32 has been utilized. Lot 32 will now have a shallower depth of approximately thirty-five (35) feet than the adjoining property of Lot 31 on Tara Drive. This results in odd configurations for Lots 41 and 32 with angles and insets not ordinarily found in residential developments. Rust stated that he is in negotiations with the owner/builder of Lot 31 to attempt to transfer additional square footage back to Lot 41. Rust acknowledged that Lot 41 requires a specifically designed home to accommodate square footage and setback requirements. Gregory noted that the cul-de-sac slope on Vineyard Way has been reduced from ten (10) to eight (8) percent. Water and sewer line have been slightly relocated on this revision of the Preliminary Master Plan, therefore, utility easements need to be denoted. The site data table needs to show the actual number of townhome lots approved (40).

Finch asked for clarification of the architectural components of the development. With the exception of the lots in the Russell-Gentry Property, these home will be attached townhomes with the same architectural design and restrictive covenants. Finch requested that the architectural standards, types of building materials and percentages of building materials be included and enumerated on the Final Master Plan to insure the city's control of the approved development plan during the building process. Rust agreed to revise the Preliminary Master Plan to list the building materials and architectural standards as depicted in The Vineyards at Twelve Stones, Phases I and II. Staff requested that supporting colored architectural designs be submitted to staff indicating . Coombs requested that Lots 43 and 44, indicated as single family homes, be incorporated into the Restrictive Covenants of The Vineyards at Twelve Stones. Rust agreed to include Lots 43 and 44 in the Restrictive Covenants of The Vineyards at Twelve Stones, Phase I and II with an language addressing single family homes and waiving maintenance fees.

Motion by Finch for conditional approval of Preliminary Master Plan, Addition to The Vineyards at Twelve Stones, Phase VI, Sumner County Tax Map 143, Parcels 49.01 and 50.01 based on a recommendation to the City Commission for consideration of rezoning 3.88 acres identified as Sumner County Tax Map 143, Parcels 49.01 and 50.01 from R-40 to LDRPUD, revise plan to note utility easements, revision of site data table to indicate 40 townhomes, revise plan to enumerate architectural standards, types of building materials and percentages of building materials as depicted in The Vineyards at Twelve Stones, Phases I and I, include Lots 43 and 44

in the Restrictive Covenants of The Vineyards at Twelve Stones, Phase I and II and final review and approval by staff. Motion seconded by McNeal. Motion passed unanimously 8-0.

Item # 4 (9.1 #3-38D) Consider the request of Newmark Homes, 325 Seaboard Lane, Franklin, TN for release of an infrastructure maintenance bond for Twelve Stones Crossing, Phase I in the amount of \$10,000 due to expire May 7, 2006.

Staff reviewed. Brasier reported the developer anticipated having the infrastructure completed prior to this meeting. This has not occurred; therefore, staff recommends denial of the request and a one- year extension of the \$10,000 maintenance bond for roadway infrastructure.

Motion by Driver for extension of Maintenance Bond No. 1007689 in the amount of \$10,000 for a period of one year for The Vineyards at Twelve Stones, Phase I. Motion seconded by Garrett. Motion passed unanimously, 8-0.

Planning Commissioner Comments

Trew requested the city contact Cosco, Inc. regarding relocating to Goodlettsville. The chairman asked Jim Thomas, City Manager, to address this issue with Cosco, Inc.

Meeting adjourned.