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MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING & ZONING BOARD

December 5, 2005

5:00 PM

Massie Chambers

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

Absent: Carol Crews, Margaret Wall

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Ann Crawford, Jan Lanus, Sandra Lawrence, Allen Ramsey, Andy Ward, Troy & Lisa Martin, Sherry & Jeff Bryant, Don & Carol Kemper, Alex Baker, Gary Bates, Norma Jean Metzgar and others

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

Item #1 The minutes of the November 7, 2005 Goodlettsville Planning and Zoning Board meeting stand approve as written.

Item #2 (9.9 #9.96) **Public Meeting and consideration by the Planning Board regarding an amendment to apply the Goodlettsville Subdivision Regulations to the Goodlettsville Urban Growth Boundary recently designated as the City of Goodlettsville’s Planning Region.**

Chairman Galbreath called the Public Meeting to order.

Staff reviewed. Gregory reported that on October 26, 2005 the Local Government Planning Advisory Committee granted the Goodlettsville Planning Commission planning jurisdiction for the area outside it’s corporate limits to the Goodlettsville Urban Growth Boundary. As a result of this action, the Goodlettsville Municipal Planning Commission will become the Goodlettsville Municipal Regional Planning Commission on January 1, 2006. The planning authority will involve oversight of utility extensions, subdivisions of property, adoption of long range plans, subdivision regulations and major thoroughfare plans for the entire area. Amendments to our Subdivision Regulations involving extra-territorial jurisdiction include changes to: Chapter 1, Section 1-102 – Sections 13-3-411, 13-4-308 through 13-4-309 relating to authority and powers granted to the Planning Commission; Sections 13-3-402 and 13-4-302 relating to adopting and filing a certified copy of the Major Thoroughfare Plan with the County Register of Deeds; and Sections 13-3-303 and 13-4-202 relating to fulfilling the requirements set forth in state law as prerequisites to the adoption of these regulations. There are fifteen (15) text revisions in multiple chapters of the Subdivision Regulation changing the name to the Goodlettsville Municipal Regional Planning Commission.

Motion by Garrett to adopt amendments to the Goodlettsville Subdivision Regulations relating to changes necessary to accommodate expanded territory and regional planning authority. Motion

seconded by Coombs. Galbreath opened the floor to public moments. No one spoke for or against the motion. Galbreath closed the public meeting. Motion passed unanimously, 8-0.

Item #3 (9.1 #31-05) Consider the request of Ragan-Smith-Associates, Inc, 315 Woodland Street, Nashville, TN for approval of the Preliminary Plat for Copper Creek, LDRPUD, 114 Allen Road, Sumner County Tax Map 143, Parcel 22.

Staff reviewed. Gregory reported the proposed plat depicts sixty-two (62) lots and approximately 8.73 acres of open space for the development. The developer has agreed with staff comments regarding proposed corrections.

Coombs questioned the access point for Lots 1, 2 3 and 4. Allen Ramsey, Ragan-Smith Associates, indicated that Lots 1 and 2 will share access from Long Hollow Pike. Although Lots 3 and 4 do not indicate access on the plat, Ramsey assumes the developer will choose access from Copper Creek Blvd. Coombs shared his concern with direct driveway access to the portion of Long Hollow Pike with only two traffic lanes. Gregory stipulated that a shared access for Lots 1 and 2 helps to mitigate some concern regarding ingress/egress to Long Hollow Pike. Coombs suggested that TDOT be contacted regarding approval of multiple curb cuts on Long Hollow Pike. Gregory stated this issue will be addressed more thoroughly at the final plat review. Galbreath asked why one end of Hillview Drive is being shown as a dead end roadway. Gregory explained that should the adjoining property to the south of Cooper Creek develop in a timely manner, it will be possible to extend Hillview Drive onto the adjoining property. Should the extension not occur in a timely manner, the developer has agreed to construct a temporary turnaround at this point of the roadway. Note: John Finch arrived at meeting during the discussion of this agenda item.

Motion by Driver for conditional approval of the Preliminary Plat for Copper Creek, LDRPUD, 114 Allen Road, Sumner County Tax Map 143, Parcel 22 based on consideration by the developer to delete multiple curb cuts on Long Hollow Pike, receipt of TDOT approval of curb cuts on Long Hollow Pike for the proposed development and the addition to the Final Plat of access points for Lots 3 and 4 and a temporary turn around on Hillview Drive, Lots 22 and 23. Motion seconded by Hitt. Motion passed unanimously, 8-0.

Item #4 (9.1 #32-05) Consider the request of property owners Troy and Lisa Martin, 961 Springfield Highway, Sumner County Tax Map 141, Parcel 7.03 for approval of a zoning amendment to rezone this property from Commercial Planned Unit Development (CPUD) to Commercial Services (CS).

Staff reviewed. Gregory reported this parcel was part of a 2003 rezoning request involving multiple property owners requesting their properties be rezoned to commercial property. The board rezoned the multiple parcels to a Commercial Planned Unit Development zoning district. The property owner now wishes to rezone the individual parcel to Commercial Services in order to allow an automotive repair shop to build on the site and sell the property to the shop owner.

Lisa Martin, property owner, stated that David Smith's Auto Body Shop would like to relocate to this site. The proposed site moves the automotive service business further away from the

designated Goodlettsville Streetscape portion of the city. Troy Martin noted that the property is bordered by I-65 to the east and the five (5) lane Springfield Highway (41W) to the west. There is a large industrial park located directly across the highway which has recently expanded along with additional exterior lighting. There is currently only one additional adjoining property owner utilizing their home as a residential property. The south side of the property is undeveloped land. Galbreath stipulated that historically the Board has tried to recommend PUD commercial districts only when rezoning properties. McNeal and Driver stated that they would like to see Mr. Smith's business remain in the city. Driver stipulated that a Commercial General (CG) zoning district places minimal restrictions on what types of permitted uses can be utilized on this property. The Board has previously determined that a more restrictive zoning district (Commercial Planned Unit Develop) would be appropriate for the properties fronting a major highway thoroughfare.

Motion by Drive to deny a request to rezone property at 961 Springfield Highway, Sumner County Tax Map 141, Parcel 7.03 from Commercial Planned Unit Development (CPUD) to Commercial Services (CS). Motion seconded by Trew. Motion passed unanimously, 8-0.

Item #5 (9.1 #33-05) Consider the request of property owner Andy Ward, 302 Two Mile Pike, Davidson County Tax Map 26-5, Parcel 76 for consideration of a zoning amendment to rezone this property from Residential (R-10) to Commercial Services (CS).

Staff reviewed. Gregory reported the property is currently zoned R10, bounded on the north by property zoned CPUD. The request for Commercial Services zoning is contrary to the established Land Use Policy Plan identifying this area as medium density residential conservation in addition to the established policy of the Planning Board to consider PUD zoning. Most of the allowable commercial uses named in our zoning ordinance are permitted in the CS district. This is not necessarily an attractive feature of this request. The area is very near the limits of the recently completed Goodlettsville Streetscape Plan. Each end of Old Two Mile Pike terminates at streets involved in the Streetscape study – Long Hollow Pike and Rivergate Parkway.

Andy Ward, 407 Rosehill Court, indicated he has purchased the property at 302 Two Mile Pike with the intention to relocate his plumbing repair service office along with plans to expand the business to include the retail sale of high-end plumbing fixtures. There is commercial property, rental residential property and the CSX railroad surrounding this property allowing the proposed plumbing business to have little impact on the adjoining property owners. A twelve feet high privacy fence will be constructed to minimize the impact of adjoining property owners. Garrett stated he would like to have Mr. Ward's business in Goodlettsville; however, he is not ready to open this area up to full service commercial zoning.

Driver indicated that a number of the residents have requested a study to determine the future use of this quickly changing neighborhood. Finch agreed a study would be applicable and that the long term residents need to be involved in the process. Gregory stipulated that it would be appropriate to request a study of this neighborhood by the consulting firm that prepared the Goodlettsville Streetscape Plan. Thomas reported that the consulting engineer referred to this area in the Streetscape Plan as an integral part of the Main Street redevelopment. Finch agreed

and recalled that the consultant stated that this neighborhood could be the prime redevelopment district that the City of Goodlettsville has available. This will be a highly sensitive issue to many members of the public and encouraged the preparation of a plan for the neighborhood that the community can agree upon.

Motion by Trew to deny a request to rezone property at 302 Two Mile Pike, Davidson County Tax Map 26-5, Parcel 76 Residential (R-10) to Commercial Services (CS). Motion seconded by Garrett. Motion passed 7-0-1. Hitt abstained.

Item #6 (9.1 #9.71) Consider the request of Ernie Lehing, Landmark Realty Services Corp., 3310 West End Avenue, Suite 490, Nashville, TN 37203 for release of Letter of Credit No. 1570015866 in the amount of \$49,000 for installation of street lighting on Northcreek Blvd. due to expire 3/8/06.

Staff reviewed. Bill Brasier, Public Works Director, informed the Board that the designated street lighting for Northcreek Blvd. has been installed and is operational. He recommends the release of Letter of Credit No. 1570015866.

Motion by Garrett for release of Letter of Credit No. 1570015866 in the amount of \$49,000 for installation of street lighting on Northcreek Blvd. Motion seconded by Coombs. Motion passed unanimously, 8-0.

Item #7 (9.9 #9.95) Discuss Long Hollow Pike Corridor Study.

Gregory reported that a Request for Qualifications was inserted in the November 28, 2005 issue of The Tennessean and e-mailed to the members of the ACIP, Nashville Chapter. This request is open until December 15, 2005. Several inquiries have been received to-date. Gregory requested guidance from the Board regarding perimeters for the study. Are we looking for a zoning/land use study or a complete corridor study with an analysis of utilities, street capacities, curb cuts, design standards, etc.? Garrett asked how in-depth do we need to go to obtain a meaningful report. Gregory stated that it is difficult to separate a land use study and infrastructure analysis. Finch's interpretation from previous comments from Charlie Lowe is that this report needs to include zoning/land use issues only. Galbreath stated he is uncomfortable with a zoning study only to find out the infrastructure will not support it. Thomas responded that it is the practice of this Board that the burden of infrastructure installation is placed with the developer. He recommended that the study should focus on the rezoning issue. Finch, Garrett and Driver agreed that the study focus on the rezoning issue only. Gregory stated the a more specific study of the Land Use Policy Plan for the Long Hollow Pike area appears to be the request of the Board. Gregory asked if design guidelines should be included in the study. Finch stated that budget restraints prevent consideration of design guidelines; however, he requested that the RFP include design guidelines as an alternate add price.

Hitt asked at what designated location the Long Hollow Pike Corridor study will terminate. Garrett stated that it would be appropriate to extend the scope of service to Grace Drive or the Long Hollow Winery. Finch agreed with Garrett's analysis in the short term. However, he advocates long term planning and encouraged Gregory to establish the best and highest use to the

end of the sewer service line while keeping in mind the need for a revised land use study to the city limits. Finch stated that he thinks it is incumbent upon us, as the planners of the future of our city, to be looking for the long term development of the city. Gregory summarized that the land use plan study will include principally the area of Long Hollow Pike currently serviced by sanitary sewer services with a look beyond the public sewer service area that is able to support commercial development primarily along the five lane highway.

Garrett stated that the Old Two Mile Pike corridor should be studied. Finch asked if the two areas could be wrapped into one study. Gregory acknowledged that it would be appropriate to separate the studies. Gregory stipulated that the city has a Professional Service Agreement with Lose and Associates which will permit staff to request a study of the Old Two Mile Pike area in conjunction with the Goodlettsville Streetscape Plan. Gregory will invite David Coode, based on his availability, to attend the next meeting to discuss the scope of this study. Finch requested that the amendment to the Goodlettsville Streetscape Plan relating to design standards for Long Hollow Pike and Rivergate Parkway be considered at the next meeting. Gregory stated that he will try to have the stated amendments ready for the next meeting.

Item #8 Planning Commissioners Comments.

Galbreath reminded the planning board members of the zoning ordinance workshop scheduled for Tuesday, December 13, 2005, 5:00 PM, Goodlettsville Conference Room.

Meeting adjourned.

Jim Galbreath, Chairman

Vicky Ignatz, Recording Secretary