

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 3, 2008

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Driver, John Coombs, Grady McNeal, Scott Trew, Garry Franks, William Carter, Carol Crews, Bubba Willis

Absent: Jim Galbreath, Jim Hitt

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Larry DiOrio, Tom Tucker, Jerry Garrett, Charlie Lowe, Brock Rust, Jim Harrison, John & Nancy Edmondson, Tim Zuniga, Josh Lyon, Dan Russell, Mark Writesman, Steve Bridges and others.

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

Item #1 The minutes of the February 4, 2008 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.3-08) **R.L. Montoya-Land Surveying, Inc., 7 Wyndermere, Hendersonville, TN submitted a Final Plat for Molly Pierce Subdivision, 1315 Willis Branch Road, Sumner County Tax Map 143, Parcel 40.** Staff recommended approval with minor technical corrections. McNeal made a motion for conditional approval of the Final Plat for Molly Pierce Subdivision, Sumner County Tax Map 143, Parcel 40 based on staff comments. Crews seconded the motion. Motion passed unanimously, 7-0.

Item #3 (9.1 #38-03) **Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN submitted a Revised Final Master Plan for Cottage Grove at Twelve Stones Crossing (formerly The Villas at Twelve Stones Crossing), Willis Branch Road, Sumner County Tax Map 143, Parcels 51.00, 51.02 and 51.04.** Staff recommended further consideration regarding street front access provided for units 73 thru 78; an amenities package consisting of only a clubhouse, 5 x 8 feet patios proposed in lieu of the extension of the sidewalk for units 12, 13, 14, 30 thru 54 and 73 thru 78; clarification of Declaration of Covenants reference to Non-Owner Occupied Units; private street identification; architectural design specific to the development; detail for retaining wall; replacement of prohibited species of shrub with approved species of shrub; size/color variation of address placards.; variance from required standard of street width from twenty-four (24) feet to twenty-two (22) feet; approve variance from required front yard setback on Placid Grove Lane from twenty-five (25) feet to twenty (20) feet and other minor issues. The consensus of the board members was street front garage access provided for units 73 thru 78 and not identifying private access roadway is acceptable.

The developer addressed staff comments in detail. Specific attention was given to the Restrictive Covenants clarifying architectural material restrictions and Non-Owner Occupied Units. The board requested the developer to remove language from the Restrictive Covenants which permit the developer to lease units prior to the sale of the unit and to include language prohibiting the lease of a unit by a property owner until said owner has occupied the unit for a period of twelve months.

Trew made a motion for conditional approval of the Final Master Plan for Cottage Grove at Twelve Stones Crossing (formerly The Villas at Twelve Stones Crossing), Willis Branch Road, Sumner County Tax Map 143, Parcels 51.00, 51.00, 51.02 and 51.04 based on a variance from the required standard street width of twenty-four (24) feet to twenty-two (22) feet; a variance from required front yard setback on Placid Grove Lane of twenty-five (25) feet to twenty (20) feet; changes in Restrictive Covenants agreed upon by Planning Board members, the developer and the builder; replacement of prohibited shrub species with an approved shrub species; compliance with size/color variation of address display regulations; and inclusion of dormers or architectural break on end caps units. Willis seconded the motion. The motion was approved unanimously, 7-0.

Item #4 (9.1 #5-08) Klober Engineering, 402 Central Avenue East, Springfield, TN submitted a Site Plan for Goodlettsville United Pentecostal Church, 733 Old Dickerson Pike, Davidson County Tax Map 25, Parcel 67.

Staff recommended consideration of the relocation of the proposed water line in the parking lot to allow canopy trees to be planted in the required parking lot landscape islands and the stable growth of mature trees proposed for slanted fill slopes. The architecture elevations are basis in design. Staff recommended consideration for improved turning radius into the site; however, turn lanes and deceleration lanes were not addressed due to a determination that there is adequate site distance at the ingress/egress at Old Dickerson Road.

The applicant was agreeable to complying with landscape issues noted. The board members requested staff to re-evaluate traffic patterns from Old Dickerson Road for long range planning purposes.

Coombs made a motion for conditional approval for the Site Plan for Goodlettsville United Pentecostal Church, 733 Old Dickerson Pike, Davidson County Tax Map 25, Parcel 67 based on staff and project engineer re-evaluating the ingress/egress access to the site from Old Dickerson Road. Carter seconded the motion. The motion passed unanimously, 7-0.

Item #5 (9.1 #6-08) L. Steven Bridges, Jr. Land Surveying and Consulting, 311 East Main Street, Maple Glen, Hendersonville, TN submitted an Amendment to the Final Master Plan for The Hill Place, Davidson County Tax Map 18-16, Parcel A001-A002. Staff recommended approval of an amendment to the original Final Master Plan, approved in May, 2000 by altering the original footprint from two story units to one level units (construction of the remaining six (6) units and replacement/addition of landscaping). Willis made a motion to approve the amendment to the Final Master Plan for The Hill Place, Davidson County Tax Map 18-16, Parcel A001-A002. McNeal seconded the motion. The motion passed unanimously, 7-0.

Item #6 LandSouth Construction, 1680 The Greens Way, Jacksonville Beach, FL requested release of Performance Bond No. 104071228 in the amount of \$27,032 for infrastructure installation/maintenance and Performance Bond No. 104071227 in the amount of \$19,170 for installation/maintenance of Landscape for Preston Run at Northcreek, 333 Northcreek Blvd. Bill Brasier, Public Works Director, recommended release of the performance bond for infrastructure installation/maintenance. Trew made a motion for release of Performance Bond No. 104071228 in the amount of \$27,032 for infrastructure installation/maintenance for Preston Run at Northcreek, 333 Northcreek Blvd. Willis seconded the motion. The motion passed unanimously, 7-0.

Rick Gregory, Planning Director, recommended release of the performance bond for installation/maintenance of landscape. Trew made a motion for release of Performance Bond No. 104071227 in the amount of \$19,170 for installation/maintenance of landscape for Preston Run at Northcreek, 333 Northcreek Blvd. McNeal seconded the motion. The motion passed unanimously, 7-0.

Item #7 Powers Commercial Realty LLC, 112 Long Hollow Pike, Goodlettsville, TN requested release of Letter of Credit No. 1006003 in the amount of \$2,500 for landscape installation/maintenance for Advance Auto Store, 500 S. Main Street due to expire October 19, 2008. Staff recommended conditional approval for release of LOC for landscape maintenance prior to the stated deadline based on an agreement with the developer that any landscape materials that did not survive are replaced followed by a final site inspection/approval by staff. McNeal made a motion for conditional approval of release of Letter of Credit No. 1006003 in the amount of \$2,500 for landscape installation/maintenance for Advance Auto Store, 500 S. Main Street based on an agreement with the developer that any landscape materials which did not survive be replaced and allow final site inspection/approval and release of Letter of Credit by staff. Trew seconded the motion. The motion passed unanimously, 7-0.

Item #8 Investor Equity Holdings, LLC, 100 Winners Circle, Brentwood, TN requested reduction of Letter of Credit No. 7100085310 in the amount of \$200,000 for infrastructure installation for Dry Creek Road, Phase I, Dry Creek Farms due to expire March 29, 2008. Staff recommended the

reduction of the LOC from \$200,000 to \$150,000 and extension of the LOC for a period of one (1) year. Willis made a motion for reduction of Letter of Credit No. 7100085310 from \$200,000 to \$150,000 for infrastructure installation for Dry Creek Road, Phase I, Dry Creek Farms and the extension of the LOC for a period of one (1) year. Franks seconded the motion. The motion passed unanimously, 7-0.

Item #9 Investors Equity Holdings, LLC, 100 Winners Circle, Brentwood, TN requested reduction of Letter of Credit No. 7100089270 in the amount of \$1,652,000 for infrastructure installation of Robert Cartwright Drive, Dry Creek Farms, Phase II, Section A due to expire March 29, 2008. Staff recommended the reduction of the LOC from \$1,652,000 to \$560,000 and extension of the LOC for a period of one (1) year. Franks made a motion to reduce Letter of Credit No. 7100089270 in the amount of \$1,652,000 to \$560,000 for infrastructure installation of Robert Cartwright Drive, Dry Creek Farms, Phase II, Section A and the extension of the LOC for a period of one (1) year. Crews seconded the motion. The motion passed unanimously, 7-0.

Item #10 H.G. Hill Realty Company LLC, 3011 Armory Drive, Nashville, TN requested release of Performance Bond No. 8887769 in the amount of \$5,500 for landscape installation/maintenance for Walgreens, 455 Long Hollow Pike. Staff recommended conditional approval for release of LOC for landscape maintenance based on an agreement with the developer that any landscape materials that did not survive are replaced followed by final site inspection/approval and release of Performance Bond by staff. Coombs made a motion for conditional approval of release of Performance Bond. No. 8887769 in the amount of \$5,500 for landscape installation/maintenance for Walgreens, 455 Long Hollow Pike based on an agreement with the developer that any landscape materials that did not survive be replaced followed by final site inspection/approval and release of bond by staff. Willis seconded the motion. The motion passed 7-0.

Item #11 Phillips Family Investment, 3012 Business Park Circle, Goodlettsville, TN requested reduction of Letter of Credit No. 001300 in the amount of \$65,000 for maintenance of infrastructure for Braxton Park, Section VII due to expire 3/12/08. Staff recommended the reduction from \$65,000 to \$20,000 and extension of the LOC for a period of one (1) year. Franks made a motion to reduce Letter of Credit No. 001300 from \$65,000 to \$20,000 for Braxton Park, Section VII for maintenance of infrastructure and extension of the LOC for a period of one (1) year. Trew seconded the motion. The motion passed unanimously, 7-0.

Item #12 Phillips Family Investment, 3012 Business Park Circle, Goodlettsville TN requested extension of Letter of Credit No. 001200 in the amount of \$235,250 for installation of infrastructure for Loretta Drive Extension due to expire 3/12/08. Staff recommended an increase from \$235,250 to \$237,500 and extension of the LOC for a period of one (1) year. McNeal made a motion to increase Letter of Credit No. 001200 from \$235,250 to \$237,500 for installation of infrastructure for Loretta Drive Extension and the extension of the LOC for a period of one (1) year. Crews seconded the motion. The motion passed unanimously, 7-0.

Item #13 Review proposed Goodlettsville Sign Ordinance. Staff distributed proposed Interchange Sign District maps for review and requested feedback. Gregory informed members the proposed ordinance will be forwarded to a qualified consultant for review of constitutional adherence.

Item #14 Commissioner Comments. No comments.

Meeting adjourned at 6:45 PM.

Jim Driver, Vice-Chairman

Vicky Ignatz, Planning Assistant