

GOODLETTSVILLE PLANNING & ZONING BOARD

September 12, 2005

5:00 PM

Goodlettsville City Hall

Present: Jim Galbreath, John Coombs, Jerry Garrett, Scott Trew, Jim Hitt, Grady McNeal, Jim Driver, Carol Crews

Absent: Margaret Wall, John Finch

Also Present: Jim Thomas, Rick Gregory, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Dan Strabble, Ray Dwelle, Rick Fussell, Joe Griffin, Brock Rust, Dean Andrews, John & Nancy Edmondson, Ched Cooke, Gary Franks, Jimmy Granberry, Teresa Galbreath and others

The meeting was called to order by Jim Galbreath. Prayer was offered by John Coombs. Galbreath asked the board to consider an additional agenda item regarding the Goodlettsville Streetscape Plan as requested by Jerry Garrett and John Finch. The board agreed to consider this request.

Item #1 Approve the minutes of the August 1, 2005 Goodlettsville Planning and Zoning Board meetings. The minutes of the August 1, 2005 Goodlettsville Planning and Zoning Board meeting were approved as written.

Item #2 (9.1 #18-05) Consider the request of Wamble & Associates, PLLC, 40 Middleton St. Nashville, TN for approval of a Final Master Plan for Dry Creek Commons – Phase I, Dry Creek Lane, Davidson County Tax Map 33, Parcel 235.

Staff reviewed. Gregory reported the site lighting plan needs to be reviewed by staff. Electric service note should indicate underground service lines. A few minor landscaping issues remain. Gregory noted that additional information regarding building materials should be amended. Architectural exterior walls are noted to be a minimum of 50% masonry. There needs to be a clarification of the distribution of masonry on the side/rear elevations. The plan indicates vinyl siding as a building product. The developer needs to be aware that vinyl siding is not an approved architectural material according to the zoning ordinance. The parking lot plan indicates three points measuring 6%-8% above grade. The maximum parking lot grade is at 5%. Public sidewalks are to be depicted on Phase I and Phase II of the final master plan.

Strabble agreed to meet the 50% masonry requirement with blended variations of detail throughout the development. He stated that the developer is willing to utilize Hardy Plank siding along with the masonry and wood shakes. Strabble stipulated that the elevations that front Dry Creek Lane will be 100% brick. The builders will attempt to sell upgrades of the permitted building products. He agreed to meet the PUD regulations for underground utilities, bring the parking lot grading into compliance and install sidewalks as requested by staff.

Motion by Trew for conditional approval of the request of Wamble & Associates, PLLC, 40 Middleton St. Nashville, TN for approval of a Final Master Plan for Dry Creek Commons – Phase I, Dry Creek Lane, Davidson County Tax Map 33, Parcel 235 based

on installation of underground utilities; installation of sidewalks along the south elevation of Dry Creek Lane for Phases I & II of the development; bringing the entire parking lot into 5% grade compliance; utilization of 50% masonry (brick and stone), Hardy Plank and wooden shakes in vertical alternating patterns throughout the development and utilize 100% brick on all elevations fronting Dry Creek Lane. Motion seconded by Driver. Motion passed unanimously.

Item #3 (9.1 #25.05) Consider the request of Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN for approval of the Final Plat for The Villas at Twelve Stones Crossing, Phase III, Townhomes/MDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcels 1.00, 2.00, 3.00, 4.00, 5.00 and 6.00.

Item #4 (9.1 #38-03A) Consider the request of Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN for approval of the Final Master Plan for The Villas at Twelve Stones Crossing, Phase III, Townhomes/MDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcels 1.00, 2.00, 3.00, 4.00, 5.00 and 6.00.

Staff reviewed. The applicant requested deferral of consideration of the Final Plat for The Villas at Twelve Stones Crossing, Phase III and the Final Master Plan for The Villas at Twelve Stones Crossing, Phase III until the next meeting and permission to ask for direction from the board regarding outstanding issues relating to the dedication of specified property for park land and dispensing of the old right-of-way on Willis Branch Road. Gregory reported that staff has not made an official decision regarding acceptance of park land dedication and instructed the developer to designate the property as a separate parcel in the development on the Final Plat. Brock Rust, developer for Villas Properties, questioned what will happen to the existing Willis Branch Road right-of-way. Garrett explained that typically the properties on both sides of the old right-of-way will be abandoned and evenly disbursed between the property owners. Gregory acknowledged that staff has addressed this issue regarding abandonment of ROW and disbursement of property to the property owner.

Motion by Trew to defer action on the Final Plat for The Villas at Twelve Stones Crossing, Phase III, Townhomes/MDRPUD and the Final Master Plan for The Villas at Twelve Stones Crossing, Phase III, Townhomes/MDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcels 1.00, 2.00, 3.00, 4.00, 5.00 and 6.00. Motion seconded by Garrett. Motion passed unanimously.

Item #5 (9.1 #23-05) Consider the request of Ragan-Smith-Associates, Inc. 315 Woodland St., Nashville, TN for approval of the Final Plat for Caldwell Square, Long Hollow Pike @ Loretta Drive, Sumner County Tax Map 143J, Group A – Parcels 1.00, 2.00, 3.00, 4.00, Group B – Parcels 3.00, 4.00, 5.00, 6.00, 27.00, 28.00 and Group F – Parcel 3.03.

Staff reviewed. Gregory reported the proposal creates four (4) parcels for the Caldwell Square development. A few minor technical items remain: width of easements, depict an existing fire hydrant, tie to the TPCS. These remaining corrected items can be reviewed

by staff. Ray Dwelle, Caldwell Properties, LLC representative, agreed with staff comments.

Motion by Driver for conditional approval of the Final Plat for Caldwell Square, Long Hollow Pike @ Loretta Drive, Sumner County Tax Map 143J, Group A – Parcels 1.00, 2.00, 3.00, 4.00, Group B – Parcels 3.00, 4.00, 5.00, 6.00, 27.00, 28.00 and Group F – Parcel 3.03 based on final review and approval by staff. Motion seconded by Crews. Motion approved unanimously.

Item #6 (9.1 24-05) Consider the request of Ragan-Smith-Associates, Inc., 315 Woodland St., Nashville, TN for approval of the Final Master Plan for Caldwell Square, Long Hollow Pike @ Loretta Drive, Sumner County Tax Map 143J, Group A – Parcels 1.00, 2.00, 3.00, 4.00, Group B – Parcels 3.00, 4.00, 5.00, 6.00, 27.00, 28.00 and Group F – Parcel 3.03.

Staff reviewed. Gregory reported this is a proposal for a Publix store and two additional retail spaces identified as “Retail A” containing 9,900 square feet and “Retail B” containing 8,050 square feet. The majority of staff comments have been addressed. The civil engineer has agreed to correct the sidewalk/buffer strip/fence locations to reflect specific locations along Caldwell Road and Loretta Drive as previously approved in the Preliminary Master Plan. Information regarding stormwater runoff, fire sprinkler attachment location, provision of tract closure tape and setbacks have been provided. The median in Caldwell Road affected by trucks exiting the site has been modified to accommodate anticipated truck turning movements. A large amount of information has been exchanged by Ragan-Smith-Associates and Barge, the submitting applicant, and Barge Waggoner Sumner Cannon, the reviewing engineering firm, related to multiple traffic flow issues created by this site and concerns of the adjoining owners of Northcreek Business Park.

Due to the site’s shape and relative narrowness, setback, sign and landscape variance requests have been submitted for consideration: (1.) Front yard setback variance of ten (10) feet from the required forty (40) feet front yard setback. A rear yard setback of eight (8) feet from the required twenty (20) feet rear yard setback for “Outparcel A” and a south side yard variance of fifteen (15) feet from the twenty (20) feet side yard setback requirement for “Outparcel B”. (2.) Three (3) monument signs and one (1) pylon sign are shown along the frontage of this development. A variance for nonconforming signage relating to the placement of one (1) monument sign and one (1) pylon sign being placed on property not occupied by the tenant, making the proposed signage technically nonconforming since the legal street frontage for the Publix store is along Loretta Drive. (3.) A landscape buffer variance of fifteen (15) feet along Loretta Drive and approximately three (3) feet along the northern edge of the property at the rear of the Publix store. The remaining minor comments can be reviewed and approved by staff.

Dwelle stated that Northcreek Business Park has been granted a sign and landscape easement from the property owned by Caldwell Properties, LLC. The board requested that a signage plan for Caldwell Square be presented for review and final board approval.

Dwelle added that the fence will reflect a continuation of the Northcreek Business Park fencing of wood and brick with a six (6) feet elevation. Staff will be provided with a copy of the Restrictive Covenants for the project. Dwelle stipulated that Publix is scheduled to open on 10/26/06 as well at "Outparcels A and B". "Outparcel C" doesn't have a development schedule at this time. Gregory stated the photometric plan indicates encroachment slightly into residential properties on Geneva. Dwelle agreed to adjust photometric plan to meet requirements.

Gregory stipulated that Randy & Jason Phillips have concerns regarding traffic relating to future use of intersection at Caldwell Road and Long Hollow Pike at Caldwell Square and future improvements to Northcreek Business Park. Dwelle explained that there have been three traffic studies conducted for this site with the newest update on 9/12/05. Site distance requirements and turning lane improvements at Loretta Drive have been addressed. Left turn egress from Caldwell onto Long Hollow will continue to function according to TN Dept. of Transportation requirements. Cueing adjustments are anticipated as Caldwell Square develops and Northcreek Business Park continues to develop.

Motion by Drive for conditional approval Final Master Plan for Caldwell Square, Long Hollow Pike @ Loretta Drive, Sumner County Tax Map 143J, Group A – Parcels 1.00, 2.00, 3.00, 4.00, Group B – Parcels 3.00, 4.00, 5.00, 6.00, 27.00, 28.00 and Group F – Parcel 3.03 based on (I) front setback variances of ten (10) feet from the required forty (40) feet front yard setback; (II) a rear yard setback of eight (8) feet from the required twenty (20) feet rear yard setback for "Outparcel A"; (III) a south side yard variance of fifteen (15) feet from the twenty (20) feet side yard setback requirement for "Outparcel B"; (IV) submission of a signage plan for Caldwell Square for board review and approval to include three (3) monument signs and one (1) pylon sign for the development; (V) a variance for two nonconforming signs - one (1) monument sign and one (1) pylon sign which will not be placed on property occupied by the tenant; (VI) a landscape buffer variance of fifteen (15) feet along Loretta Drive and approximately three (3) feet along the northern edge of the property at the rear of the Publix store. Motion seconded by Garrett. Motion passed unanimously.

Item #7 (1-97A) Consider the request of Newmark Homes for extension of Letter of Credit No. NY-00379-3003872 in the amount of \$88,000 for installation of infrastructure for The Estates as Twelve Stones, Bella Vista Drive, Sumner County Tax Map 143K, due to expire October 21, 2005.

Staff reviewed. Brasier reported there is remaining work to be completed in the development and recommended a one year extension of the Letter of Credit with the amount to remain at \$88,000.

Motion by Garrett to extend Letter of Credit No. NY-00379-3003872 in the amount of \$88,000 for installation of infrastructure for The Estates at Twelve Stones, Bella Vista Drive, Sumner County Tax Map 143K, due to expire October 21, 2005. Motion seconded by McNeal. Motion passed unanimously.

Item #8 Consider the resolution to establish Extra-Territorial Jurisdiction to oversee the growth and development of the part of Sumner County outside the city limits of Goodlettsville and inside the Goodlettsville Growth Boundary.

Gregory reported the board previously discussed the area outside our city limits but within our Growth Boundary area to be designated Goodlettsville's Extra-territorial planning region. The concept was approved by the Planning Board, but no formal resolution was passed. Both the City Commission and the Sumner County Planning Commission have approved this action by resolution. The resolution will be included with the packet of information forwarded to the Local Government Planning Advisory Committee to be acted upon for creation of the Goodlettsville Planning Region. The effect of approval would require this board to act as a municipal and regional Planning Board.

Motion by Coombs to approve a resolution establishing the Extra-Territorial Jurisdiction to oversee the growth and development of that part of Sumner County outside the city limits of Goodlettsville but inside the Goodlettsville Growth Boundary. Motion seconded by Hitt. Motion passed unanimously.

Non-agenda discussion:

Thomas informed the Board that a contract has been executed with Lose and Associates for consulting services relating to the Goodlettsville Streetscape Plan.

Garrett explained that the City Commission passed the Commercial Overlay District ordinance at the 9/8/05 commission meeting. At that meeting, property owners Ched Cooke, Gary Franks, David Pitzer and Jimmy Granberry were very concerned about the new zoning overlay district. The Commission assured the property owners that a request would be made to the Planning Board to review the specific impact of the CC Overlay District has on larger parcels. The City Commission requested that Thomas invite the four (4) property owners to this meeting to share their concerns with the Board regarding their respective properties. Gregory reported that the Board is aware that the CC Overlay District design guidelines have been amended as a result of the immediate goal of implementing the requirements of this district. Properties fronting Main Street from Shevel Drive to Moncrief Avenue and portions of Long Hollow Pike and Rivergate Parkway were initially included in the overlay district. Public meetings were advertised in the community paper as well as monthly agendas listing discussion of the proposed CC Overlay District. On one occasion, all property owners within the overlay district were individually notified via USPS mail of a public hearing. Garrett suggested that staff meet with the project consultant to discuss more flexible overlay district guidelines based on the uniqueness of the larger tracts of land.

Galbreath offered the property owners the opportunity to share their concerns with the Board. Ched Cooke, Goodlettsville Plaza, stated that he doesn't believe the CC Overlay District guidelines will work for his current site and that any additional retail

development would be hindered. Gary Franks, World Gym, stipulated that the CC Overlay District is suitable for final end destination retailers. However, these guidelines would limit drive-by marketing/sales opportunities due to rear lot parking requirements and inhibit patrons from stopping to utilize facilities. Jimmy Granberry, H.G. Hill Realty Company, responded that the urban type development established in the overlay district doesn't apply to this area. There are no tenants currently interested in the property located on Main Street @ Hollywood St. due to the retail space requirements. Also, Mr. Granberry stated that in information presented to him, the Overlay District had limited permitted uses. Mr. Gregory clarified that the proposed CC Overlay District Permitted Use Table has been reviewed by this Board; however, the document has not been adopted by the Board. The current CSL Permitted Use Table is the reference document until the Zoning Ordinance is amended. Trew questioned Gregory as to whether additional notification procedures should be given to property owners and adjoining property owners regarding zoning amendment hearings. Gregory reported that all zoning notices are published in the local newspaper. Staff is currently working of procedures to post zoning meeting signage and notification of adjoining property owners by mailings.

Meeting adjourned.