

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 5, 2007

5:00 PM

Massie Chambers

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

Absent: Jim Hitt, Carol Crews

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Jerry Garrett, Gary Manning, Charlie Lowe, Brock Rust, Jim Harrison, Rick Morgan, Ralph Blackwood, David Barnes, Tony Snyder, Ben Stacey, Jane Birdwell, Paul Winkler and others

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

Item #1 The minutes of the January 9, 2007 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #14-06) Consider the request of Paradigm Design, 550 3 Mile NW, Grand Rapids, MI for approval of a Revised Site Plan for Gordon Food Service Marketplace Store, 317 Bluebird Drive, Davidson County Tax Map 34-01, Parcel 4.

Staff reviewed. Gregory reported the difficult site has been well developed. A few minor technical details remain: provide details for ADA paint scheme, signage and ramps are needed; add ADA parking details to show compliance with current requirements; coordination with Public Works Department and City Engineer issues regarding inadequate stormwater storage for this size site, catch basin at driveway entrance should be moved to the west side of the driveway and contoured to match and basin overflow should be re-contoured to allow passage of overflow runoff to enter street side ditch property; add curb cut detail. A color palette of proposed building materials is required. Coombs and McNeal commended Gordon Food Service Marketplace and Paradigm Design on architectural and landscaping plans. The Planning Board requested an exhibit of building materials be made available for review at the next commission meeting. Rick Morgan, Gordon Food Services, agreed to comply with all staff comments regarding stormwater management, handicapped parking and exhibit of proposed building materials.

Motion by McNeal for conditional approval of the Site Plan for Gordon Food Service Marketplace Store, 317 Bluebird Drive, Davidson County Tax Map 34-01, Parcel 4 based on submission and final review of staff of ADA parking requirements, stormwater management requirements and building materials exhibit board. Motion seconded by Driver. Motion passed unanimously, 7-0.

Item #3 (9.1 #26-04) Consider the request of Joslin & Son Sign Company, 630 Murfreesboro Road, Nashville, TN for approval of a Signage Plan for Coldwell Banker Barnes, Conference Drive, Davidson County Tax Map 26, Parcel 152.

Staff reviewed. Gregory reported the signage plan meets all requirements of the Goodlettsville Sign Ordinance. The applicant will be responsible for getting approval of the sign placement with the public utility easement. Should the utility district require relocation of the sign outside the easement, staff will assist the applicant in any relocation process.

Motion by Trew for approval of the Signage Plan for Coldwell Banker Barnes, Conference Drive, Davidson County Tax Map 26, Parcel 152. Motion seconded by Franks. Motion passed unanimously, 7-0. The commission instructed the applicant to obtain authorization from the utility district for placement of signage within the public easement.

Item #4 (9.1 #6-07) Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue, Nashville, TN for approval of the Final Plat for Right-of-Way Dedication of Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02, 51.04 and 51.05.

Staff reviewed. Gregory reported this proposed division of land allows a portion of Willis Branch Road to be relocated out of the 100-year floodplain. The abandoned portion of Willis Branch Road is to be left as open space and utility easements with a portion of the property to be deeded to the Dr. Peter Smith property to the west of the development. There are remaining technical issues for consideration: provide closure tape, identify floodway on the face of the plat, add a note describing the addition of the proposed Lot 2 to the Smith property; add a deed reference to one of the ownership certificates, dimension the sewer line easement, provide more detailed explanation of the intended use by The Villas at Twelve Stones Crossing Homeowners Association for the 30 feet x 30 feet portion of Lot 1; and a southern portion of Willis Branch Road, previously proposed for abandonment, should be included as part of this plat.

Brock Rust, developer of The Villas at Twelve Stones Crossing, submitted a corrected copy of the Final Plat for Right-of-Way Dedication of Willis Branch Road at the meeting. He confirmed a portion of the abandoned roadway of Willis Branch Road is reserved for a walking trail. The Final Master Plan indicates the roadway portion to be reserved for the walkway and the remaining abandoned roadway portion to be removed or covered in grass. Rust stated the corrected plat indicates: Lot 1 is not a buildable site; whereby, a 30 feet x 30 feet proposed easement for future signage or possible gazebo is indicated; Lot 2 will be deeded to Dr. Peter Smith; floodways have been identified on the plat; the dimensions of the twenty-one (21) inch sewer line easement are depicted. The area of The Vineyards at Twelve Stones, Phases I & 2 which are affected by the relocation of Willis Branch Road are indicated on the plat.

Motion by Franks for conditional approval of the Final Plat for Right-of-Way Dedication of Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02, 51.04 and 51.05 based on utilizing a portion of the abandoned roadway as a walking trail, proper covering of the remaining portion of the abandoned roadway, a portion of Lot 1 to be designated for signage, Lot 2 to be deeded to Dr. Peter Smith and inclusion on the plat the area of The Vineyards at Twelve Stones Crossing, Phases I & 2 affected by the relocation of Willis Branch Road. Motion seconded by McNeal. Motion passed unanimously, 7-0.

Item #5 (9.1 #20-06) Consider the request of Civil Site Design Group, PLLC, 360 Southgate Avenue, Suite A, Nashville, TN for approval of the Final Master Plan for Volunteer State Bank Long Hollow Pike @ Caldwell Road @ Jackson Road, Sumner County Tax Map 143, Parcel 69.

Staff reviewed. Gregory reported inside/outside turning radii should be indicated properly for adequate emergency access; accurate ADA parking requirements need to be depicted; coordinate public and private sewer service line easement locations with Public Works Department and properly indicate on plan; stormwater management needs to be improved; add dumpster enclosure detail indicating building materials; include a lighting detail for fixture "C"; provide building materials exhibit board; proposed EFIS below window panel level on building exterior is to be replaced with a durable product.

Jim Harrison, Civil Site Design Group, presented correspondence from architect to staff indicating a tilt up, poured in-place concrete wall with textured surface to grade, EFIS material utilized above window level and additional architectural details. Gregory cautioned that the tilt-up concrete panel may or may not be an acceptable commercial building material, acceptance depends on how the exterior is treated. Dumpster enclosure materials will match the building exterior. Coombs and McNeal shared their concern with the type of flag display, proper lighting of any US flag and pole height. Harrison stated that he would determine flag height, type of flag proposed along with lighting plan and report findings to staff. Harrison requested condition approval of site plan based on submittal of architectural material board and submittal of additional information on depiction of flag.

Motion by Driver for conditional approval of the Final Master Plan for Volunteer State Bank, Long Hollow Pike @ Caldwell Road @ Jackson Road, Sumner County Tax Map 143, Parcel 69 based on review and final approval by staff of architectural material exhibit board and information of flag pole height, type of flag and proposed lighting. Motion seconded by Franks. Motion passed unanimously, 7-0.

Item #5 (9.1 #5-06) Consider the request of Snyder Williams Engineering, PLLC, 700 Craighead Street, Suite 106, for approval of the Final Master Plan for Cobblestone Condominiums (formerly Alta Loma Village), Alta Loma Road, Davidson County Tax Map 34-01, Parcels 2, 2.01, 3, 6 and 82.

Staff reviewed. Gregory reported there are technical issues to be considered: curb and gutter is to measure two (2) feet and six (6) inches throughout the development; the grass strip between curb/gutter and sidewalk is to measure five (5) feet and six (6) inches; add a detail for proposed ramps to individual units; multiple stormwater management design issues need to be addressed; provide adequate shrubbery height around screening for detention ponds; the on-site spring is depicted to be encapsulated and drained through installed piping. This proposed treatment of the spring is to be approved by TDEC (TN Dept. of Environment and Conservation); provide State of TN and Corp of Engineers approval; provide architectural material board exhibit or elevation drawings, note that vinyl siding is not permitted.

Snyder agreed to comply with staff comments. Pipe size to units will be changed as noted. Hardiplank or brick masonry will be utilized. Applicant has received State of Tennessee permits for minor road crossing (wetlands) for piping, ARAP and stormwater prevention/construction disturbance. The applicant has requested approval of permits from Corp of Engineers. There was an in-depth discussion regarding concerns by Coombs and Galbreath regarding the lack of evaluation of downstream water flow to the Wren Road area and the capability of the existing railroad drainage culverts to handle downstream stormwater. Lowe stated the post development flows do not affect pre-development flow and the drainage calculations meets the stormwater management requirements. Snyder reiterated that the proposed grading won't increase stormwater flow from the site. McNeal questioned if the end elevations could be relieved by architectural design. Ben Stacey, developer, agreed that the short end elevations will contain one (one) window and the long end elevations will contain two (2) windows. Coombs asked staff if the existing billboard lighting will impact the development. Gregory responded that the billboards are located on non-conforming lots of record and that the lighting will not impact the development.

Motion by Driver for conditional approval of the Final Master Plan for Cobblestone Condominiums (formerly Alta Loma Village), Alta Loma Road, Davidson County Tax Map 34-01, Parcels 2, 2.01, 3, 6 and 82 based on receipt of all permits from State of Tennessee and Corp of Engineers regarding water management; utilization of Hardiplank and brick masonry for exterior building materials; curb and gutter to measure 2 feet and 6 inches; grass strip between roadway and sidewalk to measure five feet and six inches; comply with all City of Goodlettsville stormwater management regulation comments from staff. Motion seconded by Trew. Motion passed unanimously, 7-0.

Annual election of Chair and Vice-Chair of the Goodlettsville Planning Board. Motion by McNeal to nominate Jim Galbreath to serve as Chairman of the 2007 Goodlettsville Planning Commission. Motion seconded by Trew. Motion passed unanimously, 7-0. Motion by Trew to nominate Jim Driver as Vice-Chairman of the 2007 Goodlettsville Planning Commission. Motion seconded by McNeal. Motion passed unanimously, 7-0.

Certification of 2006 Continuing Education Credits. 2006 Continuing Education Credit affidavits were distributed, reviewed and signed by Planning Commission members. The affidavits will be filed with the State of Tennessee according to Tennessee Code Annotated, Section 13-3-101, Subsection (j) "Planning Commission and Board of Zoning Appeals Training and Continuing Education Act of 2002".

Commissioner Comments. Coombs offered his thanks to the newly appointed commission members for their service. Gregory noted that the proposed Goodlettsville Sign Ordinance is being distributed to the

members this evening. A separate meeting will be scheduled for discussion and study of the proposed document. The Goodlettsville Economic Development Study, Phase III, focusing on the Rivergate Parkway area, is nearing completion. Garrett reported the Economic Development staff position has been advertised and the city is actively pursuing applicants.

Meeting adjourned at 6:35 PM.

Jim Galbreath, Chairman

Vicky Ignatz, Recording Secretary