

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

August 1, 2011

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, City Commissioner John Coombs, Jim Driver, Grady McNeal, Carol Crews, Scott Trew, Bubba Willis, City Commissioner Jane Birdwell

Absent: Jim Hitt, Garry Franks

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Greg Waite, Vicky Ignatz, Allen Ramsey and Phil Cornett

Jim Galbreath called the meeting to order. Trew offered prayer.

Item #1 Minutes of the July 11, 2011 Planning Commission meeting stand approved as written.

Item #2 (9.1 #11-09) Consider action on amended Site Plan for Retail Center – Northgate Park Subdivision, 320 Long Hollow Pike, Davidson County Tax Map 19-00, Parcel 17, Lots 1 and 1A.

Staff reviewed. Gregory reported this is a revised proposal for a 17,280 square foot retail center which has been reoriented on the lot following the initial 2009 Planning Commission approval of a v-shaped 22,792 square foot structure. This proposal indicates the entrance to Long Hollow Pike is moved farther east to better accommodate the soon to be signalized intersection at Northcreek Blvd. An improved and wider connection remains from Long Hollow Pike through the development to East Cedar Street. Orientation of the building frontage is now perpendicular to Long Hollow Pike. A smaller building footprint drives fewer parking spaces – 12 less spaces – and leaves more room for placement of landscaping and service structures. A number of issues tied to locating a building on this lot affected by the floodplain of Mansker Creek were identified during staff review. Remaining technical issues include: 1) adding Goodlettsville Stormwater notes to the grading and drainage plans; 2) noting land disturbance area on the grading and drainage plans; 3) changing the name(s) of contact person(s); 4) denoting lighting fixture locations and details on the rear of the building; 5) size and representation of signage details; 6) more details of building material types and colors; 7) relocation of the post indicator valve within the landscape island at the front entrance of Long Hollow Pike to coincide with the proposed installation location of the fire hydrant. An increase in the floodplain buffer strip for this site from 50 ft. to 60 ft. is required to comply with changes to TDEC Stormwater Regulations established in May, 2011. Staff recommends conditional approval of the revised site plan based on consideration and resolution of the issues outlined above.

Planning Commissioners recommended additional architectural detail to the east, north and south elevations, awnings for the north/south elevations of the building, and safety lighting at rear elevation doors to enhance the visual aspects of the retail center. A dedicated roadway to provide interconnectivity and lessen the traffic count on Long Hollow Pike between the retail center and adjoining businesses to East Cedar Street was discussed. Staff indicated that street dedication won't be possible due to existing buildings on adjoining lots. Allen Ramsey, Ragan Smith Associates, stated that the project architect will address the aesthetic issues relating to color pallet, material types, and suggested improvements to building elevations. Ramsey acknowledged the irrigation system will be installed on site for landscaping purposes, monument signage will be utilized for the retail center, and a definitive answer will be provided regarding the placement of the HVAC equipment on the rooftop.

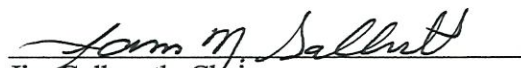
Driver made a motion for conditional approval of the revised Site Plan for Retail Center – Northgate Park Subdivision, 320 Long Hollow Pike, Davidson County Tax Map 19-00, Parcel 17, Lots 1 and 1A based on staff comments, engineering's remarks, commission discussion and engineering and architectural drawings provided including the following conditions: 1) an increase in the floodplain buffer strip for this site from 50 ft. to 60 ft.

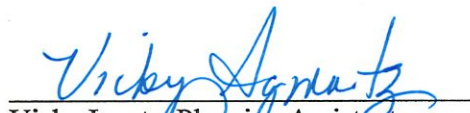
to comply with recent changes to TDEC Stormwater Regulations; 2) inclusion of on-site irrigation system; 3) inclusion of roof-top HVAC; 4) inclusion of architectural improvements to all elevations including rear lighting, awnings, additional stonework and architectural accents to front elevation. Willis seconded the motion. The motion passed 7-0.

Item #3 Commissioner Comments

Staff was instructed to provide a definitive timeline for completion of the remaining roadway from Dry Creek Road to Old Dickerson Road. The Kroger Fuel Center will restart construction after an extensive delay relating to installation of the correct dimensions of the stormwater drainage system. Thomas reported that an agreement was signed with Ragan Smith Associates regarding the Design Review Manual amendment and that the project is currently ahead of schedule. Another joint session between the City Commission and the Planning Commission will be scheduled to continue modification to the Goodlettsville Sign Ordinance. Thomas stated that the repaving of Long Hollow Pike was provided by TDOT and that the city has \$600,000 allotted for paving of city streets in the 2011-2012 budget.

The meeting adjourned at 6:15 PM.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant