

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

October 1, 2007

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Grady McNeal, Jim Hitt, Scott Trew, Carol Crews, Garry Franks, Bubba Willis

Absent: John Coombs, Jim Galbreath, Jim Driver, Bill Carter

Also Present: Rick Gregory, Jim Thomas, Charlie Lowe, Larry DiOrto, Bill Brasier, Alan Ramsey, Mark Baker, Carter Howard, Johnny Long, Danny & Carol Bloodworth, C.D. Carman, Jim Harrison and others

The meeting was called to order by Grady McNeal. Prayer was offered by Scott Trew.

Item #1 Minutes of the September 10, 2007 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #26-07) Consider the request of Civil Resource Consultants, LLC, 2703 Memorial Blvd., Springfield, TN to discuss the conditional approval of the Final Master Plan for Courtyard by Marriott, Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152 requiring installation of a parking lot landscape strip fronting Conference Drive.

Staff reviewed. Gregory reported that the Board reviewed the Final Master Plan for Courtyard by Marriott at the September, 2007 meeting and addressed the lack of separation of pavement from the base of the retaining walls along with the parking bumpers installed in the parking spaces instead of extending grass landscape strips at the margin. The discussion and subsequent condition of approval did not lift the condition for the grass landscape strip. The developer wishes to discuss this issue further with the hope of leaving the parking bumpers as indicated on the revised drawing. The developer is concerned that the cost does not justify the improved look of the front of the parking buffer; however, cost figures have not been presented to staff.

Mark Baker, CRC, stated the large site is topographically challenging with a fifteen foot utility easement fronting Conference Drive, a dramatic drop off at the Conference Drive elevation and a large retaining wall directly behind the easement. He confirmed that there is adequate landscaping in front of the retaining wall. The three foot relocation of the building footprint as approved by the Planning Board is not economically feasible based on (1) the lot slopes away from Conference Drive requiring 90% fill measuring three (3) inches to three and one-half (3 ½) feet across the site, measuring approximately eighteen hundred (1800) to nineteen hundred (1900) cubic yards of fill material costing an additional \$36,000 - \$40,000; (2) the approved Preliminary Master Plan includes a second hotel between North Creek Blvd. and the Courtyard by Marriott; whereby, relocation of this building footprint will seriously affect the site plan for the second hotel; and, (3) redesigning the lot would create costly time delays and additional financial burdens. Lowe reiterated that the consulting staff recommendation, not a required zoning regulation, is to reduce the harshness of the asphalt, eliminate the parking bumper and provide better aesthetics at the front entrance to the hotel. Gregory recommended that the board consider a variance to the depth of the parking space from eighteen (18) feet to seventeen (17) feet to allow the installation of landscaping. Baker suggested a concrete curb replace the parking bumper to allow for an additional one and one-half (1 ½) feet for a landscaping strip. Franks, McNeal and Hitt shared their concern with vehicles backing into the specified parking spaces and hitting the retaining wall. Lowe stated that the parking spaces are appropriate as designed at an eighteen feet depth to the face of the retaining wall. The curb stop ends at fifteen and one-half (15 ½) feet of the depth of the parking space which allows two and one-half (2 ½) feet from the face of curb stop to the retaining wall. As a compromise, Lowe suggested a reduction of the drive isle by one (1) foot from the zoning requirement of twenty-four feet width to achieve the three feet landscape strip from the back of six (6) inch curb to the retaining wall. The building will not have to be moved, the civil engineering plans will not have to change and an aesthetic softening can be achieved at the front of the building. Baker agreed that this recommendation is viable. Gregory stipulated that the Goodlettsville Fire Chief will have to agree with the variance to the reduction in the drive isle width for emergency equipment access. Baker asked that the twenty-four (24) feet driveway isle with no landscape requirement remain in the canopy area.

Motion by Franks for conditional approval of the Final Master Plan for Courtyard by Marriott, Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152 based on a variance to the zoning ordinance relating to the required twenty-four (24) feet drive isle to reduce the width by one (1) foot to a twenty-three (23) feet drive isle width; remove the proposed parking bumpers; insert a six (6) inch concrete curb at the fifteen and one-half (15 ½) foot marker of

the parking stall and require installation of a three (3) feet landscape strip between the retaining wall and the back of the curb; the canopy area will remain as depicted with a twenty-four (24) foot drive; approval by the Goodlettsville Fire Chief of the reduced drive isle; submittal of the revised plans and review/final approval by staff. Motion seconded by Willis. Motion passed unanimously, 7-0.

Item #3 (9.1 #31-07) Consider the request of Carroll Dean Carman, RLS, 150 Middle Fork Road, Hartsville, TN for approval of the Amended Final Plat for Keith and Shannon McGee Property, Happy Hollow Road, Sumner County Tax Map 121, Parcel 130.02.

Staff reviewed. Gregory reported this is a request to create an additional building site from an existing large tract on Happy Hollow Road. A few minor technical corrections remain including adding a parcel number, correcting certificate language, fire hydrant requirements, etc. In this case, Happy Hollow Road is served by a four (4) inch water line – not sufficient in size to support volume and flow necessary for a fire hydrant. An existing fire hydrant at the Hogans Branch Road intersection is shown to be three hundred forty-eight (348) feet away from the proposed property. This meets the fire hydrant distance requirement; however, further development on Happy Hollow Road will be severely limited regarding fire safety issues as a result of the undersized, existing water line.

Motion by Willis for conditional approval of the Amended Final Plat for Keith and Shannon McGee Property, Happy Hollow Road, Sumner County Tax Map 121, Parcel 130.02 based on submission of a revised Amended Final Plat addressing staff comments and final review/approval by staff. Motion seconded by Hitt. Motion passed unanimously, 7-0.

Item #4 (9.1 #20-06) Consider the request of Jim Harrison, Civil Site Design, 630 Southgate Avenue, Suite A, Nashville, TN for approval of a Signage Plan for Volunteer State Bank, Long Hollow Pike & Caldwell Road & Jackson Road, Sumner County Tax Map 143, Parcel 69.

Staff reviewed. Gregory reported this is a follow-up review of the February, 2007 conditional approval of the flagpole for Volunteer State Bank and approval of a signage plan. The original design included a flagpole attached to the building that extended above the roof of the proposed building and exceeded the allowable height of pole-mounted signs. New information illustrates that the building mounted flagpole will have a maximum height of twenty-six (26) feet. The monument sign illustrated an eight (8) feet height, exceeding the seven (7) feet height allowed for monument signs. Staff recommends the approval of the flagpole signage height and the maximum height of seven (7) feet of the monument sign with enhanced landscaping around signage and to provide staff with signage plan for ATM sign.

Jim Harrison, Civil Site Design, agreed with staff comments regarding flagpole height, monument signage height, additional landscaping around monument sign and will provide plan for ATM signage.

Motion by Willis for conditional approval of the Signage Plan for Volunteer State Bank, Long Hollow Pike & Caldwell Road & Jackson Road, Sumner County Tax Map 143, Parcel 69 including the flagpole sign height, resubmittal of signage plan indicating a seven (7) feet monument sign, the addition of landscaping around the monument sign and submittal of the ATM signage based on final review/approval by staff. Motion seconded by Crews. Motion passed unanimously, 7-0.

Item #5 (9.1 #31-05) Consider the request of Bruce Hite, Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the Final Master Plan for Copper Creek, Phase I, Section 3, Sumner County Tax Map 140, Parcel 37.

Staff reviewed. Gregory reported this plan is for sixteen additional lots for the Copper Creek residential development. Staff comments have been addressed appropriately. There are a few minor technical issues remaining to be clarified between staff and the project engineer. Allen Ramsey, Ragan-Smith Associates, agreed with staff comments and will work to satisfactorily address remaining technical issues.

Motion by Hitt for conditional approval of the Final Master Plan for Copper Creek, Phase I, Section 3, Sumner County Tax Map 140, Parcel 37 based on a revised submittal of corrected technical issues and final review and approval by staff. Motion seconded by Franks. Motion passed unanimously, 7-0.

Item #6 Consider staff recommendation regarding Letter of Credit No. 1006003 in the amount of \$2,500 for landscaping maintenance for Advanced Auto Store, 500 South Main Street which is due to expire 10/19/07.

Staff reviewed. Gregory reported the on-site landscaping inspection determined that due to the drought weather conditions, several trees did not survive. The owner will attempt to replace the trees identified by staff prior to the expiration of the Letter of Credit. If this is not possible, the owner has agreed to extend the landscape maintenance surety for a period of one year.

Motion by Trew for conditional approval of the release of Letter of Credit No. 1006003 in the amount of \$2,500 for landscaping maintenance for Advanced Auto Store, 500 South Main Street if the landscape identified by staff inspection is replaced prior to the expiration of the surety. Should this action not be feasible, the owner is directed to extend the landscape maintenance surety in the amount of \$2,500 for a period of one year. Motion seconded by Franks. Motion passed unanimously, 7-0.

Item #7 Consider staff recommendation regarding Letter of Credit No. 82042271 in the amount of \$24,255 for landscaping installation for Coldwell Banker Barnes, 885 Conference Drive which is due to expire 10/31/07.

Staff reviewed. Gregory reported the on-site landscaping inspection determined that a large majority of the materials are doing well. Staff recommends a reduction of the current Letter of Credit to a ten percent landscape maintenance surety of \$2,425 for a period of one year.

Motion by Franks to reduce Letter of Credit No. 82042271 in the amount of \$24,255 for landscaping installation for Coldwell Banker Barnes, 885 Conference Drive to a ten percent landscape maintenance surety in the amount of \$2,425 for a period of one year. Motion seconded by Hitt. Motion passed unanimously, 7-0.

Commissioner Comments:

Willis shared his concern with information provided by a third party that a proposed applicant was informed on two occasions by staff that there was no need to complete an application for a particular business activity because the Planning Board would not approve the application. Willis does not believe that staff should refuse an applicant the right to submit an application to appear before this board. Thomas agreed that if the business is a permitted use in the identified zoning district, then there would be no reason by staff to tell the individual not to apply; however, staff would be remiss if the zoning ordinance did not allow a certain business at a particular location and the individual was not properly informed. Thomas recommended that the person providing this information should come forward, provide all available information relating to the application process and staff can then address the issue. Gregory added that he has had two instances where this type rumor could be applicable. One site on Highway 31W whereby the owner, after receiving approval of a site plan by this board, later informed a real estate agent there was no need to take any plans for the property to the city, they won't approve it. The other situation involved property on Long Hollow Pike across from Kroger. Gregory spoke with developers or investors wanting to place gas pumps/convenience market on-site and informed them that the proposed site plan discussed would require zoning ordinance variances to established lot width and landscaping requirements. He also informed the interested party that the Kroger Company had previously made an application to install fuel pumps in front of the grocery store fronting Long Hollow Pike. The Planning Board had determined at that time that the proposed location for the fuel pumps was not appropriate and recommended the pumps be located further back on the Kroger property and that the proposed construction materials should be upgraded. Gregory also informed the applicant that you can make an application and waste your time and money; however, if you can't meet the established zoning requirements, he didn't see any reason to make an application. Gregory stipulated that he hasn't told any businesses not to come to Goodlettsville, he has told potential applicants that if the established requirements can't be met, they are probably wasting their time and money in trying to build on property where zoning requirements can't be met.

The meeting adjourned at approximately 6:00 PM.


Grady McNeal, Chairman Pro-Tem


Vicky Ignatz, Recording Secretary