

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

September 11, 2006

4:00 PM

Massie Chambers

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

Absent: Margaret Wall

Also Present: Rick Gregory, Bennie Lane, Vicky Ignatz, Charlie Lowe, Steve Delle, Mark Baker, Rick Morgan, Robert Simmons, Jim Harrison, Jason Phillips, Jane Birdwell, Lynn Ealey and others

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

Item #1 The minutes of the July 6, 2006 and the August 7, 2006 Goodlettsville Planning Board meetings were approved as written.

Item #2 (9.1 #12-06) Consider the request of Delle Land Surveying, 408 Nesbitt Lane, Madison, TN for approval of a Final Plat Amendment for 915 Old Dickerson Pike, Davidson County Tax Map 25-15, Parcels 3, 44 and 188. The applicant is Donald E. Wall, 1032 Fairways Drive, Greenbrier, TN.

Staff reviewed. Gregory reported this proposal is a consolidation plat combining Lots 6 and 7 of a previously recorded subdivision plat, along with approximately .62 acres from an adjoining parcel to create one, large lot with an existing residence. A few remaining minor technical issues need to be addressed by staff.

Motion by Driver for approval of the Final Plat Amendment for 915 Old Dickerson Pike, Davidson County Tax Map 25-15, Parcels 3, 44 and 188. Motion seconded by Hitt. Motion approved unanimously, 8-0.

Item #3 (9.1 #13-06) Consider the request of Civil Resource Consultants, 2703 Memorial Blvd., Springfield, TN for approval of a Site Plan for Dukes Towing & Recovery, 1032 Highway 31W, Sumner County Tax Map 141, Parcel 62.01. The applicant is Charles Duke, 224 Manzano Road, Madison, TN.

Staff reviewed. Gregory reported there are several aspects of the zoning requirements that should be taken into account when considering approval of this site. Automobile storage is a permitted use only in the Commercial Services zoned portion of the property; it is important to understand, and equally important for the applicant to understand, that over 8 ½ acres of this property are zoned Agricultural and not approved for storage of vehicles – for this business or any other business; bufferyard requirement apply to all new commercial sites and this site requires either twenty-five (25) feet or thirty-five (35) feet landscaped areas which is not viable for this lot measuring only 100 feet in width; property to the south has been screened with heavier landscaping than required, while using less width than required, is a reasonable compromise. Property to the north is somewhat less affected, since it adjoins the portion of the property containing the detention pond, accompanying landscaping and a wooden fence. A landscape variance is appropriate for this site to allow viability of the commercial property. A

few minor technical issues remain including lighting fixture details, concrete lighting fixture base and better ADA parking detail. Revised architectural details were received 9/8/06 and have not been thoroughly reviewed by staff regarding use of approved exterior building materials and the proposal for two roll-up steel garage bay doors fronting Louisville Highway. Therefore, staff recommends conditional approval of the site plan.

Baker stated that the plan will be adjusted to meet all current ADA parking requirements. Coombs asked if the applicant has a clear understanding of the regulations regarding the eight and one-half (8½) acres of Agricultural zoned property. Gregory replied that a statement is noted on the final plat, on the site plan, included in staff comments and the minutes of the Planning Board meetings indicating the eight and one-half (8½) acres of Agricultural zoned property is not approved for storage of vehicles. Baker stipulated that he was present on several occasions when the property owner was informed of the zoning requirement. Finch questioned if the six feet fence elevation is adequate screening for adjoining property owners on the north elevation and requested additional landscape buffer screening on the south elevation. Gregory acknowledged that the landscape screening for adjoining properties used as residences could be a concern and requested additional canopy tree landscaping for screening purposes on the front one-third portion of the northern elevation and the southern elevation. Baker agreed that canopy trees with a mature height of thirty-five (35) feet can be planted at the fence line on the front northeast elevation and on the southern elevation. Baker explained that, based on the approved site plan, bids will be sent out for development of the site. Dependent on the price of the bids, a revised site plan may be presented scaling back the rear parking/storage area.

Motion by Garrett for conditional approval of a Site Plan for Dukes Towing & Recovery, 1032 Highway 31W, Sumner County Tax Map 141, Parcel 62.01 based on submittal of a revised site plan indicating concrete lighting fixture base, current ADA parking requirements, additional canopy tree landscape screening to reach a mature height of thirty-five (35) feet in height along fence perimeter on the front one third portion of the northeast elevation and the southern elevation on the site. Motion seconded by Driver. Motion passed unanimously, 8-0.

Item #4 (9.1 #14-06) Consider the request of Paradigm Design, Inc. 550 3 Mile NW, Grand Rapids, MI for approval of a Site Plan for Gordon Foods Services Marketing Store, 317 Bluebird Drive, Davidson County Tax Map 34-01, Parcel 4. The applicant is Gordon Food Services, 420 50th Street SW, Grand Rapids, MI.

Staff reviewed. Gregory reported the applicant presented an informal proposal for a new retail grocery building at the August, 2006 board meeting. A number of technical issues were addressed through the revision of the original site plan submittal. A major issue identified during the review process is the added elevation of the proposed building by approximately three (3) feet based on a 1989 flood study commissioned by the city. Elevation of the building and surrounding site brought about additional, site specific slop issues around the site perimeter which have not been fully reviewed and evaluated by staff. Staff believes these issues can be resolved satisfactorily. The developer was not aware of the flood elevation issue until staff's plan review. Another issue, the civil engineering work has not been stamped by a Tennessee certified, licensed engineer. Additional minor technical issues are ingress/egress truck turning movements, dumpster detail, landscaping improvements, submittal of a more complete lighting plan and a better architectural plan than the proposed split faced and fluted block. Staff was

unable to complete a thorough plan review due to the short time span for staff review and applicant's submittal deadline of a revised site plan.

Lowe and Finch stipulated a TN Registered Engineering Stamp is required on all engineering plans submitted to the Planning Board. Morgan apologized for the lack of engineer certification and licensing on the site plan. Finch acknowledged that the board can not move forward with plan approval until such time the board receives properly stamped drawings; however, the project is a positive situation for the city and the developer. Coombs requested that the developer consider the alternate concrete masonry building exterior on the revised plans. Morgan responded that the flood plain regulations will significantly increase the cost of the project and prohibit the alternative concrete masonry Bella brick exterior. Morgan suggested an alternative would be earth tones finished blocks instead of the company's standard building fascia.

Motion by Finch to defer action on the Site Plan for Gordon Foods Services Marketing Store, 317 Bluebird Drive, Davidson County Tax Map 34-01, Parcel 4 until such time a properly registered engineering stamped plan is submitted to staff. Motion seconded by Garrett.

Item #5 (9.1 #29-03) Consider the request of Thomas Sign & Awning, 4590 118th Avenue N, Clearwater, FL for approval of a Signage Plan for Caldwell Square, Long Hollow Pike @ Loretta Drive, Sumner County Tax Map 143J, Group B, Parcels 1, 2, 3 and 4. The applicant is R.H. Ledbetter Properties, Inc., Riverbend Center, 1464 Turner McCall Blvd. SW, Rome, GA.

Staff reviewed. Gregory reported a Signage Plan was not included in the Caldwell Square Final Master Plan approval. This proposal is for a brick wrapped sign base that matches the exterior of the buildings. The Goodlettsville Sign Ordinance allows a maximum surface area of one hundred (100) square feet. This plan exceeds the maximum surface area and will require a variance to the ordinance. Multiple signs are permissible based on multiple lots in the development, multiple road frontages on Loretta, Long Hollow Pike and Caldwell Road and lot lengths measuring more than two hundred fifty (250) feet in length.

Robert Simmons, project manager for Caldwell Square, stated retail lots A & B share one pylon sign to advertise Caldwell Square (Publix and smaller retail shops) with a maximum of three monument signs for the additional outparcels. The sign materials will include brick façade matching the building material, fabricated aluminum, stippled coating, vinyl lettering and back lighting. Coombs and Finch requested staff to revisit the Goodlettsville Sign Ordinance relating to multiple pylon signs in the Commercial Planned Unit Development zoning district.

Motion by Driver to approve the Signage Plan for Caldwell Square which limits the Planned Unit Development site to one pylon sign and three monument signs and approval of a variance to the Goodlettsville Sign Ordinance for the pylon signage to exceed the requirement of one hundred (100) square feet maximum surface area. Motion seconded by Finch. Motion passed unanimously, 8-0.

Item #6 (9.1 #15-06) Consider the request of Civil Site Design Group, 1808 West End Avenue, Ste. 2402, Nashville, TN for approval of a Preliminary Plat for The Woodrow

Property, Willis Branch Road @ Bella Vista Drive, Sumner County Tax Map 143, Parcel 51.01. The applicant is Mai Evelyn Buchanan Woodrow, 1088 Willis Branch Road, Goodlettsville, TN.

Staff reviewed. Gregory reported this is a proposal for additional lots to be developed off Bella Vista Drive which is a private, gated street maintained by the Estate at Twelve Stones Crossing Homeowners Association. There are problems with the existing ingress which need to be addressed/improved on Bella Vista due to the dimensions of the gate and roadway. Prior to the board's consideration of the final approval of the site plan for The Woodrow Property, a written agreement between The Estates at Twelve Stones Homeowners Association and the property owner regarding utilization of the street for construction purposes, longevity of the use of the street and final condition of the street at the end of the construction period will need to be prepared. An amendment to the Restrictive Covenants is needed to include the proposed property owners to share in the homeowners assessment for private street maintenance. Also, a notation on the final plat is required indicating Lot 1 fronting onto Willis Branch Road.

The board stated that the ingress/egress at Bella Vista Drive currently does not allow proper emergency vehicle access to the residences; therefore, they would not be in favor of approving a preliminary plat permitting additional residences until such time that the access issues are properly resolved. Jason Phillips, developer of The Woodrow Property, stated that it is his understanding The Estates at Twelve Stones Homeowners Association is currently bidding out the improvements for the gated entrance to properly accommodate the ingress/egress at Bella Vista Drive by decreasing the size of the medium, increasing the roadway width by four (4) feet and raising the height of the sign. The board asked staff to coordinate a meeting with the Homeowners Association representative and the Goodlettsville Fire Chief to discuss proposed improvements to the gated entrance on Bella Vista Drive. Gregory agreed to coordinate this action.

Motion by Coombs for conditional approval of a Preliminary Plat for The Woodrow Property, Willis Branch Road @ Bella Vista Drive, Sumner County Tax Map 143, Parcel 51.01 based on staff approved improvements to the gated entrance on Bella Vista Drive to allow for proper emergency vehicle ingress/egress, preparation of a written agreement between The Estates at Twelve Stones Crossing Homeowners Association and the property owner regarding utilization of the private drive, construction period and final condition of the roadway; an amendment to the Estates at Twelve Stones Crossing Restrictive Covenants to include the proposed property owners to share in the homeowners assessment for private street maintenance; and, a notation on the final plat indicating Lot 1 fronting onto Willis Branch Road. Motion seconded by Crews. Motion passed unanimously, 8-0.

Item #7 (9.1 #16-06) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Plat Amendment for Northcreek Business Park, Sumner County Tax Map 143J, Parcel 2, Lot 20. The applicant is Northcreek LLC, P.O. Box 575, Goodlettsville, TN.

Staff reviewed. Gregory reported this proposal is creation of another lot in Northcreek Business Park following the original pattern of lots. A few minor technical issues remain.

Motion by Garrett for approval of the Final Plat Amendment for Northcreek Business Park, Sumner County Tax Map 143J, Parcel 2, Lot 20. Motion seconded by Finch. Motion passed unanimously, 8-0.

Item #8 (9.1 #17-06) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Master Plan for Phillips Commercial, Northcreek Business Park, Business Park Circle, Sumner County Tax Map 143J, Parcel 2, Lot 20. The applicant is Phillips Commercial, 3000 Business Park Circle, Ste. 300, Goodlettsville, TN.

Staff reviewed. Gregory reported this proposal is another addition to Northcreek Business Park involves a twenty-six thousand, six hundred thirty-four square foot building. The architecture is satisfactory and follows the preliminary master plan. Gregory praised Lynn Ealey, Ragan-Smith Associates, regarding the comprehensive revised plans received in a timely manner. Bennie Lane noted that the fire hydrant is indicated on the building and requested that the connection be located forty (40) feet from the building. Ealey agreed to revise the plans accordingly.

Motion by Driver approval of a Final Master Plan for Phillips Commercial, Northcreek Business Park, Business Park Circle, Sumner County Tax Map 143J, Parcel 2, Lot 20. Motion seconded by Hitt. Motion passed unanimously, 8-0.

Commissioner Comments: Finch requested that staff require applicants to submit legible plans for review. Coombs requested staff to revisit the Goodlettsville Sign Ordinance relating to limiting multiple pylon signs in the Commercial Planned Unit Development zoning district. Gregory stated the proposed revised Sign Ordinance will be submitted to the Planning Board in the near future. Gregory has met with the City Attorney regarding the Residential Rental Regulations – Multi-family Registration, Inspection and Maximum Occupancy Ordinance and has spoken with Oak Ridge Planning Director. The legal issues are complex when requesting access to a private individual's domicile and staff wants to be thorough, yet timely, when providing an ordinance for consideration by this board.

Meeting adjourned.

Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary