

MINUTES OF REGULAR MEETING GOODLETTSVILLE PLANNING & ZONING BOARD

October 7, 2002

5:00 PM

Massie Chambers

Present: John Cannon, Jim Galbreath, Jim Driver, Scott Trew, Grady McNeal, Gary Manning, Jim Hitt, John Coombs

Absent: Susan Williams, Margaret Wall

Also Present: Bill Terry, David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Vicky Ignatz, David Lewis, John Best, Steve Brown, George Welch, Allen Ramsey, Richard Graves, Frank & Pat Schmidt, Joe Coleman, and others

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

Item #1 The minutes of the September 9, 2002 Goodlettsville Planning and Zoning Board meeting stand approved as written.

Item #2 (9.1 #14-02) Consider the request of Steve Brown, Barge Waggoner Sumner & Cannon, for approval of the site plan for Generations Salon, 837 Wren Road, Davidson County Tax Map 34, Parcel 17.

Staff reviewed. Terry reported this site plan is for a parking lot that is required to convert an existing business into a new salon. The first plan submittal was returned with a request for a full site plan to meet all current zoning regulations. A corrected plan has been resubmitted. Additional comments have been recently provided to the engineer. Due to the need for a side yard setback variance to accommodate the driveway area, the Board of Zoning Appeals will need to consider this request. The Appeals Board has granted similar requests in past in this area based on the original use as residential lots containing minimum lot width and additional lot depth; however, approval is not guaranteed since each individual case must prove a genuine hardship.

Steve Brown, Barge Waggoner Sumner Cannon, acknowledged that additional comments have been received. The applicant agrees to most of the requested changes. A hearing before the Board of Zoning Appeals is scheduled later this month to consider a side yard setback variance. The zoning ordinance requires eight (8) parking spaces for this type business; however, the site plan is providing twenty (20) spaces to insure adequate parking. The applicant is requesting conditional approval pending review by the Board of Zoning Appeals in order to save one (1) month of construction time.

Cannon questioned if the actual plan is viable for consideration by the Board. Terry explained that the current plan is subject to comments and will not change to any great degree. The requested changes include a redesign of the detention pond, an evaluation of the drainage calculations, a small reduction in the actual paved area that will eliminate the need for a rear yard setback variance request; however, a side yard setback variance will be required to accommodate the proposed driveway. Driver and Manning agreed that the setback variance request should be considered by the Board of Zoning Appeals and then the site plan can be considered by the

Planning Board. A conditional approval by the Planning Board could exert undue pressure on the decision by the members of the Zoning Appeals Board.

Motion by Driver to defer action on the site plan for Generations Salon, 837 Wren Road, Davidson County Tax Map 34, Parcel 17 until the Board of Zoning Appeals considers the side yard setback variance request and the resubmittal of a corrected site plan to the Goodlettsville Planning Commission. Motion seconded by Manning. Motion passed unanimously.

Item #3 (9.1 #1-88) Consider the request of George Welch, Ragan-Smith Associates, for approval of the site plan for Echo Hill Estates, Section IV, LDRPUD, Davidson County Tax Map 33, part of Parcel 29.

Staff reviewed. Terry reported Echo Hill was approved with an overall schematic plan in 1987. Three sections have been developed. A new owner has purchased the remaining property and is planning to complete the project. The plan for a twenty-two lot section, Section IV, has been reviewed by staff, comments sent to the design engineer and a corrected plan resubmitted to the Planning Department. There are a few minor technical issues to be determined. Terry requested that the final plat note that the island in the middle of Solitude Circle and the common open space be maintained by the Echo Hill Homeowners Association. Also, that the remaining sections be developed under the established development standards of the LDRPUD and Homeowners Association By-laws and membership apply to said sections. Terry stated that most of the comments were related to the construction drawings and it is his understanding these issues have been addressed.

Tompkins, City Engineer, stipulated that he has spoken with the design engineer previously regarding adding a detention structure for stormwater drainage. The plan has been revised according to this suggestion. The new construction will reduce the amount of stormwater run-off. However, after further review, there are still some drainage issues connected to the existing residences along Campbell Road that will require modification of the detention structure to eliminate all stormwater run-off. Tompkins stated the design engineer has not been informed of the new recommendations due to a late review of the resubmitted plans. George Welch, Ragan-Smith Associates, questioned why the design changes had not been brought to his attention earlier. Tompkins acknowledged that he had been out of town most of the previous week resulting in the late review of the revised submitted plans. Driver asked if the City Engineer was comfortable with a conditional approval of the request and working out the details with the engineer. Tompkins responded that he was not comfortable with a conditional approval of the plan based on the existing drainage problems of the adjoining homeowners.

Motion by Driver to defer action on the site plan for Echo Hill Estates, Section IV, LDRPUD, Davidson County Tax Map 33, part of Parcel 29. Motion seconded by Coombs. Motion passed unanimously.

Item #4 (9.1 #15-02) Consider the request of Allen Ramsey, Ragan-Smith Associates for approval of the site plan for an addition to Old Hickory Credit Union, Davidson County Tax Map 26-14, Parcel 41.

Staff reviewed. Terry reported the business plans to expand the existing building to approximately twice its current size. There is adequate space available for this expansion, however; the size of the of expansion requires the entire site to be brought into compliance with current zoning regulations. The main issue is the landscape plan for the property which has been redesigned and brought into current compliance. Staff also recommends that the existing dumpster be permanently located on a dumpster pad and properly screened.

Allen Ramsey, Ragan-Smith Associates, agreed to construct a reinforced concrete pad and masonry screen wall.

Motion by Hitt for approval of the site plan for an addition to Old Hickory Credit Union, Rivergate Parkway, Davidson County Tax Map 26-14, Parcel 41. Motion seconded by McNeal. Motion passed unanimously.

Item # 5 (9.1 #13-02) Consider the request of Richard Graves, R.L.S., for approval of the final plat for Ragan Hall, III Subdivision, Sumner County Tax Map 141, Parcel 62.

Staff reviewed. Terry reported this plat creates two lots on Louisville Highway, creating a one acre commercial lot adjoining US Highway 31W and a rear lot containing an existing house with access provided by a private easement. The current lot is split zoned with the front portion zoned Commercial General (CG) and the rear portion of the lot beyond the existing house zoned Agricultural (A). The front lot on the highway is proposed for a Dollar General retail store.

Terry stipulated that a fire hydrant exists on the opposite side of Louisville Highway; however, emergency services cannot disturb traffic flow on a state highway. Therefore, installation of a new fire hydrant on the property is required or a bond is to be issued for installation of the fire hydrant prior to the recording of the plat. Tompkins questioned whether a bond is required to relocate the home's existing service line into the private easement as depicted on the plans. Terry described the service line as a private line and will not be affected until the proposed Dollar General site plan is submitted. Subsequently, no bonding of the service line is required at this time. Comments have been submitted to the surveyor and the plat has been revised to address those comments. Some minor technical corrections remain.

Richard Graves, R.L.S., agreed to comply with all needed corrections.

Motion by Trew for conditional approval based on installation of a new fire hydrant by the developer prior to the recording of the plat or grant authority to staff to obtain an bond for fire hydrant installation. Motion seconded by Driver. Motion passed unanimously.\

Item #6 (9.1 16-02) Consider the request of John F. Werne, III for approval of the site plan for Dollar General store, U.S. Highway 31W, Sumner County Tax Map 141, Parcel 62.

Item deferred by staff.

Item #7 (9.1 #5-94) Consider the request of Randall Phillips for the release of Letter of Credit NSH/P400108 in the amount of \$27,000 for Braxton Park at Woodwyn Hills, Section 5 due to expire 10/27/02.

Staff reviewed. Terry reported that the recommendation from the City Engineer is to extend the letter of credit for a period of one year and maintain the bond amount at \$27,000. An audit by the Public Works Department identified several unfinished items in addition to continued construction in Woodwyn Hills.

Motion by Driver to extend Letter of Credit NSH/P400108 in the amount of \$27,000 for Braxton Park at Woodwyn hills, Section 5 for a period of one year. Motion seconded by McNeal. Motion passed unanimously.

Item #8 (9.1 #1-97) Consider the request of the Goodlettsville Planning Department for renewal of Letter of Credit S993301 in the amount of \$63,000 for Twelve Stones Crossing, Phase IV, due to expire 10/12/02.

Staff reviewed. Terry reported that the recommendation from City Engineer is to extend the letter of credit for a period of one year and maintain the bond amount at \$63,000. An audit by the Public Works Department identified numerous unfinished items.

Motion by McNeal to extend Letter of Credit S993301 in the amount of \$63,000 for Twelve Stones Crossing, Phase IV for a period of one year. Motion seconded by Driver. Motion passed unanimously.

Item #9 Discussion of suggested amendments to the Goodlettsville Sign Ordinance.

Street Banner Program - Terry requested direction from the Board regarding drafting an amendment to the Goodlettsville Sign Ordinance to permit street banner signage. Terry reported the Chamber of Commerce is renewing the request to establish a street banner program. Cannon acknowledged that the Board is concerned with business advertisements located in the public right-of-way. Coombs and Manning shared their concern with the use of corporate logos or bulk advertising by any business. Terry stipulated that the amendment can be written to require advertising to be a uniform neutral color, font type and design, to permit no corporate trademark logo and limit the number of banners any business may purchase to two (2) banners. Lane observed that the choice of location of banners could create complications by competing businesses purchasing banners and requesting said banners to be located in close proximity to a competitor's store.

Thomas explained that sale of advertising for the street banner program is not a revenue source for the Chamber of Commerce. Advertising sales would simply fund the purchase of the banners. The Chamber would be responsible for determining the appropriate location of banners. Hitt questioned the City's position on mounting, maintaining and storage of banners. Thomas responded that the City has not taken action on this request to-date. Driver stated his concern with the City's involvement with the street banner program; whereby, citizens would direct complaints to the City regarding all aspect of the program.

Terry suggested that the amendment direct the Chamber of Commerce to submit an advertising and display plan for review and approval by this Board. Driver and Cannon stipulated that the Chamber should provide design, advertising and location designation plans to the Board for review prior to an amendment to the Goodlettsville Sign Ordinance to permit street banners. The consensus of the Board was to require submission of a street banner plan for review prior to development of an amendment. Terry stated that he would advise the Chamber of Commerce of the Board's request.

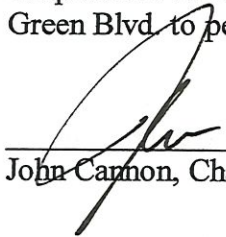
Vehicle Advertising – Terry requested direction by the Board regarding consideration of an amendment to the Goodlettsville Sign Ordinance to regulate the location of the parked vehicles exhibiting advertising signage. Terry reported that a vehicle with exterior advertising signage that is operable, properly licensed and is actively used in business is permissible under the Sign Ordinance. The issue to consider is the location of the parked vehicle on the property. In several locations throughout the City, a vehicle is parked in the front or side of the building to provide additional advertising signage of the business. There has been several complaints from local businesses regarding this trend of advertising. Metro has a written requirement that vehicles with exterior signage are to be parked in the rear of the business. The majority of the Board agreed that this issue should be addressed by an amendment to the ordinance directing vehicles with exterior signage to be parked in the rear of the business based on the potential for inhibiting traffic visibility, the unfair advertising advantage of additional signage and unsightly signage along thoroughfares. Galbreath disagreed with the suggested amendment.

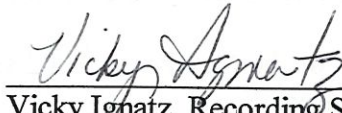
Advertising on Properties Permitting Multiple Signage – Terry requested direction by the Board regarding consideration of an amendment to the Goodlettsville Sign Ordinance that would allow an increase in the square footage of a permitted sign by a determined percentage on a property situated to advertise with multiple signs. An oversized sign could eliminate the need for multiple signs on a business that extends to multiple lots. Manning and Cannon responded that this would create inequity in advertising for businesses. Coombs recommended Terry draft an advisory recommendation stating that oversized signs shall not be permitted on a property situated to advertise with multiple signs. The Board directed Terry to draft an advisory recommendation stating the Board's position to not permit oversized signage in order to eliminate the need for multiple signs on a property situated to advertise with multiple signs.

Cannon reported the action of the 2002 General Assembly implementing a law that requires members of planning commissions and boards of zoning appeals to acquire four hours of training each calendar year for continuing education purposes. Cannon requested that Terry provide the Board with recommendations to provide continuing education. Terry recommended several options for training: formal educational classes developed by Municipal Technical Advisory Services (MTAS) and County Technical Systems Services (CTSS); discussions with developers, contractors and financial institutions describing how a city's Planning Commission directly impacts these entities; a presentation by the Metro Planning Director regarding New Urbanism; a presentation by Cumberland Region Tomorrow, dedicated to regional planning and solutions, providing speakers to discuss regional planning and solutions or viewing video tapes addressing planning and zoning issues. Thomas suggested an in-house training session regarding the City's budget process including development, implementation, expenditures and revenue sources. Coombs and Driver viewed the local, Metropolitan Nashville and regional planning resources as

valid educational resources. The consensus of the Board is to have one hour work sessions following a regularly scheduled Planning Board meeting.

Thomas stated that TDOT Project Manager has advised the City that a new contractor has been appointed to resume the road expansion on Conference Drive. TDOT is contending that a limiting time factor is completion of the water main construction by Madison Suburban Utility District along Conference Drive. MSUD has confirmed that a new contractor has been appointed by MSUD to complete the water main project and stated that the installation of water lines should not interfere with the TDOT project. The City is requesting a joint meeting with TDOT and MSUD representatives to discuss the situation. Hitt recommended TDOT's cooperation in extending the pavement at the intersection of Conference Drive and Windsor Green Blvd. to permit a turning lane and a lane for thru traffic along Conference Drive.



John Cannon, Chairperson

Vicky Ignatz, Recording Secretary